

VILLAGE OF BRADLEY

ORDINANCE NO. 0-9-21-1

AN ORDINANCE ESTABLISHING THE VILLAGE OF BRADLEY COMMERCIAL DISTRICT; APPROVING THE IMPOSITION AND COLLECTION OF A SALES TAX WITHIN SUCH BUSINESS DISTRICT IN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, AND FIXING THE DATE AND APPROVING OF SUCH BUSINESS DISTRICT

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 13th DAY OF September, 2021

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley, Kankakee County, Illinois this 13 day of Sept., 2021

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AN ORDINANCE ESTABLISHING THE VILLAGE OF BRADLEY COMMERCIAL DISTRICT; APPROVING THE IMPOSITION AND COLLECTION OF A SALES TAX WITHIN SUCH BUSINESS DISTRICT IN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, AND FIXING THE DATE AND APPROVING OF SUCH BUSINESS DISTRICT

WHEREAS, the Corporate Authorities of the Village of Bradley, Kankakee County, Illinois, have the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, the Corporate Authorities of the Village of Bradley possess the authority to establish business districts within the corporate boundaries of the Village pursuant to and in compliance with the provisions of the Business District Development and Redevelopment Law (65 ILCS 5/11-74.3-1, *et seq.*) (the “Act”); and

WHEREAS, on August 23, 2021, the Corporate Authorities of the Village enacted “Ordinance No. O-8-21-4, An Ordinance Proposing the Creation of a Business District in the Village of Bradley, Kankakee County, Illinois, and Fixing the Date and Time for a Public Hearing in Connection with the Same (Bradley Commercial District)” (the “Proposal Ordinance”); and

WHEREAS, by operation of the Proposal Ordinance, the Corporate Authorities of the Village proposed: (i) the designation of a certain area, located within the corporate boundaries of the Village of Bradley, as the “Bradley Commercial District” (the boundaries of the area that shall comprise the Bradley Commercial District are depicted on the business district map, attached hereto as Exhibit A and fully incorporated herein, and further legally described on Exhibit B, attached hereto and fully incorporated by reference herein) and (ii) the approval and adoption of a business district plan for the Bradley Commercial District (the “District Plan”) (the District Plan is attached hereto as Exhibit C and fully incorporated herein); and

WHEREAS, the Proposal Ordinance further fixed the time and place for a public hearing (the “Hearing”) on the proposed Bradley Commercial District and District Plan; and

WHEREAS, the Corporate Authorities of the Village conducted the Hearing on Monday, September 13, 2021, at 6:00 p.m. in the Village Boardroom located in the Bradley Village Hall, 147 S. Michigan Avenue, Bradley, Illinois, after public notice had been provided for said Hearing in full compliance with the Act and all other applicable laws; and

WHEREAS, at the Hearing, the Corporate Authorities of the Village received and considered all written objections filed with the Village Clerk, as well as all other objections raised orally at the Hearing; and

WHEREAS, at the Hearing the Corporate Authorities heard and determined all alternate proposals or bids for any proposed conveyance, lease, mortgage, or other disposition by the Village of land or rights in land owned by the Village and located within the proposed Bradley Commercial District; and

WHEREAS, at the Hearing the Corporate Authorities heard and determined all protests and objections raised to and against the designation of the Bradley Commercial District and/or the approval and adoption of the District Plan; and

WHEREAS, based upon the evidence presented at the Hearing, the Corporate Authorities of the Village hereby find and determine as follows:

1. That Bradley Commercial District on the whole has not been subject to growth and development through investment by private enterprises; and
2. That the Bradley Commercial District is not reasonably anticipated to be developed or redeveloped without the adoption of the District Plan; and
3. That the District Plan conforms to the Village's comprehensive plan for the development of the Village as a whole; and
4. That the Bradley Commercial District is a "blighted area," as that term is defined in Section 5 of the Act (65 ILCS 5/11-74.3-5) and used throughout the Act.

WHEREAS, the Corporate Authorities of the Village have determined that it is necessary, expedient, and in the best interests of the Village and its citizens to establish and designate the Bradley Commercial District on and over that area depicted on Exhibit A and described on Exhibit B; and

WHEREAS, the Corporate Authorities of the Village have determined that it is necessary, expedient, and in the best interests of the Village and its citizens to approve and adopt the District Plan (Exhibit C); and

WHEREAS, the Corporate Authorities of the Village have determined that it is necessary, expedient, and in the best interests of the Village and its citizens to impose a retailers' occupation tax upon the Bradley Commercial District for the planning, execution, and implementation of the District Plan and to pay for business district project costs as set forth in the District Plan, all as set forth in this Ordinance and in full compliance with the requirements of the Act and all other applicable laws; and

WHEREAS, the Corporate Authorities of the Village have determined that it is necessary, expedient, and in the best interests of the Village and its citizens to impose a service occupation tax upon the Bradley Commercial District for the planning, execution, and implementation of the District Plan and to pay for business district project costs as set forth in the District Plan, all as set forth in this Ordinance and in full compliance with the requirements of the Act and all other applicable laws; and

WHEREAS, the Corporate Authorities of the Village have determined that it is necessary, expedient, and in the best interests of the Village and its citizens to impose a hotel operators' occupation tax upon the Bradley Commercial District for the planning, execution, and implementation of the District Plan and to pay for business district project costs as set forth in the District Plan, all as set forth in this Ordinance and in full compliance with the requirements of the Act and all other applicable laws.

NOW THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all of the recitals contained in the preamble to this Ordinance are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2. The Corporate Authorities of the Village hereby establish and designate the Bradley Commercial District, which shall be comprised of that area, located within the corporate boundaries of the Village, that is depicted on Exhibit A and described on Exhibit B.

SECTION 3. The Corporate Authorities of the Village hereby approve and adopt the District Plan (Exhibit C) for the Bradley Commercial District.

SECTION 4. The Corporate Authorities of the Village shall have and exercise all powers and authority, with respect to the Bradley Commercial District and the District Plan, as are now or as shall hereinafter be granted by the provisions of the Act, including but not limited to all powers and authority granted by Section 3 of the Act (65 ILCS 5/11-74.3-3), as amended.

SECTION 5. The Corporate Authorities of the Village, to the fullest extent permitted by law, do hereby impose a Business District Retailers' Occupation Tax upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of the Illinois State government, at retail in the Bradley Commercial District at a rate of 1% of the gross receipts from the sales made in the course of such business, as permitted by Sections 3(10) and 6(b) of the Act (65 ILCS 5/11-74.3-3(10); 65 ILCS 5/11-74.3-6(b)).

SECTION 6. The Corporate Authorities of the Village, to the fullest extent permitted by law, do hereby impose a Business District Service Occupation Tax upon all persons engaged, in the Bradley Commercial District, in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the business district, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service at a rate of 1% of the gross receipts from the sales made in the course of such business, as permitted by Sections 3(10) and 6(c) of the Act (65 ILCS 5/11-74.3-3(10); 65 ILCS 5/11-74.3-6(c)).

SECTION 7. The Corporate Authorities of the Village, to the fullest extent permitted by law, do hereby impose a Business District Hotel Operators' Occupation Tax upon all persons engaged, in the Bradley Commercial District, in the business of renting, leasing, or letting rooms in a hotel (as defined in the Hotel Operators' Occupation Tax Act (35 ILCS 145/1 *et. seq.*)) at a rate of 1% of the gross rental receipts from the renting, leasing, or letting of hotel rooms within the Bradley Commercial District, excluding, however, from gross rental receipts the proceeds of renting, leasing, or letting to permanent residents of a hotel (as defined in the Hotel Operators' Occupation Tax Act) and proceeds from the tax imposed under subsection (c) of Section 13 of the Metropolitan Pier and Exposition Authority Act (70 ILCS 210/13 *et. seq.*).

SECTION 8. There is hereby created and established a special fund, which shall be referred to as the "Bradley Commercial District Tax Allocation Fund," for the Village of Bradley (the "Fund"). All proceeds from the taxes imposed by Sections 5, 6, and 7 of this Ordinance pursuant to Sections 3(10) and 3(11) of the Act (65 ILCS 5/11-74.3-3(10); 65 ILCS 5/11-74.3(11)) shall be deposited into the Fund, after which they may be allocated, paid, withdrawn, transferred, or otherwise used in any manner permitted by the Act, as amended, or as otherwise permitted by applicable law.

SECTION 9. The Corporate Authorities of the Village hereby declare that the Bradley Commercial District Tax Allocation Fund (*i.e.* the “Fund,” *supra*) shall be dissolved upon the date that final payment of all business district project costs and the retirement of all obligations paying or reimbursing business district project costs is completed (the “Dissolution Date”), provided that in no event shall said Dissolution Date be later than more than two hundred and seventy (270) days after payment to the Village of the last distribution of taxes as provided in Section 6 of the Act (65 ILCS 5/11-74.3-6). After the Dissolution Date, but in no event later than twenty-three (23) years after the date of adoption of this Ordinance, the Corporate Authorities of the Village shall adopt an ordinance immediately rescinding all taxes imposed by this Ordinance pursuant to Sections 3(10) and 3(11) of the Act (65 ILCS 5/11-74.3-3(10); 65 ILCS 5/11-74.3(11)), as required by law.

SECTION 10. The Village Clerk is hereby authorized and directed to file a certified copy of this Ordinance with the Illinois Department of Revenue on or before October 1, 2021, and further to provide said Department with the boundaries of the Bradley Commercial District and each address located within said district in such a manner as is acceptable to said Department and that will allow said Department to determine whether any given business is located within the Bradley Commercial District. The Village Clerk is further authorized and directed to provide the Department with any other or additional information that it may request or require in order to administer and enforce the various taxes imposed by this Ordinance.

SECTION 11. In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 12. All ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

SECTION 13. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 14. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED by the Board of Trustees on a roll call vote on the 13 day of Sept., 2021.

TRUSTEES:

RYAN LEBRAN	Aye – <u> </u>	Nay – <u> </u>	Absent – <u>X</u>
BRIAN BILLINGSLEY	Aye – <u>X</u>	Nay – <u> </u>	Absent – <u> </u>
DARREN WESTPHAL	Aye – <u>X</u>	Nay – <u> </u>	Absent – <u> </u>
BRIAN TIERI	Aye – <u>X</u>	Nay – <u> </u>	Absent – <u> </u>
GRANT D. VANDENHOUT	Aye – <u>X</u>	Nay – <u> </u>	Absent – <u> </u>
GENE JORDAN	Aye – <u>X</u>	Nay – <u> </u>	Absent – <u> </u>

VILLAGE PRESIDENT:

MICHAEL WATSON Aye – Nay – Absent –

TOTALS: Aye - 5 Nay - Ø Absent - 1

ATTEST:



JULIE TAMBLING, VILLAGE CLERK

APPROVED this 13th day of September, 2021.



MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:

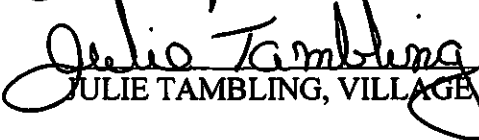


JULIE TAMBLING, VILLAGE CLERK

STATE OF ILLINOIS)
)
COUNTY OF KANKAKEE) §§

I, Julie Tambling, Village Clerk of the Village of Bradley, County of Kankakee and State of Illinois, DO HEREBY CERTIFY that the attached is a true, perfect, and complete copy of Ordinance number 0-9-21-1, "AN ORDINANCE ESTABLISHING THE VILLAGE OF BRADLEY COMMERCIAL DISTRICT; APPROVING THE IMPOSITION AND COLLECTION OF A SALES TAX WITHIN SUCH BUSINESS DISTRICT IN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, AND FIXING THE DATE AND APPROVING OF SUCH BUSINESS DISTRICT," which was adopted by the Village Corporate Authorities at a meeting held on the 13 day of Sept, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 13 day of Sept, 2021.



JULIE TAMBLING, VILLAGE CLERK

(SEAL)

EXHIBIT A

EXHIBIT B

EXHIBIT C

NOTICE OF PUBLIC HEARING
IN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS
Pursuant to 65 ILCS 5/11-74.3-2(b)

Notice is hereby given that the Corporate Authorities of the Village of Bradley (the "Village") will hold a public hearing on September 13, 2021, at 6:00 p.m., at the Bradley Village Hall, 147 S. Michigan Avenue, Bradley, Illinois (the "Hearing"). At the Hearing, the Corporate Authorities will consider (i) whether to designate certain property located within the corporate boundaries of the village (the "Subject Property") as a business district (the "Bradley Commercial District"); (ii) whether to approve a business district plan for the proposed Bradley Commercial District; and (iii) whether the Subject Property constitutes a "blighted area" as that term is defined and used in the Illinois Business District Development and Redevelopment Law (65 ILCS 5/11-74.3-1, *et seq.*). The Subject Property is legal described and identified as follows:

FORMAL DISCRPTION:

THAT PART OF SECTIONS 4, 9, 16, 20, 21, 28, FRACTIONAL SECTION 29, AND PART OF THE JACQUE JONVEAU RESERVATION, ALL IN TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SECTION 4; THENCE WEST ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 4 TO THE WEST LINE OF LAND DESCRIBED IN DOCUMENT # 201607682; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF ST. GEORGE ROAD; THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF BRADLEY COMMONS PHASE TWO, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 200705708; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID BRADLEY COMMONS PHASE TWO TO THE NORTHEAST CORNER OF LOT 12 IN MIDAM DALAN BRADLEY PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 200601851; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID MIDAM DALAN BRADLEY PHASE 1 TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE EAST ALONG SAID NORTH LINE 134.48 FEET TO THE NORTHWEST CORNER OF ASPEN RIDGE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 201610127; THENCE EAST ALONG THE NORTH LINE OF SAID ASPEN RIDGE SUBDIVISION TO THE NORTHEAST CORNER THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 TO THE EAST LINE OF LINE 1 IN NEWTOWNE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 92-09879, EXTENDED NORTH; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 EXTENDED AND SAID EAST LINE AND THE EAST LINE OF LOTS 2 AND 3 IN SAID NEWTOWNE SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE WEST ALONG THE SOUTH LINE OF SAID NEWTOWNE SUBDIVISION

25.00 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN WARRANTY DEED PER DOCUMENT # 200823097; THENCE SOUTH ALONG THE EAST LINE OF LAND DESCRIBED IN SAID DOCUMENT #200823097 TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN SAID DOCUMENT #200823097; THENCE WEST ALONG THE SOUTH LINE OF LAND DESCRIBED IN SAID DOCUMENT #200823097 TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN SAID DOCUMENT #200823097, BEING A POINT ON THE EAST LINE OF NORTHFIELD SQUARE RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 91-01091; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHFIELD SQUARE RESUBDIVISION TO THE SOUTHEAST CORNER OF PARCEL 12 IN SAID NORTHFIELD SQUARE RESUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHFIELD SQUARE RESUBDIVISION TO THE NORTHEAST CORNER OF SOUTHFIELD SQUARE ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT #202000236; THENCE SOUTH ALONG A EAST LINE OF SAID SOUTHFIELD SQUARE 60.00 FEET; THENCE WEST ALONG A SOUTH LINE OF SAID SOUTHFIELD SQUARE 180.02 FEET; THENCE SOUTH ALONG A EAST LINE OF SAID SOUTHFIELD SQUARE, ALSO BEING THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 TO THE SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF INTERSTATE 57; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF BRADLEY PLACE APARTMENTS PHASE II ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 9807716; THENCE WEST ALONG THE NORTH LINE OF SAID BRADLEY PLACE APARTMENTS PHASE II AND SAID NORTH LINE EXTENDED TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHRISTINE DRIVE; THENCE SOUTHERLY ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE OF CHRISTINE DRIVE TO THE SOUTHWEST CORNER OF LOT 2 IN BRADLEY APARTMENTS SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 95-07386; THENCE EAST ALONG THE SOUTH LINE OF SAID BRADLEY APARTMENTS SUBDIVISION AND SAID SOUTH LINE EXTENDED TO THE SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF INTERSTATE 57; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN TRACT 4 OF DEED RECORDED PER DOCUMENT # 92-17430; THENCE WEST ALONG THE SOUTH LINE OF LAND DESCRIBED IN SAID DEED RECORDED PER DOCUMENT # 92-17430, TO THE NORTHWEST CORNER OF OAK ARBOR WEST SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 201708243; THENCE SOUTH ALONG THE WEST LINE OF SAID OAK ARBOR WEST SUBDIVISION TO THE SOUTHWEST CORNER OF SAID OAK ARBOR WEST SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF LAND DESCRIBED IN TRUSTEE'S DEED PER DOC# 92-22567 TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH EXISTING RIGHT OF WAY LINE OF MARQUIS DRIVE; THENCE WEST ALONG SAID NORTH EXISTING RIGHT OF WAY LINE TO THE WEST LINE OF THE EAST 200 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF BLOCK 92 IN THE VILLAGE OF BRADLEY EXTENDED NORTH; THENCE SOUTH ON SAID EAST LINE EXTENDED AND THE EAST LINE OF SAID BLOCK 92 TO THE SOUTHEAST CORNER OF LOT 26 IN SAID BLOCK 92; THENCE WEST ON THE SOUTH LINE OF SAID LOT 26 TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE SOUTH ON THE EAST LINE OF THE ALLEY IN SAID BLOCK 92 AND THE EAST LINE OF THE ALLEY IN BLOCK 105 IN THE VILLAGE OF BRADLEY TO THE SOUTHWEST CORNER OF LOT 24 IN SAID BLOCK 105; THENCE EAST ON THE NORTH LINE OF THE ALLEY IN BLOCKS 105, 104, 103, 102, AND 101 IN THE VILLAGE OF BRADLEY TO THE SOUTHEAST CORNER OF LOT 24 IN SAID BLOCK 101; THENCE SOUTH ON THE WEST

RIGHT OF WAY LINE OF MONROE AVENUE TO THE NORTHEAST CORNER OF LOT 34 IN BLOCK 122 IN THE VILLAGE OF BRADLEY; THENCE EAST ON THE SOUTH RIGHT OF WAY LINE OF BROADWAY STREET TO THE NORTHEAST CORNER OF LOT 34 IN BLOCK 123 IN THE VILLAGE OF BRADLEY; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF JACKSON AVENUE TO THE NORTHEAST CORNER OF LOT 28 IN SAID BLOCK 123; THENCE WEST ALONG THE SOUTH LINE OF THE ALLEY IN BLOCKS 123, 122, 121, 120, 119, AND 118 IN THE VILLAGE OF BRADLEY TO THE NORTHWEST CORNER OF LOT 28 IN SAID BLOCK 118; THENCE SOUTH ALONG THE EAST LINE OF THE ALLEY IN SAID BLOCK 118 TO THE SOUTHWEST CORNER OF LOT 24 IN SAID BLOCK 118; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 24 TO THE SOUTHEAST CORNER OF SAID LOT 24; THENCE SOUTH ON THE WEST RIGHT OF WAY LINE OF QUINCY AVENUE TO THE SOUTH RIGHT OF WAY LINE OF LIBERTY STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF THE RESUBDIVISION OF FASTENAL KINZIE AVENUE MINOR SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 201910370; THENCE SOUTH ALONG THE EAST LINE OF SAID RESUBDIVISION OF FASTENAL KINZIE AVENUE MINOR SUBDIVISION TO THE CENTER LINE OF SOLDIER'S CREEK; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE TO THE EAST LINE OF SCOTTSDALE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK No. F OF RECORDS ON PAGE 323 AS DOCUMENT # 480270; THENCE NORTH ALONG SAID EAST LINE TO A POINT 140.0 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 27 IN SAID SCOTTSDALE SUBDIVISION; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF LIBERTY STREET 263.35 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SCOTTSDALE SUBDIVISION 140.0 FEET TO THE SOUTH RIGHT OF WAY LINE OF LIBERTY STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF LASALLE AVENUE EXTENDED SOUTH; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE EXTENDED AND THE WEST RIGHT OF WAY LINE OF LASALLE AVENUE TO THE SOUTHEAST CORNER OF LOT 18 IN BLOCK 116 IN THE VILLAGE OF BRADLEY; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF FRANKLIN STREET TO THE SOUTHEAST CORNER OF LOT 18 IN BLOCK 117 IN THE VILLAGE OF BRADLEY; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF KINZIE AVENUE TO THE NORTHEAST CORNER OF LOT 28 IN BLOCK 117 IN THE VILLAGE OF BRADLEY; THENCE WEST ALONG THE SOUTH LINE OF THE ALLEY IN BLOCKS 117, 116, 115, 114, 113, AND 112 IN THE VILLAGE OF BRADLEY TO THE NORTHWEST CORNER OF LOT 32 IN SAID BLOCK 112; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF THE ALLEY IN BLOCKS 112, 135, 136, AND 143 IN THE VILLAGE OF BRADLEY AND SAID EASTERLY LINE EXTENDED TO THE SOUTH RIGHT OF WAY LINE OF SOUTH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NORTH EAST CORNER OF OUTLOT 6 IN MEADOWVIEW SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK NO. F OF RECORDS ON PAGE 63; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID OUTLOT 6 TO THE SOUTHEAST CORNER OF SAID OUTLOT 6; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID OUTLOT 6 AND SAID SOUTHERLY LINE EXTENDED TO THE WESTERLY RIGHT OF WAY LINE OF WASHINGTON AVENUE; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF OUTLOT 5 IN SAID MEADOWVIEW SUBDIVISION; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH STREET TO THE NORTHEAST CORNER OF LOT 18 IN BLOCK 6 IN THE SUBDIVISION OF OUTLOT 1 OF MEADOWVIEW SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK F PAGE 19; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 9 BLOCK 76 IN THE VILLAGE OF BRADLEY; THENCE NORTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF MICHIGAN AVENUE TO THE SOUTHEAST CORNER OF LOT 9 BLOCK 56 IN THE VILLAGE OF BRADLEY;

THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF GOODWIN STREET TO THE SOUTHEAST CORNER OF LOT 9 BLOCK 57 IN THE VILLAGE OF BRADLEY; THENCE NORTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF WASHINGTON AVENUE TO THE SOUTHEAST CORNER OF LOT 12 BLOCK 40 IN THE VILLAGE OF BRADLEY; THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF CONGRESS STREET TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 39 IN THE VILLAGE OF BRADLEY; THENCE NORTHERLY ALONG THE WESTERLY LINE OF THE ALLEY IN SAID BLOCK 39 TO THE NORTHEAST CORNER OF LOT 8 IN SAID BLOCK 39; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF THE ALLEY IN BLOCKS 39, 40 41, 42, 43, 44, AND 45 IN THE VILLAGE OF BRADLEY TO THE NORTHEAST CORNER OF LOT 7 IN SAID BLOCK 45; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF THE ALLEY TO THE SOUTHEAST CORNER OF LOT 7 IN SAID BLOCK 45; THENCE WESTERLY TO THE SOUTHWEST CORNER OF LOT 7 IN SAID BLOCK 45; THENCE NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF CLEVELAND AVENUE TO THE NORTHWEST CORNER OF LOT 7 IN SAID BLOCK 45; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF THE ALLEY IN BLOCKS 46, 47, AND 48 IN THE VILLAGE OF BRADLEY TO THE NORTHWEST CORNER OF LOT 20 IN SAID BLOCK 48; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF THE ALLEY IN BLOCKS 48 AND 49 IN THE VILLAGE OF BRADLEY TO THE SOUTHWEST CORNER OF LOT 9 IN SAID BLOCK 49; THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF GOODWIN STREET TO THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 50 IN THE VILLAGE OF BRADLEY; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF THE ALLEY IN BLOCK 67 IN THE VILLAGE OF BRADLEY TO THE NORTHWEST CORNER OF LOT 16 IN SAID BLOCK 70; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SUPERIOR STREET TO THE NORTHWEST CORNER OF LOT 16 IN BLOCK 69 IN THE VILLAGE OF BRADLEY; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF THE ALLEY IN SAID BLOCK 69 AND SAID EASTERLY LINE EXTENDED TO THE SOUTH RIGHT OF WAY LINE OF SOUTH STREET; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH STREET AND SAID LINE EXTENDED TO THE EXISTING WESTERLY RIGHT OF WAY LINE OF KENNEDY DRIVE; THENCE SOUTHWESTERLY ALONG THE EXISTING WESTERLY LINE OF KENNEDY DRIVE TO THE SOUTH LINE OF LOT 3 IN HICKS-WAY SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK F OF RECORDS ON PAGE 201 AS DOCUMENT # 451273; THENCE WEST ON THE NORTH RIGHT OF WAY LINE OF BROOKMONT BOULEVARD TO THE SOUTHWEST CORNER OF LOT 3 IN SAID HICKS-WAY SUBDIVISION; THENCE NORTH ALONG WEST LINE OF LOTS 3, 2, AND 1 IN SAID HICKS-WAY SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 1 IN RIVERLANE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK F OF RECORDS ON PAGE 291 AS DOCUMENT # 476131; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF RIVERLANE DRIVE TO THE WESTERLY RIGHT OF WAY LINE OF FAIRVIEW DRIVE EXTENDED SOUTH; THENCE NORTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF FAIRVIEW DRIVE EXTENDED AND THE WESTERLY RIGHT OF WAY LINE OF FAIRVIEW DRIVE TO A POINT 91.1 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 2 IN RIVERLANE SUBDIVISION SECOND ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK F OF RECORDS ON PAGE 295 AS DOCUMENT # 476133; THENCE NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 31 IN SAID IN RIVERLANE SUBDIVISION SECOND ADDITION; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 31 AND SAID EAST LINE EXTENDED TO THE NORTH RIGHT OF WAY LINE OF DIVISION STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHEAST CORNER

OF LOT 15 IN BLOCK 4 IN HARDEBECK'S PARK ADDITION TO NORTH KANKAKEE ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK B OF RECORDS ON PAGE 55; THENCE NORTH ALONG THE WEST LINE OF THE ALLEY IN SAID BLOCK 4 TO THE NORTHEAST CORNER OF LOT 10 IN BLOCK 4 IN SAID HARDEBECK'S PARK ADDITION; THENCE EAST ALONG THE SOUTH LINE OF THE ALLEY IN SAID BLOCK 4 TO THE WEST LINE OF LOT 3 IN BLOCK 4 IN SAID HARDEBECK'S PARK ADDITION EXTENDED SOUTH; THENCE NORTH ALONG THE WEST LINE OF LOT 3 IN BLOCK 4 IN SAID HARDEBECK'S PARK ADDITION EXTENDED SOUTH AND THE WEST LINE OF SAID LOT 3 AND SAID WEST LINE EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF PARK PLACE; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF PARK PLACE AND THE SOUTH RIGHT OF WAY LINE OF STATE STREET TO THE WEST LINE OF THE ALLEY IN BLOCK 3 IN SAID HARDEBECK'S PARK ADDITION; THENCE NORTH ALONG THE WEST LINE OF THE ALLEY IN BLOCK 2 OF SAID HARDEBECK'S PARK ADDITION TO THE NORTHWEST CORNER OF SAID HARDEBECK'S PARK ADDITION BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF PERRY STREET; THENCE EAST ON THE NORTH RIGHT OF WAY LINE OF PERRY STREET AND SAID NORTH LINE EXTENDED EAST TO THE EXISTING EASTERLY RIGHT OF WAY LINE OF KENNEDY DRIVE, BEING A POINT ON THE WESTERLY LINE OF BLOCK 28 IN THE VILLAGE OF BRADLEY; THENCE NORTHEASTERLY ALONG THE EXISTING EASTERLY RIGHT OF WAY LINE OF KENNEDY DRIVE TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 10 IN THE VILLAGE OF BRADLEY; THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK 10 TO THE NORTHWEST CORNER OF LOT 25 IN SAID BLOCK 10; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF THE ALLEY IN BLOCKS 10, 28, AND 29 IN THE VILLAGE OF BRADLEY TO THE SOUTHWEST CORNER OF LOT 22 IN BLOCK 29 IN THE VILLAGE OF BRADLEY; THENCE EASTERLY ALONG THE NORTH LINE OF THE ALLEY IN BLOCKS 29, 30, 31, 32, 33, 34, 35, 36, AND 37 IN THE VILLAGE OF BRADLEY TO THE SOUTHEAST CORNER OF LOT 18 IN SAID BLOCK 37; THENCE NORTHEASTERLY ON THE WESTERLY RIGH OF WAY LINE OF WASHINGTON AVENUE TO THE SOUTHEAST CORNER OF LOT 14 IN BLOCK 20 IN THE VILLAGE OF BRADLEY; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 14 AND SAID SOUTH LINE EXTENDED TO THE WESTERLY LINE OF THE ALLEY IN SAID BLOCK 20; THENCE NORTHEASTERLY ON THE WESTERLY LINE OF THE ALLEY IN BLOCKS 20 AND 17 IN THE VILLAGE OF BRADLEY TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 2 IN THE VILLAGE OF BRADLEY; THENCE EASTERLY ON THE NORTH RIGHT OF WAY LINE OF LAWN STREET TO THE SOUTHEAST CORNER OF LOT 13 IN DOLAN.SEVERE & KEEPERS' RE-SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME B OF PLATS AT PAGE 57; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF THE ALLEY IN SAID DOLAN.SEVERE & KEEPERS RE-SUBDIVISION TO THE NORTHEAST CORNER OF LOT 1 IN SAID DOLAN.SEVERE & KEEPERS RE-SUBDIVISION; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF NORTH STREET TO THE NORTHEAST CORNER OF LOT 26 IN BLOCK 86 IN THE VILLAGE OF BRADLEY; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF EUCLID AVENUE TO THE SOUTHEAST CORNER OF LOT 24 IN BLOCK 111 IN THE VILLAGE OF BRADLEY; THENCE EAST ALONG THE NORTH LINE OF THE ALLEY IN BLOCKS 110, 109, 108, 107, AND 106 IN THE VILLAGE OF BRADLEY TO THE SOUTHEAST CORNER OF LOT 11 IN SAID BLOCK 106; THENCE NORTH ALONG THE WEST LINE OF THE ALLEY IN BLOCKS 106 AND 91 IN THE VILLAGE OF BRADLEY TO THE SOUTHEAST CORNER OF LOT 7 IN SAID BLOCK 91; THENCE WEST TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF LASALLE AVENUE TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 91 IN THE VILLAGE OF BRADLEY; THENCE WEST ON THE SOUTH RIGHT OF WAY LINE OF NORTH STREET TO THE NORTHEAST CORNER OF LOT 26 IN BLOCK 89 IN THE VILLAGE OF BRADLEY; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 26 IN BLOCK 88 IN THE VILLAGE OF

BRADLEY; THENCE SOUTH ALONG THE EAST LINE OF THE ALLEY TO THE SOUTHWEST CORNER OF LOT 19 IN SAID BLOCK 88; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 19 IN BLOCK 87 IN THE VILLAGE OF BRADLEY; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF FULTON AVENUE TO THE NORTHEAST CORNER OF LOT 26 IN SAID BLOCK 87; THENCE WEST ON THE SOUTH RIGHT OF WAY LINE OF NORTH STREET TO THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 87; THENCE SOUTH ALONG THE WEST LINE OF THE ALLEY TO THE SOUTHEAST CORNER OF LOT 4 IN SAID BLOCK 87; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 4 IN SAID BLOCK 87; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF EUCLID AVENUE AND SAID LINE EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF NORTH STREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF NORTH STREET TO THE EASTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTH LINE OF BRADFORD DRIVE; THENCE EAST ALONG SAID SOUTH LINE 50 FEET MORE OR LESS TO THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND SOUTHERN TRACTION COMPANY; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT # 202006353; THENCE EAST ALONG THE SOUTH LINE OF LAND DESCRIBED IN SAID DOCUMENT # 202006353 TO THE WESTERLY RIGHT OF WAY LINE OF INDUSTRIAL DRIVE; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF LOT 5 IN WARD'S BASEBALL PARK AND BUSINESS CENTER ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 20002150 AND THE SOUTH LINE OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NUMBER 80-00841; THENCE EAST ALONG THE SOUTH LINE OF LAND DESCRIBED IN SAID WARRANTY DEED TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 50; THENCE NORTH 30.0 FEET ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE WEST 280.0 FEET ALONG A LINE PARALLEL WITH THE SOUTH LINE OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NUMBER 80-00841; THENCE NORTH 276.0 FEET ALONG A LINE PARALLEL WITH THE WESTERLY EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 50; THENCE EAST 280.0 FEET ALONG A LINE PARALLEL WITH THE SOUTH LINE OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NUMBER 80-00841 TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 50; THENCE NORTHERLY ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF ARMOUR ROAD; THENCE NORTHEASTERLY TO THE INTERSECTION OF THE NORTHERLY EXISTING RIGHT OF WAY LINE OF ARMOUR ROAD WITH THE WESTERLY EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 50; THENCE NORTHERLY ALONG THE WESTERLY EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 50 TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 57; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 1 IN BRADLEY EDWARD SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 94-19708; THENCE EAST ALONG THE NORTH LINE OF SAID BRADLEY EDWARD SUBDIVISION TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 50; THENCE NORTHERLY ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE TO THE NORTH LINE OF SAID SECTION 16; THENCE EAST ALONG SAID NORTH LINE TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 50; THENCE NORTHERLY ALONG THE EASTERLY EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 50 TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

17-09-16-101-015	17-09-16-101-015	17-09-16-101-015	17-09-16-101-015
17-09-16-101-015	17-09-16-101-015	17-09-16-101-015	17-09-16-101-015
17-09-16-101-015	17-09-16-101-015	17-09-16-101-015	17-09-16-101-015
17-09-16-101-015	17-09-16-101-015	17-09-16-101-015	17-09-16-101-015
17-09-16-101-015	17-09-16-101-015	17-09-16-101-015	17-09-16-101-015
17-09-16-101-015	17-09-16-101-015	17-09-16-101-015	17-09-16-101-015
17-09-16-101-015	17-09-16-101-015	17-09-16-101-015	17-09-16-101-015
17-09-16-101-015	17-09-16-101-015	17-09-16-101-015	17-09-16-101-015
17-09-16-101-015	17-09-16-101-016	17-09-16-101-018	17-09-16-101-018
17-09-16-101-018	17-09-16-101-019	17-09-16-101-020	17-09-16-101-021
17-09-16-101-023	17-09-16-101-025	17-09-16-101-025	17-09-16-101-026
17-09-16-101-027	17-09-16-101-028	17-09-16-101-029	17-09-16-101-031
17-09-16-102-002	17-09-16-102-003	17-09-16-102-003	17-09-16-102-003
17-09-16-102-004	17-09-16-102-007	17-09-16-103-002	17-09-16-103-008
17-09-16-103-009	17-09-16-103-009	17-09-16-103-009	17-09-16-103-009
17-09-16-103-009	17-09-16-104-002	17-09-16-104-005	17-09-16-105-002
17-09-16-105-003	17-09-16-200-033	17-09-16-201-002	17-09-16-201-011
17-09-16-301-023	17-09-16-301-027	17-09-16-301-028	17-09-16-301-030
17-09-16-301-036	17-09-16-301-038	17-09-16-301-045	17-09-16-301-046
17-09-16-301-048	17-09-16-301-049	17-09-16-301-050	17-09-16-301-051
17-09-16-301-053	17-09-20-415-014	17-09-20-415-018	17-09-20-415-024
17-09-20-415-025	17-09-20-415-026	17-09-20-415-031	17-09-20-415-031
17-09-20-415-031	17-09-20-415-031	17-09-20-415-038	17-09-20-415-041
17-09-20-415-043	17-09-20-415-044	17-09-20-416-002	17-09-20-416-002
17-09-20-416-002	17-09-20-416-003	17-09-20-416-006	17-09-20-416-010
17-09-20-416-013	17-09-20-416-014	17-09-20-416-015	17-09-20-416-044
17-09-20-416-046	17-09-20-416-046	17-09-20-416-046	17-09-20-416-046
17-09-21-100-022	17-09-21-100-022	17-09-21-100-022	17-09-21-100-023
17-09-21-100-023	17-09-21-100-023	17-09-21-100-023	17-09-21-100-023
17-09-21-100-024	17-09-21-100-025	17-09-21-100-026	17-09-21-100-027
17-09-21-100-028	17-09-21-100-032	17-09-21-100-036	17-09-21-100-038
17-09-21-100-039	17-09-21-100-041	17-09-21-100-041	17-09-21-100-041
17-09-21-100-041	17-09-21-100-042	17-09-21-100-043	17-09-21-100-043
17-09-21-100-043	17-09-21-101-001	17-09-21-101-002	17-09-21-101-002
17-09-21-101-002	17-09-21-101-002	17-09-21-101-002	17-09-21-101-002
17-09-21-200-012	17-09-21-300-002	17-09-21-300-004	17-09-21-300-006
17-09-21-300-008	17-09-21-300-010	17-09-21-300-013	17-09-21-300-015
17-09-21-300-036	17-09-21-300-037	17-09-21-300-039	17-09-21-300-039
17-09-21-300-039	17-09-21-300-039	17-09-21-300-042	17-09-21-300-043
17-09-21-300-044	17-09-21-300-045	17-09-21-300-045	17-09-21-300-046
17-09-21-300-055	17-09-21-300-056	17-09-21-300-060	17-09-21-300-064

17-09-21-300-066	17-09-21-300-069	17-09-21-300-070	17-09-21-300-072
17-09-21-300-073	17-09-21-300-076	17-09-21-300-078	17-09-21-300-080
17-09-21-300-086	17-09-21-300-102	17-09-21-300-102	17-09-21-300-102
17-09-21-300-102	17-09-21-300-102	17-09-21-300-102	17-09-21-300-102
17-09-21-300-109	17-09-21-301-007	17-09-21-301-012	17-09-21-301-014
17-09-21-301-018	17-09-21-301-019	17-09-21-301-020	17-09-21-301-021
17-09-21-301-021	17-09-21-301-021	17-09-21-301-021	17-09-21-301-021
17-09-21-301-021	17-09-21-301-022	17-09-21-301-022	17-09-21-301-022
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COMMON ADDRESSES:

1646 E 6000 RD N BOURBONNAIS
6000 RD N BOURBONNAIS
2006 N STATE RTE 50 BOURBONNAIS
2014 N STATE RTE 50 BOURBONNAIS
2018 N STATE RTE 50 BOURBONNAIS
2020 N STATE RTE 50 BOURBONNAIS
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2090 N STATE RTE 50 BOURBONNAIS
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2072 N STATE ROUTE 50 BOURBONNAIS
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2070 N STATE RTE 50 SUITE 200
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2070 N STATE RTE 50 SUITE 300
BOURBONNAIS
2070 N STATE RTE 50 SUITE 600
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2000 N STATE RTE 50 BOURBONNAIS
2024 N STATE RTE 50 SUITE A-1
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2024 N STATE RTE 50 SUITE A-3
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2024 N STATE RTE 50 SUITE A-7
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2024 N STATE RTE 50 SUITE A-9
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2051 N STATE ROUTE 50 BOURBONNAIS

1880A N STATE RTE 50 UNIT 1 BOURBONNAIS
1880A N STATE RTE 50 UNIT 2 BOURBONNAIS
1880A N STATE RTE 50 UNIT 3 BOURBONNAIS
1880A N STATE RTE 50 UNIT 4 BOURBONNAIS
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102 CEDAR LN BOURBONNAIS
104 CEDAR LN BOURBONNAIS
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114 CEDAR LN BOURBONNAIS
1858 N STATE RTE 50 BOURBONNAIS
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103 CEDAR LN UNIT 3 BOURBONNAIS
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103 CEDAR LN UNIT 5 BOURBONNAIS
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119 CEDAR LN BOURBONNAIS
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1423 E 4000 RD N BOURBONNAIS
1441 E 4000 RD N BOURBONNAIS
1461 E 4000 RD N BOURBONNAIS
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1806 N STATE RTE 50 BOURBONNAIS
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1600 N STATE RTE 50 SUITE 424B
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1600 N STATE RTE 50 SUITE 724A
BOURBONNAIS
1600 N STATE RTE 50 SUITE 662
BOURBONNAIS

1600 N STATE RTE 50 SUITE 686
BOURBONNAIS
1600 N STATE RTE 50 SUITE 694
BOURBONNAIS
1600 N STATE RTE 50 SUITE 448B
BOURBONNAIS
1600 N STATE RTE 50 SUITE 726
BOURBONNAIS
1600 N STATE RTE 50 SUITE 424A
BOURBONNAIS
1600 N STATE RTE 50 SUITE 418
BOURBONNAIS
1600 N STATE RTE 50 SUITE 772
BOURBONNAIS
1600 N STATE RTE 50 SUITE 780
BOURBONNAIS
1600 N STATE RTE 50 SUITE 102
BOURBONNAIS
1600 N STATE RTE 50 SUITE 106
BOURBONNAIS
1600 N STATE RTE 50 SUITE 114
BOURBONNAIS
1600 N STATE RTE 50 SUITE 116
BOURBONNAIS
1600 N STATE RTE 50 SUITE 128
BOURBONNAIS
1600 N STATE RTE 50 SUITE 138
BOURBONNAIS
1600 N STATE RTE 50 SUITE 142
BOURBONNAIS
1600 N STATE RTE 50 SUITE 150
BOURBONNAIS
1600 N STATE RTE 50 SUITE 166
BOURBONNAIS
1600 N STATE RTE 50 SUITE 180
BOURBONNAIS
1600 N STATE RTE 50 SUITE 184
BOURBONNAIS
1600 N STATE RTE 50 SUITE 190
BOURBONNAIS
1600 N STATE RTE 50 SUITE 220
BOURBONNAIS
1600 N STATE RTE 50 SUITE 230
BOURBONNAIS
1600 N STATE RTE 50 SUITE 250
BOURBONNAIS
1600 N STATE RTE 50 SUITE 270
BOURBONNAIS
1600 N STATE RTE 50 SUITE 280
BOURBONNAIS
1600 N STATE RTE 50 SUITE 306
BOURBONNAIS
1600 N STATE RTE 50 SUITE 308
BOURBONNAIS
1600 N STATE RTE 50 SUITE 324
BOURBONNAIS

1600 N STATE RTE 50 SUITE 330
BOURBONNAIS
1600 N STATE RTE 50 SUITE 336
BOURBONNAIS
1600 N STATE RTE 50 SUITE 340
BOURBONNAIS
1600 N STATE RTE 50 SUITE 354
BOURBONNAIS
1600 N STATE RTE 50 SUITE 374
BOURBONNAIS
1600 N STATE RTE 50 SUITE 382
BOURBONNAIS
1600 N STATE RTE 50 SUITE 406A
BOURBONNAIS
1600 N STATE RTE 50 SUITE 512
BOURBONNAIS
1600 N STATE RTE 50 SUITE 520
BOURBONNAIS
1600 N STATE RTE 50 SUITE 528
BOURBONNAIS
1600 N STATE RTE 50 SUITE 530
BOURBONNAIS
1600 N STATE RTE 50 SUITE 534
BOURBONNAIS
1600 N STATE RTE 50 SUITE 602
BOURBONNAIS
1600 N STATE RTE 50 SUITE 628
BOURBONNAIS
1600 N STATE RTE 50 SUITE 636
BOURBONNAIS
1600 N STATE RTE 50 SUITE 642
BOURBONNAIS
1500 N STATE RTE 50 BOURBONNAIS
1630 N STATE RTE 50 BOURBONNAIS
1632 N STATE RTE 50 BOURBONNAIS
1634 N STATE RTE 50 BOURBONNAIS
1604 N STATE RTE 50 BOURBONNAIS
1584 N STATE RTE 50 BOURBONNAIS
1560 N STATE RTE 50 BOURBONNAIS
1550 N STATE RTE 50 BOURBONNAIS
1694 N STATE RTE 50 BOURBONNAIS
1690 N STATE RTE 50 BOURBONNAIS
1660 N STATE RTE 50 BOURBONNAIS
50 KEN HAYES DR BOURBONNAIS
60 KEN HAYES DR BOURBONNAIS
62 KEN HAYES DR BOURBONNAIS
64 KEN HAYES DR BOURBONNAIS
1625 N STATE RTE 50 BRADLEY
1609 N STATE RTE 50 BRADLEY
1613 N STATE RTE 50 BRADLEY
1617 N STATE RTE 50 BRADLEY
1605 N STATE RTE 50 BRADLEY

1615 N STATE RTE 50 BRADLEY
1573 N STATE RTE 50 BRADLEY
1583 N STATE RTE 50 BOURBONNAIS
1555 N STATE RTE 50 BRADLEY
1585 N STATE RTE 50 BRADLEY
1577 N STATE RTE 50 BRADLEY
1569 N STATE RTE 50 BRADLEY
1595 N STATE RTE 50 BRADLEY
1493 N STATE ROUTE 50 BOURBONNAIS
1497 N STATE ROUTE 50 BOURBONNAIS
1501 N STATE RTE 50 BOURBONNAIS
1501-1511 N STATE RTE 50 BOURBONNAIS
70 KEN HAYES DR BOURBONNAIS
1602 N STATE RTE 50 BOURBONNAIS
70 KEN HAYES DR BOURBONNAIS
1305 LOCKE DR BRADLEY
1360 LOCKE DR BOURBONNAIS
1390 N LOCKE DR BRADLEY
1359 LOCKE DR BRADLEY
1315 ARMOUR RD BOURBONNAIS
1405 LOCKE DR BOURBONNAIS
1347 KINNEMAN DR BRADLEY
1350 N LOCKE DR BRADLEY
1010 TIGHE RD BRADLEY
1360 LOCKE DR BRADLEY
1300 LOCKE DR BRADLEY
1000 FREEDOM DRIVE BOURBONNAIS
1400 LOCKE DR BRADLEY
420 INDUSTRIAL DR BRADLEY
1 E BRADFORD DR BRADLEY
55 E BRADFORD DR BRADLEY
265 INDUSTRIAL DR BRADLEY
595 INDUSTRIAL DR BRADLEY
255 INDUSTRIAL DR BRADLEY
265 INDUSTRIAL DR BRADLEY
271 INDUSTRIAL DR BRADLEY
275 INDUSTRIAL DR BRADLEY
2 E BRADFORD DR BRADLEY
195 E BRADFORD DR BRADLEY
285 E BRADFORD DR BOURBONNAIS
435 E NORTH ST BRADLEY
155 E NORTH ST BRADLEY
169 E NORTH ST BRADLEY
159 E NORTH ST BRADLEY
185 E NORTH ST BRADLEY
215 E NORTH ST BRADLEY
298 STEBBINS CT BRADLEY

175 NORTH ST BRADLEY
385 E NORTH ST BRADLEY
265 STEBBINS CT BRADLEY
149 E NORTH ST BRADLEY
295 STEBBINGS CT UNIT 1 BRADLEY
295 STEBBINGS CT UNIT 2 BRADLEY
295 STEBBINGS CT UNIT 3 BRADLEY
295 STEBBINGS CT UNIT 4 BRADLEY
1290 N KINZIE AVE BRADLEY
1296 N KINZIE AVE BRADLEY
1298 N KINZIE AVE BRADLEY
1250 N KINZIE AVE BRADLEY
1210 N KINZIE AVE BRADLEY
1220 N KINZIE AVE BRADLEY
1230 N KINZIE AVE BRADLEY
1240 N KINZIE AVE BRADLEY
1180 N KINZIE AVE BRADLEY
1040 N KINZIE AVE BRADLEY
1010 N KINZIE AVE BRADLEY
980 N KINZIE BRADLEY
940 N KINZIE AVE BRADLEY
1260 KINZIE BRADLEY
860 N KINZIE AVE BRADLEY
910 N KINZIE AVE BRADLEY
900 N KINZIE BRADLEY
1198 N KINZIE AVE BOURBONNAIS
1196A N KINZIE AVE BOURBONNAIS
1192 N KINZIE AVE BOURBONNAIS
1194 N KINZIE AVE BOURBONNAIS
1190 N KINZIE AVE BOURBONNAIS
990 N KINZIE AVE BRADLEY
990 N KINZIE AVE SUITE B BRADLEY
990 N KINZIE AVE SUITE C BRADLEY
850 N KINZIE AVE BRADLEY
840A N KINZIE AVE BRADLEY
840B N KINZIE AVE BRADLEY
840C N KINZIE AVE BRADLEY
840D N KINZIE AVE BRADLEY
840E N KINZIE AVE BRADLEY
840F N KINZIE AVE BRADLEY
1260 CHRISTINE DR BRADLEY
820 N KINZIE AVE BRADLEY
650 N KINZIE BRADLEY
1035 E NORTH ST BRADLEY
1159 E NORTH ST BRADLEY
730 N KINZIE AVE BRADLEY
580 N KINZIE AVE BRADLEY
450 N KINZIE AVE BRADLEY
530 N KINZIE BRADLEY
1035 MULLLIGAN DR BRADLEY

109 VILLAGE SQ UNIT A BRADLEY
109 VILLAGE SQ UNIT B BRADLEY
109 VILLAGE SQ UNIT C BRADLEY
109 VILLAGE SQ UNIT D BRADLEY
108A VILLAGE SQ BRADLEY
107 VILLAGE SQ BRADLEY
106 VILLAGE SQ BRADLEY
103 VILLAGE SQ BRADLEY
104 VILLAGE SQ BRADLEY
105 VILLAGE SQ BRADLEY
1085 MULLIGAN DR BRADLEY
505 N KINZIE BRADLEY
395 N KINZIE AVE BRADLEY
311 N KINZIE AVE BRADLEY
501 N KINZIE AVE BRADLEY
495 N KINZIE AVE BRADLEY
515 N KINZIE BRADLEY
101 VILLAGE SQ BRADLEY
102 VILLAGE SQ BRADLEY
95 VILLAGE SQ BRADLEY
108B VILLAGE SQ BRADLEY
113 VILLAGE SQ BRADLEY
730 CHRISTINE DR BRADLEY
511 E NORTH ST BRADLEY
513 E NORTH ST BRADLEY
515 E NORTH ST BRADLEY
517 E NORTH ST BRADLEY
519 E NORTH ST BRADLEY
521 E NORTH ST BRADLEY
523 E NORTH ST BRADLEY
800 N KINZIE AVE BRADLEY
507 E NORTH ST BRADLEY
220 INDUSTRIAL DR BRADLEY
224 INDUSTRIAL DR BRADLEY
515 N KINZIE AVE BRADLEY
224 N INDUSTRIAL DR BRADLEY
240 N INDUSTRIAL DR BRADLEY
525 E NORTH ST SUITE A BRADLEY
525 E NORTH ST SUITE B BRADLEY
525 E NORTH ST SUITE C BRADLEY
525 E NORTH ST SUITE D BRADLEY
525 E NORTH ST SUITE E BRADLEY
525 E NORTH ST SUITE F BRADLEY
535 E NORTH ST SUITE A BRADLEY
535 E NORTH ST SUITE B BRADLEY
535 E NORTH ST SUITE C BRADLEY
535 E NORTH ST SUITE D BRADLEY

535 E NORTH ST SUITE E BRADLEY
555 E NORTH ST SUITE A BRADLEY
555 E NORTH ST SUITE B BRADLEY
555 E NORTH ST SUITE C BRADLEY
555 E NORTH ST SUITE D BRADLEY
555 E NORTH ST SUITE E BRADLEY
575 E NORTH ST BRADLEY
310 N KINZIE AVE BRADLEY
340 N KINZIE AVE BRADLEY
350 N KINZIE AVE BRADLEY
570 E NORTH ST BRADLEY
570 1/2 E NORTH ST BRADLEY
606 E NORTH ST BRADLEY
610 E NORTH ST BRADLEY
660 E NORTH ST BRADLEY
272 N LA SALLE AVE BRADLEY
295 N KINZIE AVE BRADLEY
289-295 N KINZIE AVE BRADLEY
283 N KINZIE AVE BRADLEY
277 N KINZIE AVE BRADLEY
271 N KINZIE AVE BRADLEY
265 N KINZIE AVE BRADLEY
259 N KINZIE AVE BRADLEY
253 N KINZIE AVE BRADLEY
247 N KINZIE AVE BRADLEY
241 N KINZIE AVE BRADLEY
235 N KINZIE AVE BRADLEY
252 N LASALLE BRADLEY
290 N KINZIE AVE BRADLEY
266 N KINZIE AVE BRADLEY
258 N KINZIE AVE BRADLEY
260 N KINZIE AVE BRADLEY
236 N KINZIE AVE BRADLEY
248 N KINZIE AVE BRADLEY
242 N KINZIE AVE BRADLEY
238 N KINZIE AVE BRADLEY
210 N KINZIE AVE BRADLEY
220 N KINZIE AVE BRADLEY
206 N KINZIE AVE BRADLEY
291 N QUINCY BRADLEY
571 E BROADWAY ST BRADLEY
549 E BROADWAY ST BRADLEY
605 E BROADWAY ST BRADLEY
615 E BROADWAY ST BRADLEY

625 E BROADWAY ST BRADLEY
635 E BROADWAY ST BRADLEY
675 E BROADWAY ST BRADLEY
685 E BROADWAY ST BRADLEY
695 E BROADWAY ST BRADLEY
112 N DOUGLAS BRADLEY
118 N DOUGLAS BRADLEY
124 N DOUGLAS BRADLEY
130 N DOUGLAS BRADLEY
711 E BROADWAY ST BRADLEY
755 E BROADWAY ST BRADLEY
761 E BROADWAY ST BRADLEY
771 E BROADWAY ST BRADLEY
735 E BROADWAY ST BRADLEY
741 E BROADWAY ST BRADLEY
159 N KINZIE AVE BRADLEY
135 N KINZIE AVE BRADLEY
101 N KINZIE AVE BRADLEY
103 N KINZIE AVE BRADLEY
105 N KINZIE AVE BRADLEY
202 N KINZIE AVE UNIT 1 BRADLEY
202 N KINZIE AVE UNIT 2 BRADLEY
202 N KINZIE AVE UNIT 3 BRADLEY
202 N KINZIE AVE UNIT 4 BRADLEY
202 N KINZIE AVE UNIT 5 BRADLEY
202 N KINZIE AVE UNIT 6 BRADLEY
202 N KINZIE AVE UNIT 7 BRADLEY
202 N KINZIE AVE UNIT 8 BRADLEY
825 E BROADWAY ST UNIT A1 BRADLEY
825 E BROADWAY ST UNIT A2 BRADLEY
825 E BROADWAY ST UNIT A3 BRADLEY
825 E BROADWAY ST UNIT A4 BRADLEY
825 E BROADWAY ST UNIT A5 BRADLEY
825 E BROADWAY ST UNIT A6 BRADLEY
189A N KINZIE AVE BRADLEY
189B N KINZIE AVE BRADLEY
189C N KINZIE AVE BRADLEY
189D N KINZIE AVE BRADLEY
189C N KINZIE AVE BRADLEY
184 N KINZIE AVE BRADLEY
178 N KINZIE AVE BRADLEY
925 E BROADWAY ST BRADLEY
935 E BROADWAY ST BRADLEY

951 E BROADWAY ST BRADLEY
915 E BROADWAY ST BRADLEY
955 E BROADWAY ST BRADLEY
148 N KINZIE AVE BRADLEY
125 N QUINCY AVE BRADLEY
971 E BROADWAY ST BRADLEY
119 QUINCY AVE BRADLEY
1015 E BROADWAY ST BRADLEY
1005 E BROADWAY ST BRADLEY
1025 E BROADWAY ST BRADLEY
1041 E BROADWAY ST BRADLEY
1047 E BROADWAY ST BRADLEY
121 N RANDOLPH AVE BRADLEY
1071 E BROADWAY ST BRADLEY
1105 E BROADWAY ST BRADLEY
1123 E BROADWAY ST BRADLEY
1135 E BROADWAY ST BRADLEY
1141 E BROADWAY ST BRADLEY
101 N JEFFERSON AVE BRADLEY
1143 E BROADWAY ST BRADLEY
560 E BROADWAY ST BRADLEY
590 E BROADWAY ST BRADLEY
550 E BROADWAY ST BRADLEY
610 E BROADWAY ST BRADLEY
616 E BROADWAY ST BRADLEY
634-638 E BROADWAY ST BRADLEY
640 E BROADWAY ST BRADLEY
664 E BROADWAY ST BRADLEY
734 E BROADWAY ST BRADLEY
770 E BROADWAY ST BRADLEY
704 E BROADWAY ST BRADLEY
706 E BROADWAY ST BRADLEY
760 E BROADWAY ST BRADLEY
822 E BROADWAY ST BRADLEY
141 S KINZIE AVE BRADLEY
161 S KINZIE AVE BRADLEY
181 S KINZIE AVE BRADLEY
171 S KINZIE BRADLEY
183 S KINZIE AVE BRADLEY
195 S KINZIE AVE BRADLEY
197 S KINZIE AVE BRADLEY
111 S KINZIE AVE BRADLEY
810 E BROADWAY ST BRADLEY

116 S KINZIE BRADLEY
928 E BROADWAY ST BRADLEY
940 E BROADWAY ST BRADLEY
952 E BROADWAY ST BRADLEY
970 E BROADWAY ST BRADLEY
111 S QUINCY AVE BRADLEY
123 S QUINCY AVE BRADLEY
130 S KINZIE AVE BRADLEY
154 S KINZIE AVE BRADLEY
160 S KINZIE AVE BRADLEY
186 S KINZIE AVE BRADLEY
196 S KINZIE AVE BRADLEY
955 E FRANKLIN ST BRADLEY
1004 E BROADWAY ST BRADLEY
1016 E BROADWAY ST BRADLEY
1028 E BROADWAY ST BRADLEY
1070 E BROADWAY ST BRADLEY
120 S RANDOLPH AVE BRADLEY
1130 BROADWAY ST BRADLEY
1152 E BROADWAY ST BRADLEY
812 E FRANKLIN ST BRADLEY
218 S LA SALLE AVE BRADLEY
224 S LA SALLE AVE BRADLEY
296 S LA SALLE AVE BRADLEY
261 S KINZIE AVE BRADLEY
248 S LA SALLE AVE BRADLEY
265 S KINZIE AVE BRADLEY
236 S KINZIE BRADLEY
250 S KINZIE AVE BRADLEY
260 S KINZIE AVE BRADLEY
296 N KINZIE AVE BRADLEY
218 S KINZIE AVE BRADLEY
231 S QUINCY BRADLEY
201 S QUINCY AVE BRADLEY
203 S QUINCY AVE BRADLEY
205 S QUINCY AVE BRADLEY
207 S QUINCY AVE BRADLEY
209 S QUINCY AVE BRADLEY
211 S QUINCY AVE BRADLEY
1205 E BROADWAY ST BRADLEY
1217 E BROADWAY ST BRADLEY
1259 E BROADWAY ST BRADLEY
1311 E BROADWAY ST BRADLEY

1335 E BROADWAY ST BRADLEY
1252 E BROADWAY ST BRADLEY
105-125 S MADISON AVE BRADLEY
1200 E BROADWAY ST BRADLEY
1224 E BROADWAY ST BRADLEY
1300 E BROADWAY ST BRADLEY
1055 W BROADWAY ST BRADLEY
130 MADISON AVE BRADLEY
1340 E BROADWAY ST BRADLEY
1366 E BROADWAY ST BRADLEY
1376 E BROADWAY ST BRADLEY
1316 E BROADWAY ST BRADLEY
1330 E BROADWAY ST BRADLEY
1410 E BROADWAY ST BRADLEY
1434 E BROADWAY ST BRADLEY
1452 E BROADWAY ST BRADLEY
1470 E BROADWAY ST BRADLEY
1422 E BROADWAY ST BRADLEY
311 S KINZIE AVE BRADLEY
361 S KINZIE AVE BRADLEY
327 S KINZIE AVE BRADLEY
1 ARTHUR INDUSTRIAL PARK BRADLEY
2 ARTHUR INDUSTRIAL PARK BRADLEY
3 ARTHUR INDUSTRIAL PARK BRADLEY
4 ARTHUR INDUSTRIAL PARK BRADLEY
5 ARTHUR INDUSTRIAL PARK BRADLEY
6 ARTHUR INDUSTRIAL PARK BRADLEY
7 ARTHUR INDUSTRIAL PARK BRADLEY
8 ARTHUR INDUSTRIAL PARK BRADLEY
9 ARTHUR INDUSTRIAL PARK BRADLEY
10 ARTHUR INDUSTRIAL PARK BRADLEY
359 S KINZIE AVE BRADLEY
ARTHUR INDUSTRIAL PK BRADLEY
1050 E LIBERTY ST BRADLEY
320 S KINZIE AVE BRADLEY
34 S KINZIE AVE BRADLEY
300 N KENNEDY DR UNIT 1 BRADLEY
300 N KENNEDY DR UNIT 2 BRADLEY
300 N KENNEDY DR UNIT 3 BRADLEY
300 N KENNEDY DR UNIT 4 BRADLEY
300 N KENNEDY DR UNIT 5 BRADLEY
300 N KENNEDY DR UNIT 6 BRADLEY
400 N KENNEDY DR BRADLEY
406 N KENNEDY DR BRADLEY
422 N KENNEDY DR BRADLEY

396 N KENNEDY DR BRADLEY
350 N KENNEDY DR BRADLEY
1044 W NORTH ST BRADLEY
280 N KENNEDY DR BRADLEY
200 N KENNEDY DR BRADLEY
991 W BROADWAY ST UNIT 1 BRADLEY
991 W BROADWAY ST UNIT 2 BRADLEY
991 W BROADWAY ST UNIT 3 BRADLEY
991 W BROADWAY ST UNIT 4 BRADLEY
991 W BROADWAY ST UNIT 5 BRADLEY
991 W BROADWAY ST UNIT 6 BRADLEY
991 W BROADWAY ST UNIT 7 BRADLEY
991 W BROADWAY ST UNIT 8 BRADLEY
991 W BROADWAY ST BRADLEY
947 W BROADWAY ST BRADLEY
953 W BROADWAY ST BRADLEY
905 W BROADWAY ST BRADLEY
929 W BROADWAY ST BRADLEY
927 W BROADWAY ST BRADLEY
931 W BROADWAY ST BRADLEY
835 W BROADWAY BRADLEY
801 W BROADWAY ST BRADLEY
120 N CLEVELAND AVE BRADLEY
771 W BROADWAY ST BRADLEY
741 W BROADWAY ST BRADLEY
735 W BROADWAY ST BRADLEY
729 W BROADWAY ST BRADLEY
723 W BROADWAY ST UNIT 1 BRADLEY
723 W BROADWAY ST UNIT 2 BRADLEY
723 W BROADWAY ST UNIT 3 BRADLEY
723 W BROADWAY ST UNIT 4 BRADLEY
723 W BROADWAY ST UNIT 5 BRADLEY
723 W BROADWAY ST UNIT 6 BRADLEY
723 W BROADWAY ST UNIT 7 BRADLEY
723 W BROADWAY ST UNIT 8 BRADLEY
705 W BROADWAY ST BRADLEY
635 W BROADWAY ST BRADLEY
601 W BROADWAY ST BRADLEY
635 1/2 W BROADWAY ST BRADLEY
647 W BROADWAY ST BRADLEY
665 W BROADWAY ST BRADLEY
136 N CENTER AVE BRADLEY
521 W BROADWAY ST BRADLEY

137 N GRAND AVE BRADLEY
507 W BROADWAY ST BRADLEY
509 W BROADWAY ST BRADLEY
505 W BROADWAY ST BRADLEY
541 W BROADWAY ST BRADLEY
485 W BROADWAY ST BRADLEY
485 1/2 W BROADWAY ST BRADLEY
457 W BROADWAY ST BRADLEY
457 1/2 W BROADWAY ST BRADLEY
453 W BROADWAY ST BRADLEY
447 W BROADWAY ST BRADLEY
411 W BROADWAY ST BRADLEY
405 W BROADWAY ST BRADLEY
407 W BROADWAY ST BRADLEY
431 W BROADWAY ST BRADLEY
423 W BROADWAY ST BRADLEY
425 W BROADWAY ST BRADLEY
371 W BROADWAY ST BRADLEY
371 W BROADWAY ST UNIT 1 BRADLEY
371 W BROADWAY ST UNIT 2 BRADLEY
359 W BROADWAY ST BRADLEY
353 W BROADWAY ST BRADLEY
345 W BROADWAY ST BRADLEY
345 W BROADWAY ST UNIT 1 BRADLEY
345 W BROADWAY ST UNIT 2 BRADLEY
345 W BROADWAY ST UNIT 3 BRADLEY
323 W BROADWAY ST BRADLEY
317 W BROADWAY ST BRADLEY
111 N MICHIGAN AVE BRADLEY
335 W BROADWAY ST BRADLEY
337 W BROADWAY ST BRADLEY
970 W BROADWAY ST BRADLEY
956 W BROADWAY ST BRADLEY
934 W BROADWAY ST BRADLEY
922 W BROADWAY ST BRADLEY
910 W BROADWAY ST BRADLEY
906 W BROADWAY ST BRADLEY
864 W BROADWAY ST BRADLEY
858 W BROADWAY ST BRADLEY
800 W BROADWAY ST BRADLEY
840 W BROADWAY ST BRADLEY
710 W BROADWAY ST BRADLEY
670 W BROADWAY ST BRADLEY

640 W BROADWAY ST BRADLEY
600 W BROADWAY ST BRADLEY
135 S CENTER AVE BRADLEY
570 W BROADWAY ST BRADLEY
576 W BROADWAY ST BRADLEY
558 W BROADWAY ST BRADLEY
552 W BROADWAY ST BRADLEY
540 W BROADWAY ST BRADLEY
504 W BROADWAY ST BRADLEY
135 S GRAND AVE BRADLEY
534 W BROADWAY ST BRADLEY
470 W BROADWAY ST BRADLEY
464 W BROADWAY ST BRADLEY
458 W BROADWAY ST BRADLEY
428 W BROADWAY ST BRADLEY
422 W BROADWAY ST BRADLEY
416 W BROADWAY ST BRADLEY
404 W BROADWAY ST BRADLEY
370 W BROADWAY ST BRADLEY
358 1/2 W BROADWAY ST BRADLEY
358 W BROADWAY ST BRADLEY
352 W BROADWAY ST BRADLEY
101 W LAWN ST BRADLEY
101 LAWN ST BRADLEY
235 W GROVE ST BRADLEY
300 N WASHINGTON AVE BRADLEY
283 N WASHINGTON AVE BRADLEY
271 N WASHINGTON AVE BRADLEY
271 W BROADWAY ST BRADLEY
245 W BROADWAY ST BRADLEY
253 W BROADWAY ST BRADLEY
253 W BROADWAY ST UNIT 1 BRADLEY
253 W BROADWAY ST UNIT 2 BRADLEY
235 1/2 W BROADWAY ST BRADLEY
235 W BROADWAY ST BRADLEY
225 W BROADWAY ST BRADLEY
205 W BROADWAY ST BRADLEY
134 W PERRY ST BRADLEY
136 W PERRY ST BRADLEY
138 W PERRY ST BRADLEY
140 W PERRY ST BRADLEY
171 N WEST AVE #1 BRADLEY
171 N WEST AVE #2 BRADLEY

171 N WEST AVE #3 BRADLEY
171 N WEST AVE #4 BRADLEY
171 W BROADWAY ST BRADLEY
170 W BROADWAY ST BRADLEY
114 W BROADWAY ST UNIT 1 BRADLEY
114 W BROADWAY ST UNIT 2 BRADLEY
112 W BROADWAY ST BRADLEY
116 W BROADWAY ST BRADLEY
118 W BROADWAY ST BRADLEY
141 W BROADWAY ST BRADLEY
119 N WEST AVE BRADLEY
101 W BROADWAY ST UNIT 1 BRADLEY
101 W BROADWAY ST UNIT 2 BRADLEY
101 W BROADWAY ST UNIT 3 BRADLEY
101 W BROADWAY ST UNIT 4 BRADLEY
165 W BROADWAY ST BRADLEY
133 W BROADWAY ST BRADLEY
258 W BROADWAY ST BRADLEY
228 W BROADWAY ST BRADLEY
226 W BROADWAY ST BRADLEY
234 W BROADWAY ST BRADLEY
216 W BROADWAY ST BRADLEY
138 W BROADWAY ST BRADLEY
102 W BROADWAY ST BRADLEY
196 S WASHINGTON AVE BRADLEY
177 S WEST AVE BRADLEY
165 S WEST AVE BRADLEY
183 S WEST AVE BRADLEY
108 W BROADWAY UNIT 1 BRADLEY
108 W BROADWAY UNIT 2 BRADLEY
108 W BROADWAY UNIT 3 BRADLEY
108 W BROADWAY UNIT 4 BRADLEY
108 W BROADWAY UNIT 5 BRADLEY
108 W BROADWAY UNIT 6 BRADLEY
108 W BROADWAY BRADLEY
147 S WEST AVE BRADLEY
150 E NORTH ST BRADLEY
184 W NORTH ST BRADLEY
195 E NORTH ST BRADLEY
101 N EUCLID AVE BRADLEY
200 W NORTH ST BRADLEY
296 N EUCLID AVE BRADLEY
400 E NORTH ST BRADLEY

278 N EUCLID AVE BRADLEY
259 N FULTON AVE BRADLEY
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484 S KENNEDY DR BRADLEY
1106 RIVERLANE DR BRADLEY
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545 S KENNEDY DR BRADLEY

575 S KENNEDY DR BRADLEY
597 S KENNEDY DR BRADLEY

All interested persons will be given an opportunity to be heard at the Hearing.

The business district plan for the proposed Bradley Commercial District under consideration at the Hearing provides, generally, that the Village may provide or enter into agreements with developers or business owners and tenants to provide certain public and private improvements in the proposed Bradley Commercial District to enhance the immediate area and to serve the needs of development and the interests of the Village and its residents and to eliminate the blighting conditions therein. The Village intends to develop the proposed Bradley Commercial District to further contribute to the long-term economic health and vitality of the Village. proposed Village projects in the proposed Bradley Commercial District may include but shall not necessarily be limited to: improvement of public utilities including sewer-related system improvements and storm water retention; resources for new development; property acquisition by contract or eminent domain; environmental remediation and site preparation; rehabilitation of building exterior and interior components; improvement of roadways, alleyways and sidewalks; beautification and installation of identification markers, landscaping/streetscaping; relocation and/or extension of utilities; and the elimination of blighting conditions.

In connection with the proposed Bradley Commercial District, the Village may impose a one percent (1%) retailers' occupation tax and a one percent (1%) service occupation tax, pursuant to the authority granted by 65 ILCS 5/11-74.3-3(10), for the planning, execution, and implementation of the business district plan and to pay for business district project costs as set forth in the business district plan. In addition, the Village may impose a one percent (1%) hotel operators' occupation tax, pursuant to the authority granted by 65 ILCS 5/11-74.3-3(11), for the planning, execution, and implementation of the business district plan and to pay for business district project costs as set forth in the business district plan.

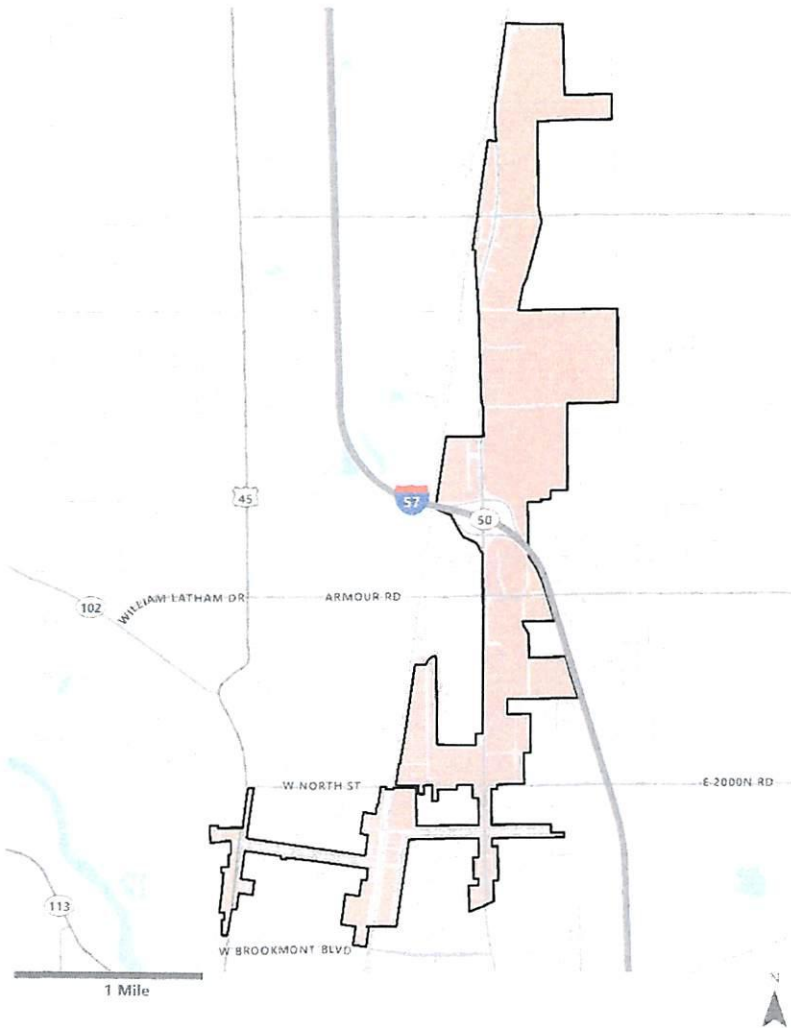
A copy of the business district plan under consideration for the proposed Bradley Commercial District is available at Bradley Village Hall, 147 S. Michigan Avenue, Bradley, Illinois, for review, Monday through Friday during normal business hours. Further, any party interested in submitting an alternative proposal or bid for any proposed conveyance, lease, mortgage, or other disposition by the Village of Bradley of land or rights in land owned by the Village and located within the proposed Bradley Commercial District should contact Robert Romo, Finance Director for the Village of Bradley, at (815) 936-5107. Any alternative proposals or bids must be addressed to and submitted to Director Romo at the above-listed Village Hall address, no later than Friday before the Hearing, September 10, 2021, at 4:30 p.m.

By order of the President and Board of Trustees
of the Village of Bradley
Kankakee County, Illinois

VILLAGE OF BRADLEY, ILLINOIS

Bradley Commercial Business District

Eligibility Study and Business District Plan



FINAL REPORT | August 20, 2021

VILLAGE OF BRADLEY, ILLINOIS

Bradley Commercial Business District

Eligibility Study and Business District Plan

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1. Introduction

The Village of Bradley, Illinois (the “Village”) engaged SB Friedman Development Advisors (“SB Friedman”) to conduct an eligibility study and prepare a business district plan for the proposed Bradley Commercial Business District (the “Business District” or “Area”) under the provisions of the Illinois Business District Development and Redevelopment Law (65 ILCS 5/11-74.3-1 et seq., as amended) (the “Act”).

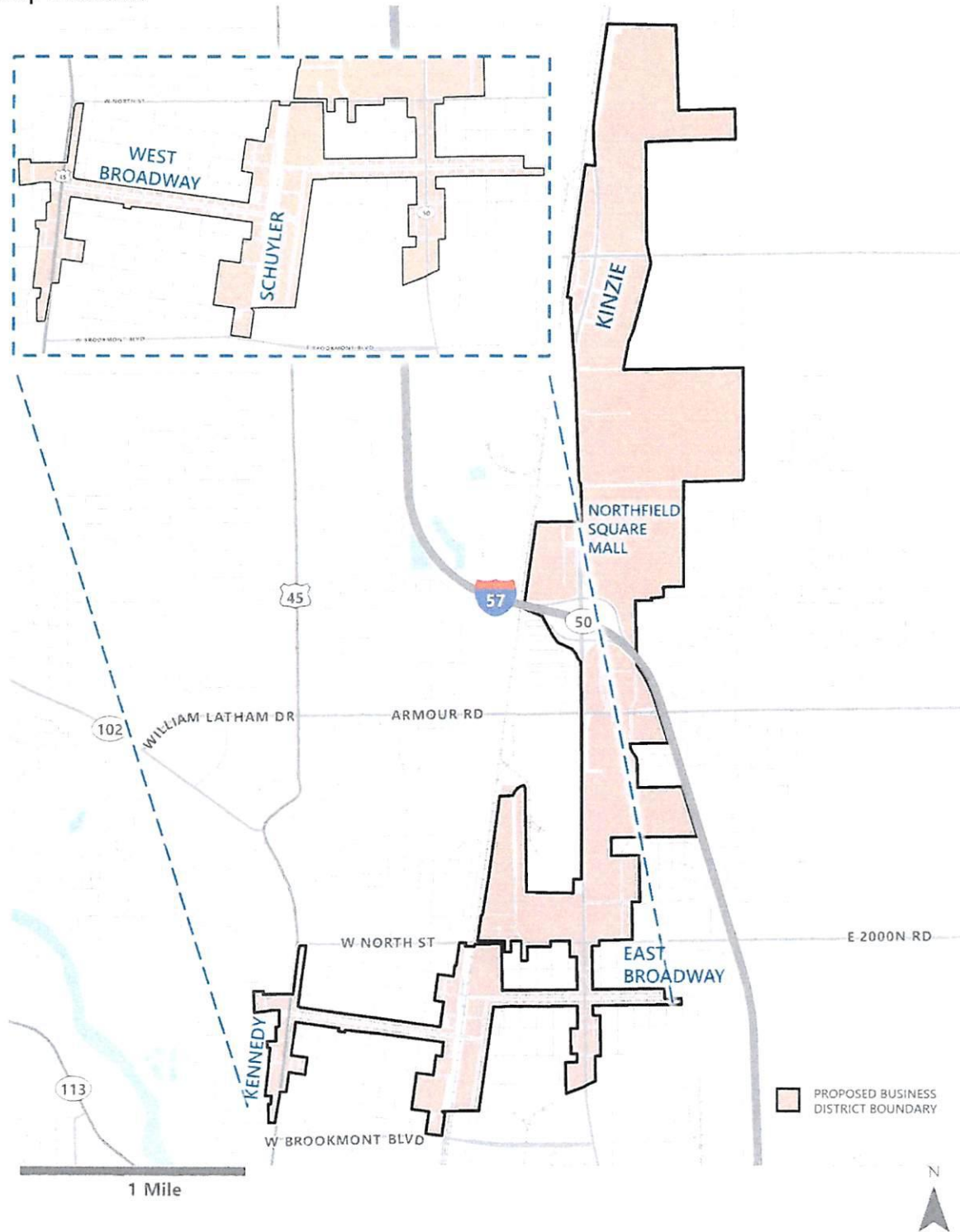
This document (the “Report”) includes two major parts: (1) information on the eligibility factors and other findings necessary to designate the Area as a business district under the Act (the “Eligibility Study”); and (2) the Business District Plan (the “Plan”). SB Friedman has prepared this Report with the understanding that the Village would rely on its findings and conclusions in proceeding with the designation of the proposed Business District and the adoption and implementation of the Plan in compliance with the Act.

The Proposed Business District

The proposed Business District encompasses properties in and around the Village’s key commercial districts, including Kinzie Avenue/Illinois State Route 50, Northfield Square Mall, East and West Broadway Streets, Schuyler Avenue, and Kennedy Drive. The proposed Business District consists of 913 parcels and contains approximately 1,187 acres, of which approximately 23 acres are non-parcelized rights-of-way.

The location of the proposed Business District is displayed in **Map 1** on the following page. The legal description of the proposed Business District and a list of the Property Index Numbers (PINs) are included in **Appendix 1** and **Appendix 2**, respectively.

Map 1: Context



Sources: Esri; Kankakee County; SB Friedman; Village of Bradley

2. Eligibility Study

The proposed Business District suffers from deteriorated site improvements and contains parcels which are improperly subdivided and/or obsoletely platted. These characteristics appear to be hindering the economic potential of the proposed Business District. In order to enhance its economic viability, it is critical that the physical conditions of the proposed Business District be improved. So long as site improvements are deteriorated and parcels are improperly subdivided to suit modern day development standards, the economic viability of the proposed Business District will likely continue to be challenged. The proposed Business District will benefit from a strategy that improves physical conditions, obsoletely platted parcels, and addresses deteriorating roadways, allowing for economic growth and redevelopment.

The eligibility findings presented herein cover events and conditions that were determined to support a finding that the Area qualifies as a “blighted area” under the Act.

Eligibility Provisions of the Illinois Business District Development and Redevelopment Act

In order to impose taxes within a business district, a municipality must find that the area meets the “blighted area” provision under the Act and satisfies several other findings and tests. These eligibility criteria are summarized below.

BLIGHTED AREA DEFINITION

A business district can be considered a blighted area under the Act by the predominance of at least one of the following five factors:

- Defective, Non-Existent or Inadequate Street Layout
- Unsanitary or Unsafe Conditions
- Deterioration of Site Improvements
- Improper Subdivision or Obsolete Platting
- Existence of Conditions which Endanger Life or Property by Fire or Other Causes

In addition, the presence of the factor(s) must have at least one of the following four effects on the business district:

- Retard(s) the Provision of Housing Accommodations
- Constitute(s) an Economic or Social Liability
- Constitute(s) an Economic Underutilization of the Area
- Constitute(s) a Menace to the Public Health, Safety, Morals or Welfare

OTHER REQUIRED FINDINGS AND TESTS

Four additional findings and tests are required for designation of a business district:

- **Lack of Growth and Development through Private Investment.** The Village is required to evaluate whether a business district has been subject to growth and development through investment by private enterprises and must substantiate a finding of lack of such investment prior to establishing a business district.
- **“But For” the Creation of a Business District, Area Would Not Be Redeveloped.** The Village must find that the area would not reasonably be anticipated to be developed or redeveloped without the adoption of the business district plan.
- **Contiguity of Parcels.** The boundary of a business district must contain contiguous parcels that are directly and substantially benefited by the plan.
- **Conformance to the Plans of the Village.** A business district plan must conform to the comprehensive plan of the Village.

Methodology Overview

SB Friedman conducted the following analyses to determine whether the proposed Business District qualifies as a blighted area, as defined by the Act:

- Parcel fieldwork in May and June 2021 documenting external property conditions of properties and infrastructure;
- Analysis of historic trends in equalized assessed value for the last six years for which data are available and final (2015-2020) from the Kankakee County Assessor;
- Review of GIS parcel shapefile data from Kankakee County;
- Analysis of historic trends in retail market conditions;
- Review of building permit data from the Village’s Community Development Department; and
- Review of the Village’s current Comprehensive Plan, adopted in 2006 (“Comprehensive Plan”).

The parcels were examined for eligibility factors consistent with the blighted area requirements of the Act. SB Friedman evaluated the eligibility factors and analyzed the spatial distribution of the eligibility factors. The eligibility factors were linked to tax parcels and buildings using aerial photographs, property files created from field observations, and record searches. The information was then graphically plotted on a parcel map of the proposed Business District to establish the distribution of eligibility factors, and to determine which factors were present to a meaningful extent and reasonably distributed to evaluate their predominance throughout the proposed Business District.

Eligibility Findings

BLIGHTED AREA FINDING

Our research indicates the Area would qualify as a blighted area due to the predominance of the following factor:

- Deterioration of Site Improvements

SB Friedman observed deterioration on a majority of parcels throughout the Area. **Map 2** displays the factor’s spatial distribution.

In addition, one supporting eligibility factor has been found to be present, though to a lesser extent, in the Area:

- Improper Subdivision and Obsolete Platting

SB Friedman identified improper subdivision and obsolete platting on approximately two-thirds of parcels in the Area, the majority of which are concentrated within the southern portion of the Area. **Map 3** displays the spatial distribution of this factor.

MAJOR FACTOR: DETERIORATION

Of the 913 eligible tax parcels in the Area, physical deterioration of surface improvements and/or buildings was observed on 774 parcels (84%). The most common form of deterioration was on surface improvements, especially parking surfaces. Catalogued surface improvement deterioration included cracking and alligating in asphalt and concrete. Catalogued building deterioration included water-damaged and cracking brick walls. Deterioration of buildings and surface improvements can make it appear as though the Area lacks investment and can make it more difficult to attract new businesses or consumers. This factor was found to be meaningfully present and reasonably distributed throughout the Area.

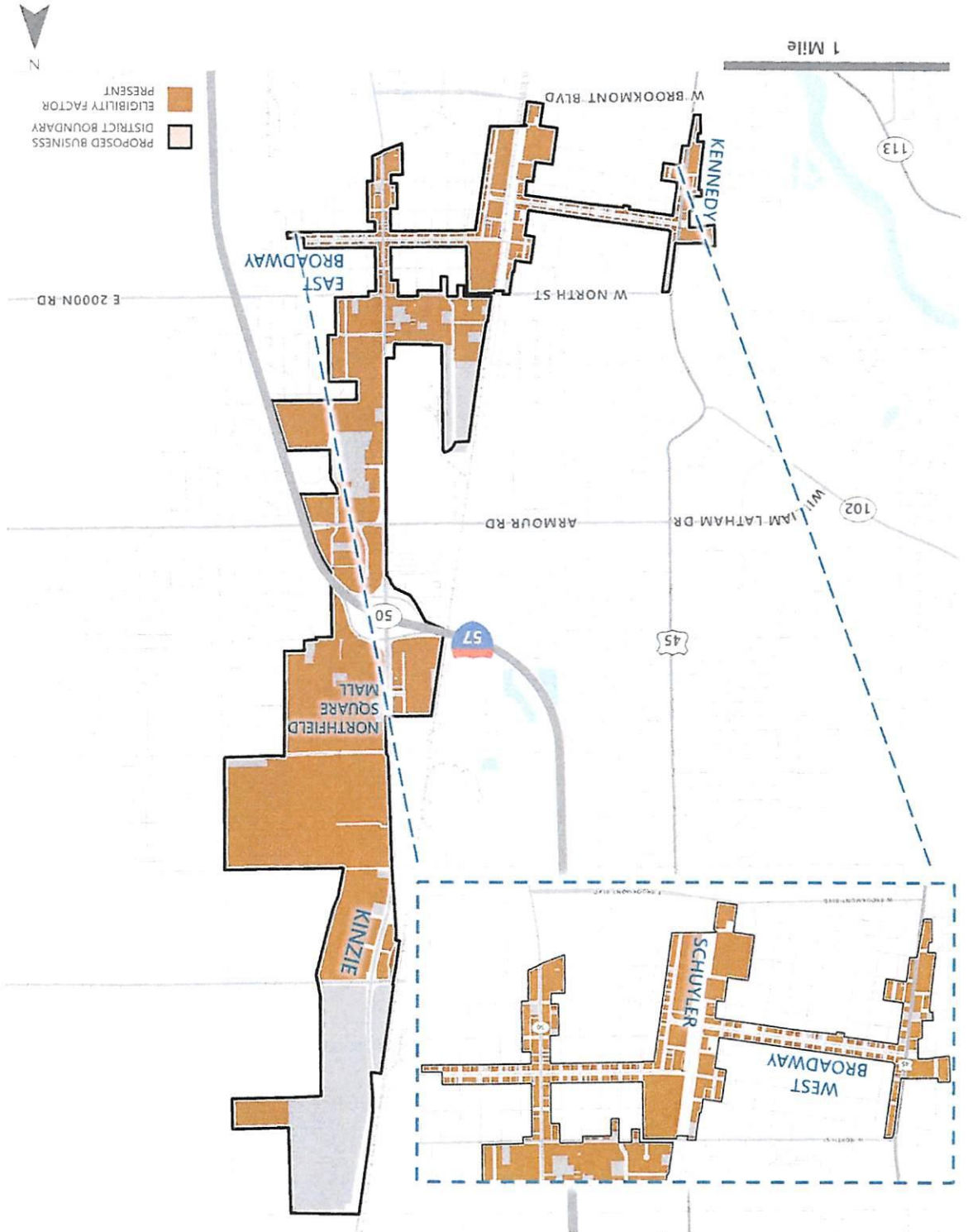
MINOR SUPPORTING FACTOR: IMPROPER SUBDIVISION AND OBSOLETE PLATTING

Within the Area, 65% of the 913 eligible tax parcels are characterized by improper subdivision and/or obsolete platting. The existing platting does not meet current standards or the needs of contemporary commercial users, making the area difficult to redevelop on a planned basis. The characteristics of the Area are described further below:

- Several parcels throughout the Area are irregularly sized or shaped, making them difficult to fully develop on a planned basis.
- The platting in some parts of the Area failed to create rights-of-way for streets adjacent to parcels, leaving several parcels without access to rights-of-way.

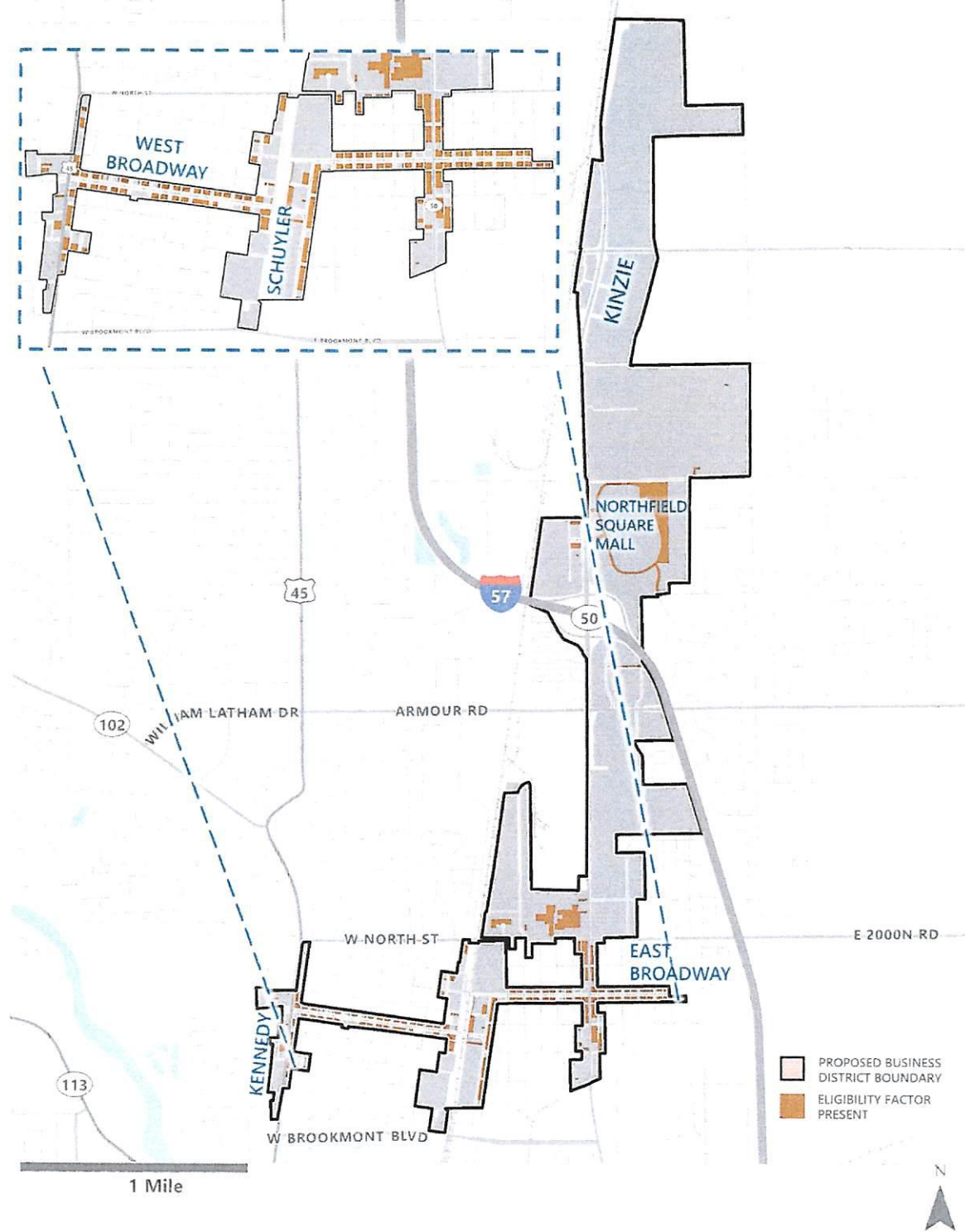
This factor was found to be present and meaningfully distributed throughout the Area, though to a lesser extent than deterioration.

Map 2: Deterioration of Site Improvements



Sources: Esri; Kankakee County; SB Friedman; Village of Bradley

Map 3: Improper Subdivision and Obsolete Platting



Sources: Esri; Kankakee County; SB Friedman; Village of Bradley

Effect of Blighting Factors on the Proposed Business District

It appears the present blighting factors have the following effect on the proposed Business District:

- Constitutes an Economic Underutilization of the Area

ECONOMIC UNDERUTILIZATION OF THE AREA

An evaluation of change in property value over time is one of the clearest indicators of whether an area is meeting its economic potential or is being economically underutilized. SB Friedman analyzed the change in the equalized assessed value (EAV) – property value as determined by the Kankakee County Assessor – of the proposed Business District from 2015 to 2020 relative to the remainder of the Village.

Since 2015, the proposed Business District grew by 9.7% in EAV, while the balance of the Village grew by 15.1%, as shown in **Table 1** below. The slower growth in EAV within the proposed Business District since 2015 suggests that deterioration and the presence of improperly subdivided/obsoletely platted parcels may be affecting the economic potential of the Area, reducing its commercial appeal to both businesses and consumers. Thus, we conclude that the deterioration of site improvements and presence of improperly subdivided/obsoletely platted parcels have contributed to the economic underutilization of the Area.

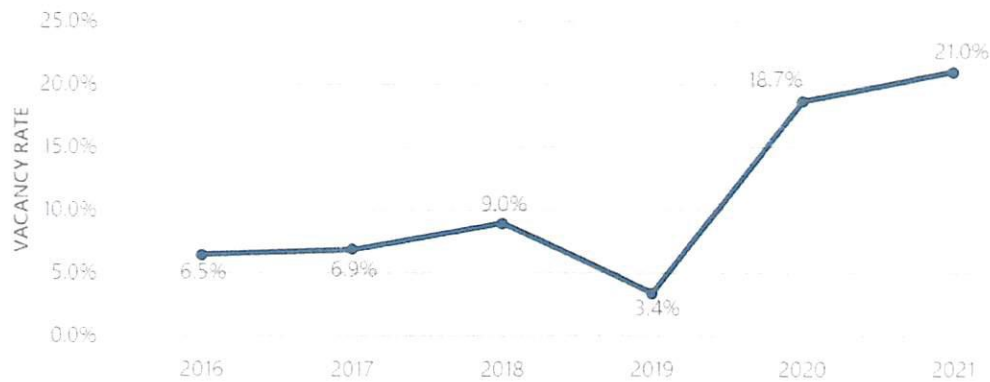
In addition, the retail vacancy rate within the proposed Business District has increased drastically over the past two years. Between 2019 and 2020, retail vacancy within the proposed Business District increased from 3.4% to 18.7% and grew to 21.0% in 2021, as shown in **Figure 1**. Retail vacancies in the proposed Business District include the closure of retail big-boxes in Northfield Square Mall, as shown in **Figure 2**. The designation of the proposed Business District will aim to reverse the current trends of declining retail occupancies within key Village commercial districts.

Table 1: Year-to-Year Growth in EAV of Proposed Business District and Village from 2015 – 2020

	2015	2020	Annual Change
Proposed Business District Parcels EAV	\$78.1M	\$85.7M	+\$1.5M
Percent Change	---	+9.7%	+1.9%
Village EAV Less Proposed Business District Parcels	\$222.1M	\$255.6 M	+\$6.7M
Change in Village EAV Less Proposed Business District Parcels	---	+15.1%	+2.8%
Proposed Business District Parcels Growth Less Than Village Balance?	---	YES	YES

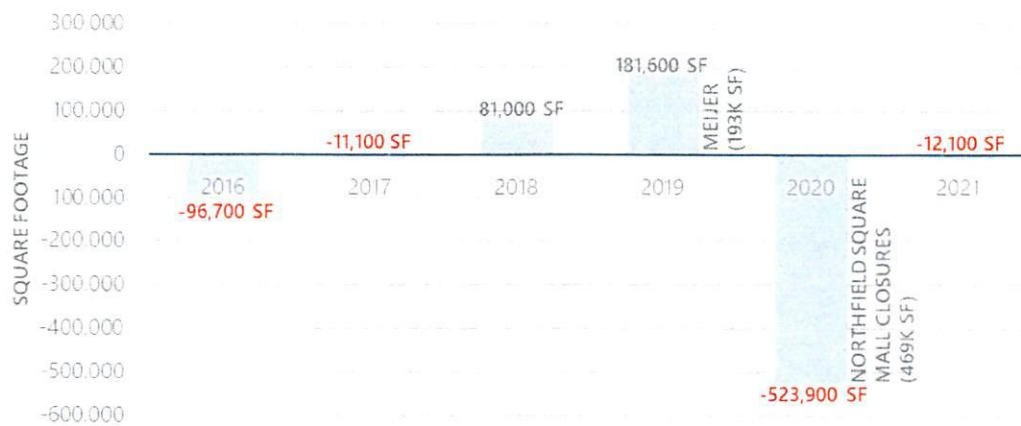
Source: Kankakee County Assessor; SB Friedman

Figure 1: Retail Vacancies within Proposed Business District from 2016 – 2021



Source: CoStar, SB Friedman

Figure 2: Retail Absorption within Proposed Business District from 2016 – 2021



Source: CoStar, SB Friedman

Other Required Findings and Tests

In addition to the finding of blight, the Act specifies four separate required findings and tests for designation. SB Friedman’s research, as described below, indicates that the proposed Business District satisfies these requirements.

1. LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT

Overall growth in property value within the proposed Business District grew by 9.7% from 2015 to 2020, while the growth in property value within the remainder of the Village grew by 15.1% during the same time period, as described above and shown in **Table 1**. This metric indicates a lack of growth through private investment in the proposed Business District.

The proposed Business District currently has a vacancy rate of 21.0%, as shown in **Figure 1**. This includes the closure of retail big-boxes in Northfield Square Mall, which has resulted in a net reduction of 536,000 square feet of occupied retail space over the last 2 years, as shown in **Figure 2**. In this time, the proposed Business District has struggled to attract anchor tenants to these vacant retail buildings, which has led to deferred maintenance in the proposed Business District and limits the marketability of the proposed Business District.

Since 2019, there has been only three new construction permits (\$3.3 million in private investment) issued for projects valued over \$500,000 within the proposed Business District, indicating that the private market has had a limited ability to support substantial new development without public assistance.

Finding: *The proposed Business District on the whole has not been subject to growth and development through investment by private enterprises.*

2. “BUT FOR” THE CREATION OF A BUSINESS DISTRICT, AREA WOULD NOT BE REDEVELOPED

Without the support of public resources, the redevelopment objectives for the proposed Business District would most likely not be realized. The Area-wide improvements and development assistance resources needed to upgrade existing infrastructure and support new development and redevelopment are extensive and costly. The private market, on its own, has shown little ability to absorb all such costs. The Village has limited capacity to fund capital improvements of the sort that appear necessary to remove blighting factors.

Given the lower growth in property value, significant recent vacancies, limited new private investment, and existing site deterioration, it appears unlikely that significant private investment would occur in the Area without creation of the Business District.

Finding: *The Area would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Plan.*

3. CONTIGUITY OF PARCELS

Finding: *All parcels in the Area are contiguous and are expected to directly and substantially benefit from the Business District Plan.*

4. CONFORMANCE TO THE PLANS OF THE VILLAGE

Finding: *Based on a review of the Village’s most recently adopted Comprehensive Plan, the Business District Plan conforms to the Village’s Comprehensive Plan for development of the municipality as a whole.*

Summary of Findings

SB Friedman found that the proposed Business District qualifies to be designated as a “blighted area.” The proposed Business District is blighted due to the predominance of deterioration of site improvements and (to a lesser extent) the presence of improperly subdivided/obsoletely platted parcels, which contribute to an economic underutilization of the area. The proposed Business District also satisfies the four separate findings and tests required for designation.

3. Business District Plan

Redevelopment Needs of the Proposed Business District

The economic potential of the proposed Business District is currently hampered by deterioration of site improvements. Investment in infrastructure and improvements in roadways, parking and sidewalks in the Area are necessary to increase the economic viability within and adjacent to the proposed Business District. The existing conditions of the Area suggest four major redevelopment needs for the proposed Business District:

- Rehabilitation of existing buildings;
- Infrastructure and capital improvements;
- Resources for new development; and
- Site preparation.

This Business District Plan identifies tools for the Village to support the improvement of the proposed Business District through provision of necessary infrastructure improvements and other public and private improvements to best serve the interests of the Village, local business owners and residents.

The public and private improvements outlined in this Business District Plan will create an environment conducive to economic growth and development within the proposed Business District and Village overall.

Goal and Objectives

The overall goal of the Business District Plan is to reduce or eliminate conditions that qualify the proposed Business District as a blighted area under the Act and to provide the direction and mechanisms necessary to create a vibrant commercial and mixed-use district that will strengthen the economic base and enhance the quality of life of the Area and Village as a whole.

The following five objectives support the overall goal of Area-wide revitalization of the proposed Business District:

- Enhance the Village's tax base by encouraging investment and redevelopment within the proposed Business District;
- Foster the construction, improvement, replacement and/or repair of public infrastructure;
- Provide improved pedestrian and bicycle access throughout the proposed Business District;
- Promote the improvement of façades and signage within the proposed Business District; and
- Promote private investment within the Village.

Public and private improvements throughout the Area will increase the economic viability of businesses within and adjacent to the proposed Business District. The overall redevelopment is expected to affect each of the properties in the proposed Business District.

Powers of the Municipality

The Act grants municipalities various powers to designate, implement and maintain a business district. In addition to the powers a municipality may now have, a municipality shall have the following powers:

- To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan, as more fully set forth in 65 ILCS 5/11-74.3-3(1);
- To acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests within the business district, as more fully set forth in 65 ILCS 5/11-74.3-3(2) and 65 ILCS 5/11-74.3-3(2.5);
- To clear any area within a business district by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land;
- To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan;
- To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district;
- To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district;
- To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district;
- To pay or cause to be paid business district project costs, as more fully set forth in 65 ILCS 5/11-74.3-3(8). Such eligible project costs are defined in the following section. As per 65 ILCS 5/11-74.3-3(8.5), the Act also empowers the Village to utilize up to 1% of the revenue from a business district retailers' occupation tax and service occupation tax and/or a hotel operators' occupation tax ("porting") for business district eligible costs from another business district that is:
 - contiguous to the business district from which the revenues are received;
 - separated only by a public right of way from the business district from which the revenues are received; or
 - separated only by forest preserve property from the business district from which the revenues are received if the closest boundaries of the business districts that are separated by the forest preserve property are less than one mile apart.
- To apply for and accept grants, guarantees donations of property or labor or any other thing of value for use in connection with a business district project;
- To impose a retailers' occupation tax and a service occupation tax in the business district at a rate not to exceed 1.0% of the gross receipts from the sales made (to be imposed only in 0.25% increments) for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality; and
- To impose a hotel operators' occupation tax in the business district at a rate not to exceed 1.0% of the gross receipts from the sales made (to be imposed only in 0.25% increments) for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.

Financial Plan

ELIGIBLE COSTS

Under the Act, eligible business district project costs include all costs incurred by the municipality, other governmental entity or nongovernmental entity in the furtherance of the business district plan, and may include:

- Costs of studies, surveys, development of plans and specifications, implementation and administration of a plan, and personnel and professional service costs including architectural, engineering, legal, market, financial, planning, or other professional services, provided no charges for professional services may be based on a percentage of tax revenues received by the municipality;
- Property assembly costs, including but not limited to, acquisition of land and other real or personal property or rights or interests therein, and specifically including payments to developers or other nongovernmental persons as reimbursement for property assembly costs incurred by that developer or other nongovernmental person;
- Site preparation costs including but not limited to, clearance, demolition or removal of any existing buildings, structures, fixtures, utilities, and improvements, and clearing and grading of land;
- Costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the business district plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person;
- Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of any existing buildings, improvements and fixtures within the business district, and specifically including payments to developers or other nongovernmental persons as reimbursement for costs incurred by such developer or nongovernmental person;
- Costs of installation or construction within the business district of buildings, structures, works, streets, improvements, equipment, utilities, or fixtures, and specifically including payments to developers or other nongovernmental persons as reimbursements for such costs incurred by such developer or nongovernmental person;
- Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations, payment of any interest on any obligations issued under the Act that accrues during the estimated period of construction of any redevelopment project for which obligations are issued and for not exceeding 36 months thereafter, and any reasonable reserves related to the issuance of those obligations; and
- Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.

ANTICIPATED PROJECT COSTS

The estimated eligible costs of this Business District Plan are shown in **Table 2** below. The total Business District Project Costs ("Project Costs") shown in **Table 2** provides an upper limit on expenditures that are to be funded

using Business District revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Additional funding in the form of county, state and federal grants, private developer contributions, porting of funds from contiguous business districts, and other outside sources may be pursued by the Village as a means of financing improvements and facilities that are of benefit to the general community.

Table 2. Project Costs

Eligible Cost Categories [1]	Budget
Professional Services (including studies, surveys, legal, architectural, engineering, marketing, etc.)	\$1,000,000
Property Assembly (including acquisition, reimbursement for developer assembly costs)	\$8,000,000
Site Preparation (including clearance, demolition, clearing & grading)	\$8,000,000
Public Works Installation, Repair or Construction (within or without Business District, which are essential to the Plan, including streets, utilities and other public site improvements)	\$72,000,000
Renovation or Rehabilitation of Existing Buildings, Improvements and Fixtures (including reconstruction, relocation, repair and remodeling)	\$35,300,000
Construction or Installation of Buildings, Improvements, Fixtures, Equipment or Utilities (within the Business District)	\$35,300,000
Financing Costs (including expenses related to issuance, interest and reserves related to obligations)	\$200,000
Relocation Costs (to the extent municipality deems necessary or is required by federal or State law)	\$200,000
TOTAL PROJECT COSTS [2] [3]	\$160,000,000

[1] Costs are shown in 2021 dollars and shall be adjusted from time to time to reflect changes in the cost of living, as measured by the U. S. Department of Labor’s Consumer Price Index.

[2] Increases in estimated Total Project Costs of more than 5%, after adjustment for inflation from the date this Business District Plan is approved, are subject to the amendment procedures as provided under the Act.

[3] Adjustments may be made among line items in the budget without amendment, as provided under the Act.

Each individual project cost will be reevaluated in light of Business District goals as it is considered for public financing under the provisions of the Act. The totals of line items set forth in **Table 2** are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs because of changed redevelopment costs and needs. Within the total Project Costs limit, adjustments to the estimated line item costs in **Table 2** are expected and may be made by the Village without amendment to this Plan.

The Project Costs described above are intended to further the goals outlined in this Plan and will benefit the owners and tenants of commercial businesses in the proposed Business District, as well as Village residents and patrons of local businesses.

Anticipated Sources of Funds to Pay Project Costs

As required by the Act, the Village shall establish and maintain a Business District Tax Allocation Fund (the “Fund”) to which Business District revenues generated through the Business District Retailers’ Occupation Tax,

Business District Service Occupation Tax and Business District Hotel Operator's Occupation Tax shall be deposited or credited. The Business District Taxes shall be administered as provided in the Act. Project Costs are to be reimbursed using the Fund, as described below.

BUSINESS DISTRICT RETAILERS' OCCUPATION TAX

A Business District Retailers' Occupation Tax will be imposed upon persons engaged in the business of selling tangible personal property at retail (excluding property titled or registered with an agency of the State of Illinois government) in the District at a rate of 1.0% of the gross receipts from the sales made in the course of such business. The tax may not be imposed on food for human consumption that is to be consumed off the premises from which it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purposes of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.

BUSINESS DISTRICT SERVICE OCCUPATION TAX

A Business District Service Occupation Tax will be imposed upon all persons in the District engaged in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the Business District, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. This tax will be imposed at a rate of 1.0% and may not be imposed on food for human consumption that is to be consumed off the premises from which it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purposes of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.

BUSINESS DISTRICT HOTEL OPERATOR'S OCCUPATION TAX

A Business District Hotel Operator's Occupation Tax will be imposed upon all persons in the District engaged in the business of renting, leasing or letting rooms in a hotel, at a rate of 1.0% of the gross rental receipts, excluding from gross rental receipts, the proceeds of such renting, leasing or letting to permanent residents of that hotel.

OTHER SOURCES OF FUNDS

Other sources of funds that may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other lawful sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The proposed Business District may be or become contiguous to, or be separated only by a public right-of-way from, one or more other business districts created by the Village in accordance with the Act (65 ILCS 5/11 74.4 4 et. seq.). The Village may utilize Business District tax revenues received from the Business District to pay eligible costs, or obligations issued to pay such costs, in such other business districts, and vice versa. The amount of revenue from the proposed Business District made available to support such business districts, when

added to all amounts used to pay eligible business district project costs within the proposed Business District, shall not at any time exceed the total Project Costs described in **Table 2** of the Plan.

If necessary, the plans for other business districts that may be or already have been created under the Act may be drafted or amended, as applicable, to add appropriate and parallel language to allow for the transfer and utilization of relevant business district tax revenues between such districts.

ISSUANCE OF OBLIGATIONS

To finance Project Costs, the Village may issue bonds or obligations secured by the anticipated Business District Retailers' Occupation Tax, Business District Service Occupation Tax and Business District Hotel Operator's Occupation Tax generated within the proposed Business District, or such other bonds or obligations as the Village may deem as appropriate.

All obligations issued by the Village pursuant to this Plan and the Act shall be retired in the manner provided in the ordinance authorizing issuance of such obligations, by the receipts of taxes from the proposed Business District and by any other revenue designated or pledged by the Village. The final maturity date of any such obligations that are issued may not be later than 20 years from their respective dates of issue or the dissolution of the Business District, whichever is earlier.

In addition to paying Project Costs, Business District revenues may be used for the scheduled and/or early retirement of obligations, as provided in the ordinance issuing such obligations. As provided in the Act, following payment or reimbursement for all Project Costs, any surplus funds in the Fund will be deposited into the Village's general corporate fund.

Establishment and Term of District

Pursuant to the Act, the term of the proposed Business District shall not exceed 23 years from the date the ordinance approving this Plan and designating the District is approved. The Business District Retailers' Occupation Tax, Business District Service Occupation Tax and Business District Hotel Operator's Occupation Tax will be imposed for no longer than the term of the Business District.

Provisions for Amending Plan

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

Appendix 1: Boundary Legal Description

OF PROPERTY DESCRIBED AS:

THAT PART OF SECTIONS 4, 9, 16, 20, 21, 28, FRACTIONAL SECTION 29, AND PART OF THE JACQUE JONVEAU RESERVATION, ALL IN TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SECTION 4; THENCE WEST ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 4 TO THE WEST LINE OF LAND DESCRIBED IN DOCUMENT # 201607682; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF ST. GEORGE ROAD; THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF BRADLEY COMMONS PHASE TWO, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 200705708; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID BRADLEY COMMONS PHASE TWO TO THE NORTHEAST CORNER OF LOT 12 IN MIDAM DALAN BRADLEY PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 200601851; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID MIDAM DALAN BRADLEY PHASE 1 TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE EAST ALONG SAID NORTH LINE 134.48 FEET TO THE NORTHWEST CORNER OF ASPEN RIDGE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 201610127; THENCE EAST ALONG THE NORTH LINE OF SAID ASPEN RIDGE SUBDIVISION TO THE NORTHEAST CORNER THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 TO THE EAST LINE OF LINE 1 IN NEWTOWNE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 92-09879, EXTENDED NORTH; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 EXTENDED AND SAID EAST LINE AND THE EAST LINE OF LOTS 2 AND 3 IN SAID NEWTOWNE SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE WEST ALONG THE SOUTH LINE OF SAID NEWTOWNE SUBDIVISION 25.00 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN WARRANTY DEED PER DOCUMENT # 200823097; THENCE SOUTH ALONG THE EAST LINE OF LAND DESCRIBED IN SAID DOCUMENT #200823097 TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN SAID DOCUMENT #200823097; THENCE WEST ALONG THE SOUTH LINE OF LAND DESCRIBED IN SAID DOCUMENT #200823097 TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN SAID DOCUMENT #200823097, BEING A POINT ON THE EAST LINE OF NORTHFIELD SQUARE RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 91-01091; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHFIELD SQUARE RESUBDIVISION TO THE SOUTHEAST CORNER OF PARCEL 12 IN SAID NORTHFIELD SQUARE RESUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHFIELD SQUARE RESUBDIVISION TO THE NORTHEAST CORNER OF SOUTHFIELD SQUARE ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT #202000236; THENCE SOUTH ALONG A EAST LINE OF SAID SOUTHFIELD SQUARE 60.00 FEET; THENCE WEST ALONG A SOUTH LINE OF SAID SOUTHFIELD SQUARE 180.02 FEET; THENCE SOUTH ALONG A EAST LINE OF SAID SOUTHFIELD SQUARE, ALSO BEING THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 TO THE SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF INTERSTATE 57; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF BRADLEY PLACE APARTMENTS PHASE II ACCORDING TO THE PLAT THEREOF RECORDED AS

DOCUMENT # 9807716; THENCE WEST ALONG THE NORTH LINE OF SAID BRADLEY PLACE APARTMENTS PHASE II AND SAID NORTH LINE EXTENDED TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF CHRISTINE DRIVE; THENCE SOUTHERLY ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE OF CHRISTINE DRIVE TO THE SOUTHWEST CORNER OF LOT 2 IN BRADLEY APARTMENTS SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 95-07386; THENCE EAST ALONG THE SOUTH LINE OF SAID BRADLEY APARTMENTS SUBDIVISION AND SAID SOUTH LINE EXTENDED TO THE SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF INTERSTATE 57; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN TRACT 4 OF DEED RECORDED PER DOCUMENT # 92-17430; THENCE WEST ALONG THE SOUTH LINE OF LAND DESCRIBED IN SAID DEED RECORDED PER DOCUMENT # 92-17430, TO THE NORTHWEST CORNER OF OAK ARBOR WEST SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 201708243; THENCE SOUTH ALONG THE WEST LINE OF SAID OAK ARBOR WEST SUBDIVISION TO THE SOUTHWEST CORNER OF SAID OAK ARBOR WEST SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF LAND DESCRIBED IN TRUSTEE'S DEED PER DOC# 92-22567 TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH EXISTING RIGHT OF WAY LINE OF MARQUIS DRIVE; THENCE WEST ALONG SAID NORTH EXISTING RIGHT OF WAY LINE TO THE WEST LINE OF THE EAST 200 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF BLOCK 92 IN THE VILLAGE OF BRADLEY EXTENDED NORTH; THENCE SOUTH ON SAID EAST LINE EXTENDED AND THE EAST LINE OF SAID BLOCK 92 TO THE SOUTHEAST CORNER OF LOT 26 IN SAID BLOCK 92; THENCE WEST ON THE SOUTH LINE OF SAID LOT 26 TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE SOUTH ON THE EAST LINE OF THE ALLEY IN SAID BLOCK 92 AND THE EAST LINE OF THE ALLEY IN BLOCK 105 IN THE VILLAGE OF BRADLEY TO THE SOUTHWEST CORNER OF LOT 24 IN SAID BLOCK 105; THENCE EAST ON THE NORTH LINE OF THE ALLEY IN BLOCKS 105, 104, 103, 102, AND 101 IN THE VILLAGE OF BRADLEY TO THE SOUTHEAST CORNER OF LOT 24 IN SAID BLOCK 101; THENCE SOUTH ON THE WEST RIGHT OF WAY LINE OF MONROE AVENUE TO THE NORTHEAST CORNER OF LOT 34 IN BLOCK 122 IN THE VILLAGE OF BRADLEY; THENCE EAST ON THE SOUTH RIGHT OF WAY LINE OF BROADWAY STREET TO THE NORTHEAST CORNER OF LOT 34 IN BLOCK 123 IN THE VILLAGE OF BRADLEY; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF JACKSON AVENUE TO THE NORTHEAST CORNER OF LOT 28 IN SAID BLOCK 123; THENCE WEST ALONG THE SOUTH LINE OF THE ALLEY IN BLOCKS 123, 122, 121, 120, 119, AND 118 IN THE VILLAGE OF BRADLEY TO THE NORTHWEST CORNER OF LOT 28 IN SAID BLOCK 118; THENCE SOUTH ALONG THE EAST LINE OF THE ALLEY IN SAID BLOCK 118 TO THE SOUTHWEST CORNER OF LOT 24 IN SAID BLOCK 118; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 24 TO THE SOUTHEAST CORNER OF SAID LOT 24; THENCE SOUTH ON THE WEST RIGHT OF WAY LINE OF QUINCY AVENUE TO THE SOUTH RIGHT OF WAY LINE OF LIBERTY STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF THE RESUBDIVISION OF FASTENAL KINZIE AVENUE MINOR SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 201910370; THENCE SOUTH ALONG THE EAST LINE OF SAID RESUBDIVISION OF FASTENAL KINZIE AVENUE MINOR SUBDIVISION TO THE CENTER LINE OF SOLDIER'S CREEK; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE TO THE EAST LINE OF SCOTTSDALE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK No. F OF RECORDS ON PAGE 323 AS DOCUMENT # 480270; THENCE NORTH ALONG SAID EAST LINE TO A POINT 140.0 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 27 IN SAID SCOTTSDALE SUBDIVISION; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF LIBERTY STREET 263.35 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SCOTTSDALE SUBDIVISION 140.0 FEET TO THE SOUTH RIGHT OF WAY LINE OF LIBERTY STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF LASALLE AVENUE EXTENDED SOUTH; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE EXTENDED AND THE WEST RIGHT OF WAY LINE OF LASALLE AVENUE TO THE

SOUTHEAST CORNER OF LOT 18 IN BLOCK 116 IN THE VILLAGE OF BRADLEY; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF FRANKLIN STREET TO THE SOUTHEAST CORNER OF LOT 18 IN BLOCK 117 IN THE VILLAGE OF BRADLEY; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF KINZIE AVENUE TO THE NORTHEAST CORNER OF LOT 28 IN BLOCK 117 IN THE VILLAGE OF BRADLEY; THENCE WEST ALONG THE SOUTH LINE OF THE ALLEY IN BLOCKS 117, 116, 115, 114, 113, AND 112 IN THE VILLAGE OF BRADLEY TO THE NORTHWEST CORNER OF LOT 32 IN SAID BLOCK 112; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF THE ALLEY IN BLOCKS 112, 135, 136, AND 143 IN THE VILLAGE OF BRADLEY AND SAID EASTERLY LINE EXTENDED TO THE SOUTH RIGHT OF WAY LINE OF SOUTH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NORTH EAST CORNER OF OUTLOT 6 IN MEADOWVIEW SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK NO. F OF RECORDS ON PAGE 63; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID OUTLOT 6 TO THE SOUTHEAST CORNER OF SAID OUTLOT 6; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID OUTLOT 6 AND SAID SOUTHERLY LINE EXTENDED TO THE WESTERLY RIGHT OF WAY LINE OF WASHINGTON AVENUE; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF OUTLOT 5 IN SAID MEADOWVIEW SUBDIVISION; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH STREET TO THE NORTHEAST CORNER OF LOT 18 IN BLOCK 6 IN THE SUBDIVISION OF OUTLOT 1 OF MEADOWVIEW SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK F PAGE 19; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 9 BLOCK 76 IN THE VILLAGE OF BRADLEY; THENCE NORTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF MICHIGAN AVENUE TO THE SOUTHEAST CORNER OF LOT 9 BLOCK 56 IN THE VILLAGE OF BRADLEY; THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF GOODWIN STREET TO THE SOUTHEAST CORNER OF LOT 9 BLOCK 57 IN THE VILLAGE OF BRADLEY; THENCE NORTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF WASHINGTON AVENUE TO THE SOUTHEAST CORNER OF LOT 12 BLOCK 40 IN THE VILLAGE OF BRADLEY; THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF CONGRESS STREET TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 39 IN THE VILLAGE OF BRADLEY; THENCE NORTHERLY ALONG THE WESTERLY LINE OF THE ALLEY IN SAID BLOCK 39 TO THE NORTHEAST CORNER OF LOT 8 IN SAID BLOCK 39; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF THE ALLEY IN BLOCKS 39, 40, 41, 42, 43, 44, AND 45 IN THE VILLAGE OF BRADLEY TO THE NORTHEAST CORNER OF LOT 7 IN SAID BLOCK 45; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF THE ALLEY TO THE SOUTHEAST CORNER OF LOT 7 IN SAID BLOCK 45; THENCE WESTERLY TO THE SOUTHWEST CORNER OF LOT 7 IN SAID BLOCK 45; THENCE NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF CLEVELAND AVENUE TO THE NORTHWEST CORNER OF LOT 7 IN SAID BLOCK 45; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF THE ALLEY IN BLOCKS 46, 47, AND 48 IN THE VILLAGE OF BRADLEY TO THE NORTHWEST CORNER OF LOT 20 IN SAID BLOCK 48; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF THE ALLEY IN BLOCKS 48 AND 49 IN THE VILLAGE OF BRADLEY TO THE SOUTHWEST CORNER OF LOT 9 IN SAID BLOCK 49; THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF GOODWIN STREET TO THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 50 IN THE VILLAGE OF BRADLEY; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF THE ALLEY IN BLOCK 67 IN THE VILLAGE OF BRADLEY TO THE NORTHWEST CORNER OF LOT 16 IN SAID BLOCK 70; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SUPERIOR STREET TO THE NORTHWEST CORNER OF LOT 16 IN BLOCK 69 IN THE VILLAGE OF BRADLEY; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF THE ALLEY IN SAID BLOCK 69 AND SAID EASTERLY LINE EXTENDED TO THE SOUTH RIGHT OF WAY LINE OF SOUTH STREET; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH STREET AND SAID LINE EXTENDED TO THE EXISTING WESTERLY RIGHT OF WAY LINE OF KENNEDY DRIVE; THENCE SOUTHWESTERLY ALONG THE EXISTING WESTERLY LINE OF KENNEDY DRIVE TO THE SOUTH LINE OF LOT 3 IN HICKS-WAY SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK F OF RECORDS ON PAGE 201 AS DOCUMENT # 451273; THENCE WEST ON THE NORTH RIGHT OF WAY LINE OF BROOKMONT BOULEVARD TO THE SOUTHWEST CORNER OF LOT 3 IN SAID HICKS-WAY SUBDIVISION; THENCE NORTH ALONG THE

WEST LINE OF LOTS 3, 2, AND 1 IN SAID HICKS-WAY SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 1 IN RIVERLANE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK F OF RECORDS ON PAGE 291 AS DOCUMENT # 476131; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF RIVERLANE DRIVE TO THE WESTERLY RIGHT OF WAY LINE OF FAIRVIEW DRIVE EXTENDED SOUTH; THENCE NORTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF FAIRVIEW DRIVE EXTENDED AND THE WESTERLY RIGHT OF WAY LINE OF FAIRVIEW DRIVE TO A POINT 91.1 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 2 IN RIVERLANE SUBDIVISION SECOND ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK F OF RECORDS ON PAGE 295 AS DOCUMENT # 476133; THENCE NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 31 IN SAID IN RIVERLANE SUBDIVISION SECOND ADDITION; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 31 AND SAID EAST LINE EXTENDED TO THE NORTH RIGHT OF WAY LINE OF DIVISION STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF LOT 15 IN BLOCK 4 IN HARDEBECK'S PARK ADDITION TO NORTH KANKAKEE ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK B OF RECORDS ON PAGE 55; THENCE NORTH ALONG THE WEST LINE OF THE ALLEY IN SAID BLOCK 4 TO THE NORTHEAST CORNER OF LOT 10 IN BLOCK 4 IN SAID HARDEBECK'S PARK ADDITION; THENCE EAST ALONG THE SOUTH LINE OF THE ALLEY IN SAID BLOCK 4 TO THE WEST LINE OF LOT 3 IN BLOCK 4 IN SAID HARDEBECK'S PARK ADDITION EXTENDED SOUTH; THENCE NORTH ALONG THE WEST LINE OF LOT 3 IN BLOCK 4 IN SAID HARDEBECK'S PARK ADDITION EXTENDED SOUTH AND THE WEST LINE OF SAID LOT 3 AND SAID WEST LINE EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF PARK PLACE; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF PARK PLACE AND THE SOUTH RIGHT OF WAY LINE OF STATE STREET TO THE WEST LINE OF THE ALLEY IN BLOCK 3 IN SAID HARDEBECK'S PARK ADDITION; THENCE NORTH ALONG THE WEST LINE OF THE ALLEY IN BLOCK 2 OF SAID HARDEBECK'S PARK ADDITION TO THE NORTHWEST CORNER OF SAID HARDEBECK'S PARK ADDITION BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF PERRY STREET; THENCE EAST ON THE NORTH RIGHT OF WAY LINE OF PERRY STREET AND SAID NORTH LINE EXTENDED EAST TO THE EXISTING EASTERLY RIGHT OF WAY LINE OF KENNEDY DRIVE, BEING A POINT ON THE WESTERLY LINE OF BLOCK 28 IN THE VILLAGE OF BRADLEY; THENCE NORTHEASTERLY ALONG THE EXISTING EASTERLY RIGHT OF WAY LINE OF KENNEDY DRIVE TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 10 IN THE VILLAGE OF BRADLEY; THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK 10 TO THE NORTHWEST CORNER OF LOT 25 IN SAID BLOCK 10; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF THE ALLEY IN BLOCKS 10, 28, AND 29 IN THE VILLAGE OF BRADLEY TO THE SOUTHWEST CORNER OF LOT 22 IN BLOCK 29 IN THE VILLAGE OF BRADLEY; THENCE EASTERLY ALONG THE NORTH LINE OF THE ALLEY IN BLOCKS 29, 30, 31, 32, 33, 34, 35, 36, AND 37 IN THE VILLAGE OF BRADLEY TO THE SOUTHEAST CORNER OF LOT 18 IN SAID BLOCK 37; THENCE NORTHEASTERLY ON THE WESTERLY RIGH OF WAY LINE OF WASHINGTON AVENUE TO THE SOUTHEAST CORNER OF LOT 14 IN BLOCK 20 IN THE VILLAGE OF BRADLEY; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 14 AND SAID SOUTH LINE EXTENDED TO THE WESTERLY LINE OF THE ALLEY IN SAID BLOCK 20; THENCE NORTHEASTERLY ON THE WESTERLY LINE OF THE ALLEY IN BLOCKS 20 AND 17 IN THE VILLAGE OF BRADLEY TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 2 IN THE VILLAGE OF BRADLEY; THENCE EASTERLY ON THE NORTH RIGHT OF WAY LINE OF LAWN STREET TO THE SOUTHEAST CORNER OF LOT 13 IN DOLAN.SEVERE & KEEPERS' RE-SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME B OF PLATS AT PAGE 57; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF THE ALLEY IN SAID DOLAN.SEVERE & KEEPERS RE-SUBDIVISION TO THE NORTHEAST CORNER OF LOT 1 IN SAID DOLAN.SEVERE & KEEPERS RE-SUBDIVISION; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF NORTH STREET TO THE NORTHEAST CORNER OF LOT 26 IN BLOCK 86 IN THE VILLAGE OF BRADLEY; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF EUCLID AVENUE TO THE SOUTHEAST CORNER OF LOT 24 IN BLOCK 111 IN THE VILLAGE OF BRADLEY; THENCE EAST ALONG THE NORTH LINE OF THE ALLEY IN BLOCKS 110, 109, 108,

107, AND 106 IN THE VILLAGE OF BRADLEY TO THE SOUTHEAST CORNER OF LOT 11 IN SAID BLOCK 106; THENCE NORTH ALONG THE WEST LINE OF THE ALLEY IN BLOCKS 106 AND 91 IN THE VILLAGE OF BRADLEY TO THE SOUTHEAST CORNER OF LOT 7 IN SAID BLOCK 91; THENCE WEST TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF LASALLE AVENUE TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 91 IN THE VILLAGE OF BRADLEY; THENCE WEST ON THE SOUTH RIGHT OF WAY LINE OF NORTH STREET TO THE NORTHEAST CORNER OF LOT 26 IN BLOCK 89 IN THE VILLAGE OF BRADLEY; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 26 IN BLOCK 88 IN THE VILLAGE OF BRADLEY; THENCE SOUTH ALONG THE EAST LINE OF THE ALLEY TO THE SOUTHWEST CORNER OF LOT 19 IN SAID BLOCK 88; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 19 IN BLOCK 87 IN THE VILLAGE OF BRADLEY; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF FULTON AVENUE TO THE NORTHEAST CORNER OF LOT 26 IN SAID BLOCK 87; THENCE WEST ON THE SOUTH RIGHT OF WAY LINE OF NORTH STREET TO THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 87; THENCE SOUTH ALONG THE WEST LINE OF THE ALLEY TO THE SOUTHEAST CORNER OF LOT 4 IN SAID BLOCK 87; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 4 IN SAID BLOCK 87; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF EUCLID AVENUE AND SAID LINE EXTENDED NORTH TO THE NORTH RIGHT OF WAY LINE OF NORTH STREET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF NORTH STREET TO THE EASTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTH LINE OF BRADFORD DRIVE; THENCE EAST ALONG SAID SOUTH LINE 50 FEET MORE OR LESS TO THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND SOUTHERN TRACTION COMPANY; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT # 202006353; THENCE EAST ALONG THE SOUTH LINE OF LAND DESCRIBED IN SAID DOCUMENT # 202006353 TO THE WESTERLY RIGHT OF WAY LINE OF INDUSTRIAL DRIVE; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF LOT 5 IN WARD'S BASEBALL PARK AND BUSINESS CENTER ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 20002150 AND THE SOUTH LINE OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NUMBER 80-00841; THENCE EAST ALONG THE SOUTH LINE OF LAND DESCRIBED IN SAID WARRANTY DEED TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 50; THENCE NORTH 30.0 FEET ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE WEST 280.0 FEET ALONG A LINE PARALLEL WITH THE SOUTH LINE OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NUMBER 80-00841; THENCE NORTH 276.0 FEET ALONG A LINE PARALLEL WITH THE WESTERLY EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 50; THENCE EAST 280.0 FEET ALONG A LINE PARALLEL WITH THE SOUTH LINE OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NUMBER 80- 00841 TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 50; THENCE NORTHERLY ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF ARMOUR ROAD; THENCE NORTHEASTERLY TO THE INTERSECTION OF THE NORTHERLY EXISTING RIGHT OF WAY LINE OF ARMOUR ROAD WITH THE WESTERLY EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 50; THENCE NORTHERLY ALONG THE WESTERLY EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 50 TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 57; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 1 IN BRADLEY EDWARD SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 94-19708; THENCE EAST ALONG THE NORTH LINE OF SAID BRADLEY EDWARD SUBDIVISION TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 50; THENCE NORTHERLY ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE TO THE NORTH LINE OF SAID SECTION 16; THENCE EAST ALONG SAID NORTH LINE TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 50; THENCE NORTHERLY ALONG THE EASTERLY EXISTING RIGHT

OF WAY LINE OF ILLINOIS ROUTE 50 TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE WEST ALONG SAID NORTH LINE TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 50; THENCE NORTHEASTERLY ALONG THE WESTERLY EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 50 TO THE SOUTHWEST CORNER OF JVJ SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 201412933; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID JVJ SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 5 IN SAID JVJ SUBDIVISION; THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

Appendix 2: PIN in Proposed Bradley Commercial Business District

Parcel	Parcel	Parcel	Parcel	Parcel
17-09-04-100-013	17-09-09-302-007	17-09-09-400-010	17-09-16-102-002	17-09-16-301-025
17-09-04-200-008	17-09-09-302-008	17-09-09-400-014	17-09-16-102-003	17-09-16-301-027
17-09-04-200-010	17-09-09-302-009	17-09-09-400-015	17-09-16-102-004	17-09-16-301-028
17-09-04-200-022	17-09-09-302-010	17-09-09-400-016	17-09-16-102-005	17-09-16-301-030
17-09-04-200-023	17-09-09-302-011	17-09-09-401-001	17-09-16-102-006	17-09-16-301-033
17-09-04-300-009	17-09-09-302-012	17-09-09-401-002	17-09-16-102-007	17-09-16-301-036
17-09-04-300-010	17-09-09-303-001	17-09-09-401-003	17-09-16-103-002	17-09-16-301-038
17-09-09-105-006	17-09-09-303-002	17-09-16-100-038	17-09-16-103-003	17-09-16-301-042
17-09-09-105-007	17-09-09-303-003	17-09-16-100-041	17-09-16-103-006	17-09-16-301-044
17-09-09-106-001	17-09-09-303-004	17-09-16-101-004	17-09-16-103-007	17-09-16-301-045
17-09-09-106-002	17-09-09-303-005	17-09-16-101-005	17-09-16-103-008	17-09-16-301-046
17-09-09-106-005	17-09-09-303-006	17-09-16-101-006	17-09-16-103-009	17-09-16-301-048
17-09-09-106-006	17-09-09-303-007	17-09-16-101-007	17-09-16-104-002	17-09-16-301-049
17-09-09-106-007	17-09-09-303-008	17-09-16-101-011	17-09-16-104-003	17-09-16-301-050
17-09-09-106-008	17-09-09-303-009	17-09-16-101-012	17-09-16-104-005	17-09-16-301-051
17-09-09-106-009	17-09-09-303-010	17-09-16-101-013	17-09-16-105-002	17-09-16-301-053
17-09-09-106-011	17-09-09-303-020	17-09-16-101-015	17-09-16-105-003	17-09-16-400-024
17-09-09-106-012	17-09-09-303-021	17-09-16-101-016	17-09-16-200-033	17-09-16-400-025
17-09-09-107-001	17-09-09-303-022	17-09-16-101-018	17-09-16-201-001	17-09-16-400-027
17-09-09-107-002	17-09-09-303-023	17-09-16-101-019	17-09-16-201-002	17-09-20-415-014
17-09-09-107-003	17-09-09-303-024	17-09-16-101-020	17-09-16-201-003	17-09-20-415-018
17-09-09-107-004	17-09-09-303-025	17-09-16-101-021	17-09-16-201-005	17-09-20-415-024
17-09-09-107-005	17-09-09-303-026	17-09-16-101-023	17-09-16-201-007	17-09-20-415-025
17-09-09-108-001	17-09-09-303-027	17-09-16-101-025	17-09-16-201-008	17-09-20-415-026
17-09-09-108-002	17-09-09-303-028	17-09-16-101-026	17-09-16-201-010	17-09-20-415-031
17-09-09-108-003	17-09-09-303-029	17-09-16-101-027	17-09-16-201-011	17-09-20-415-036
17-09-09-108-004	17-09-09-303-030	17-09-16-101-028	17-09-16-201-012	17-09-20-415-038
17-09-09-108-005	17-09-09-303-031	17-09-16-101-029	17-09-16-201-013	17-09-20-415-039
17-09-09-302-001	17-09-09-303-032	17-09-16-101-031	17-09-16-201-014	17-09-20-415-041
17-09-09-302-002	17-09-09-303-037	17-09-16-101-032	17-09-16-202-001	17-09-20-415-042
17-09-09-302-003	17-09-09-303-038	17-09-16-101-033	17-09-16-202-002	17-09-20-415-043
17-09-09-302-004	17-09-09-303-039	17-09-16-101-034	17-09-16-202-003	17-09-20-415-044
17-09-09-302-005	17-09-09-303-040	17-09-16-101-035	17-09-16-301-016	17-09-20-415-045
17-09-09-302-006	17-09-09-400-004	17-09-16-101-036	17-09-16-301-023	17-09-20-416-002

Parcel	Parcel	Parcel	Parcel	Parcel
17-09-20-416-003	17-09-21-300-013	17-09-21-300-104	17-09-28-103-029	17-09-28-110-030
17-09-20-416-006	17-09-21-300-015	17-09-21-300-105	17-09-28-103-030	17-09-28-111-001
17-09-20-416-010	17-09-21-300-018	17-09-21-300-106	17-09-28-104-001	17-09-28-111-002
17-09-20-416-013	17-09-21-300-024	17-09-21-300-109	17-09-28-104-002	17-09-28-111-003
17-09-20-416-014	17-09-21-300-031	17-09-21-301-005	17-09-28-104-003	17-09-28-111-004
17-09-20-416-015	17-09-21-300-036	17-09-21-301-007	17-09-28-104-004	17-09-28-111-005
17-09-20-416-044	17-09-21-300-037	17-09-21-301-012	17-09-28-104-005	17-09-28-111-020
17-09-20-416-045	17-09-21-300-038	17-09-21-301-014	17-09-28-104-006	17-09-28-111-023
17-09-20-416-046	17-09-21-300-039	17-09-21-301-016	17-09-28-104-007	17-09-28-111-024
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Appendix 3. Limitations of Engagement

The Eligibility Study covers events and conditions that were determined to support the designation of the proposed Business District as a “blighted area” under the Act at the completion of our field research in May and June 2021 and not thereafter. SB Friedman’s findings do not consider events or conditions that may have occurred after completion of field research, including, without limitation, governmental actions and additional development.

This Report summarizes the analysis and findings of the consultant’s work, which, unless otherwise noted, is solely the responsibility of SB Friedman. The Village is entitled to rely on the findings and conclusions of the Report in designating the Area as a business district under the Act. SB Friedman has prepared the Report with the understanding that the Village would rely on the findings and conclusions of this Report in proceeding with the designation of the proposed Business District and the adoption and implementation of the Plan in compliance with the Act.

The Report is based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the Report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we will be available to discuss the necessity for revision in view of changes in economic or market factors.

Preliminary Business District revenue projections were prepared for the purpose of estimating the approximate level of revenues that could be generated by proposed projects and other properties within the proposed Business District and from inflationary increases in sales. These projections were intended only to assist in preparing a budget for the Business District Plan.

As such, our Report and the preliminary projections prepared under this engagement are intended solely for your information, for the purpose of establishing a business district. These projections should not be relied upon for purposes of evaluating potential debt obligations or by any other person, firm or corporation, or for any other purposes. Neither the Report nor its contents, nor any reference to SB Friedman, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.