

VILLAGE OF BRADLEY

ORDINANCE NO. 0-05-24-02

AN ORDINANCE TO ESTABLISH A DATE FOR A PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE 315 DESTINATION TAX INCREMENT FINANCING DISTRICT IN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 13th DAY OF May, 2024

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley, Kankakee County, Illinois this 13th day of May, 2024

ORDINANCE NO. 0-05-2402

AN ORDINANCE TO ESTABLISH A DATE FOR A PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE 315 DESTINATION TAX INCREMENT FINANCING DISTRICT IN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS

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 Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*) (the "Act"), was enacted to assist in the financing of certain improvements in areas which meet specified requirements and authorizes the Village to take various actions with respect to redevelopment of property within its borders; and

WHEREAS, the Village is considering the designation of a redevelopment project area and the approval of a redevelopment plan and project within the corporate limits of the Village, to be called the 315 Destination Tax Increment Financing District (hereinafter referred to as the "315 Destination TIF") pursuant to the Act; and

WHEREAS, the Village previously authorized the preparation of an eligibility report, and a redevelopment plan and project, relative to the 315 Destination TIF; and

WHEREAS, pursuant to Section 11-74.4-4.2 of the Act, the Village approved Ordinance No. O-04-24-06 on April 22, 2024, authorizing the establishment of a Tax Increment Financing "Interested Parties Registry" and adopted Registration Rules with regard to such Registry for the proposed 315 Destination TIF; and

WHEREAS, pursuant to Section 11-74.4-4.1 of the Act, the Village approved Resolution No. R-04-24-10 on April 22, 2024, authorizing and directing SB Friedman Development Advisors, LLC to prepare a study of the feasibility of establishing tax increment allocation financing under the Act for the proposed 315 Destination TIF and for the reimbursement of costs incurred in connection with the feasibility study; and

WHEREAS, the area proposed for the redevelopment project area (hereinafter referred to as the "Redevelopment Project Area") does not contain seventy-five (75) or more inhabited residential units and pursuant to Resolution No. R-04-24-10 passed on April 22, 2024, the Village certified that the activities in the Redevelopment Project Area will not result in the displacement of residents from ten (10) or more inhabited residential units. Therefore, a "housing impact study" was not required by the Act; and

WHEREAS, on or before May 1, 2024, copies of the proposed redevelopment plan and project for the proposed 315 Destination TIF (hereinafter referred to as the "TIF Plan"), with said TIF Plan containing an eligibility report for the proposed 315 Destination TIF (hereinafter referred to as the "Eligibility Report") addressing the tax increment financing eligibility of the

Redevelopment Project Area have been on file in the office of the Village Clerk, and have been available for public inspection during regular Village business hours; and

WHEREAS, pursuant to Section 11-74.4-5(a) of the Act, the Village Board, prior to the adoption of an ordinance proposing the designation of a redevelopment project area, or approving a redevelopment plan or redevelopment project area, shall adopt an ordinance or resolution fixing a time and place for a public hearing; and

WHEREAS, pursuant to Section 11-74.4-6(c) of the Act, the Village shall provide notice by certified mail to all taxing districts of which taxable property is included in the Redevelopment Project Area, Redevelopment Project or Redevelopment Plan and to the Illinois Department of Commerce and Economic Opportunity (DCEO) not less than forty-five (45) days prior to the date set for the public hearing. Said notice of the public hearing shall include: the date, time and location of the public hearing; the boundaries of the proposed redevelopment project area by legal description and by street location where possible; a notification that all interested persons will be given an opportunity to be heard at the public hearing; a description of the Redevelopment Plan or Redevelopment Project for the proposed Redevelopment Project Area; an invitation to each taxing district and DCEO to submit comments to the Village, in care of the Village Clerk of the Village of Bradley, Bradley Village Hall 147 S. Michigan Avenue, Bradley, Illinois 60915, concerning the subject matter of the public hearing prior to the date of the public hearing; and such other matters as the Village may deem appropriate; and

WHEREAS, pursuant to Section 11-74.4-5(b) of the Act, the Village shall convene a Joint Review Board (hereinafter referred to as the "JRB"). All board members shall be appointed and the first JRB meeting shall be held at least fourteen (14) days but not more than twenty-eight (28) days after the mailing of notice by the municipality to the taxing districts as required by Section 11-74.4-6(c). This JRB shall consist of: one (1) representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the proposed redevelopment project area at the time that the proposed redevelopment project area is approved; one (1) public member; and one (1) representative selected by the municipality. The Village will provide notice of the convening of the Joint Review Board to the appropriate taxing districts and other members; and

WHEREAS, pursuant to Section 11-74.4-5(a) of the Act, the Village shall provide notice by mail of the availability of the TIF Plan and Eligibility Report, including how to obtain this information, within a reasonable time after the adoption of this Ordinance, to all residential addresses that, after a good faith effort, the Village determines are located outside the proposed Redevelopment Project Area and within seven hundred fifty (750) feet of the boundaries of the proposed Redevelopment Project Area and to those residents and organizations that have registered with the Village for that information in accordance with the registration guidelines established by the Village under Section 11-74.4-4.2 in the "Interested Parties Registry"; and

WHEREAS, pursuant to Section 11-74.4-6 of the Act, the Village shall provide notice of this public hearing by publication and mail. Notice by publication shall be given at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the public hearing, in a newspaper of general circulation within the taxing districts in the proposed Redevelopment Project Area, and said notice by mailing to be given by depositing such notice in

the United States mail by certified mail not less than ten (10) days prior to the date set for the public hearing addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Redevelopment Project Area; and

WHEREAS, it is the desire of the Corporate Authorities of the Village to conduct the public hearing and to convene the meeting of the JRB.

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 public hearing for the proposed Bradley 315 Destination TIF District shall be held on July 22, 2024 at 5:00 p.m. at the Bradley Village Hall, 147 S. Michigan Avenue, Bradley, Illinois 60915, for the purpose of conducting a public hearing to hear from any interested persons, taxpayers, or affected taxing districts regarding designating a Redevelopment Project Area, approving the TIF Plan, the adoption of tax increment allocation financing and all other matters as provided by law for the proposed 315 Destination TIF District. The public hearing shall be conducted in conformance with the TIF Act. Notice of the public hearing shall be given by publication and certified mail, return receipt requested, with said notice being substantially in the form attached hereto as **Exhibit A** and incorporated herein.

SECTION 3. The JRB for the proposed 315 Destination TIF District shall be convened to review the public record, planning documents, and proposed ordinances approving the TIF Plan and Eligibility Report, and such other matters as provided by law for the proposed 315 Destination TIF District. The first meeting of the JRB shall be on May 28, 2024, at 11:00 a.m., at the Bradley Village Hall, 147 S. Michigan Avenue, Bradley, Illinois 60915. The JRB Meeting shall be conducted in conformance with the TIF Act. The JRB shall make an advisory recommendation to the Village within thirty (30) days after the convening of the JRB. A written report shall be issued by the JRB. The failure of the JRB to submit its report on a timely basis shall not be cause to delay the public hearing or any other step in the process of designating the Redevelopment Project Area and approving the TIF Plan for the proposed 315 Destination TIF District. In the event the JRB does not file a report, it shall be presumed that the JRB has approved the matters before it. Pursuant to the provisions of Section 11-74.4-5(b) of the Act, the JRB shall consist of one (1) public member, one (1) representative selected by the municipality, and one (1) representative from each of the following taxing districts: Kankakee County, Kankakee Community College District #520, St. George School District #258, Bradley Bourbonnais High School District #307, Bourbonnais Fire Protection District, Bourbonnais Public Library District, Bourbonnais Township Park District, Bourbonnais Township Road District, Bourbonnais Township, Bradley School District #61, Bradley Public Library District, Bourbonnais School District #53, and Illinois Office of Business Development. Notice of the public hearing shall be given pursuant to the TIF Act, with said notice being substantially in the form attached hereto as **Exhibit B** and incorporated herein.

SECTION 4. The Village’s representative on the JRB is hereby appointed and confirmed as the Village Finance Director of the Village of Bradley, or their designee.

SECTION 5. That a notice setting forth the availability of the Eligibility Report and the TIF Plan for the proposed 315 Destination TIF District, and how to obtain a copy thereof, shall be sent by mail to all the residential addresses within seven hundred fifty (750) feet of the boundaries of the proposed 315 TIF District and to all persons who have registered on the Village’s TIF “Interested Parties Registry,” within a reasonable time after the adoption of this Ordinance, as required by Section 11-74.4-5(a) of the Act, with said notice being substantially in the form attached hereto as **Exhibit C** and incorporated herein.

SECTION 6. The Village staff are hereby authorized and directed to prepare any notices set forth in this Ordinance, any additional notices of the public hearing, and any other notices as required by the Act. The Village staff are further authorized and directed to take such other action as is required to conform with the TIF Act.

SECTION 7. 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 8. That 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 9. That the Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 10. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

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PASSED by the Board of Trustees on a roll call vote on the 13th day of May, 2024.

TRUSTEES:

RYAN LEBRAN	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
BRIAN BILLINGSLEY	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
DARREN WESTPHAL	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
BRIAN TIERI	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>
GRANT D. VANDENHOUT	Aye - <input type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input checked="" type="checkbox"/>
GENE JORDAN	Aye - <input checked="" type="checkbox"/>	Nay - <input type="checkbox"/>	Absent - <input type="checkbox"/>

VILLAGE PRESIDENT:

MICHAEL WATSON Aye - Nay - Absent -

TOTALS: Aye - 5 Nay - 0 Absent - 1

ATTEST:



KELLI BRZA, VILLAGE CLERK

APPROVED this 13th day of May, 2024.



MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:



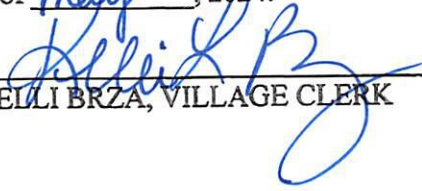
KELLI BRZA, VILLAGE CLERK



STATE OF ILLINOIS)
)
COUNTY OF KANKAKEE) §§

I, Kelli Brza, 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 0-05-24-02 "AN ORDINANCE TO ESTABLISH A DATE FOR A PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE 315 DESTINATION TAX INCREMENT FINANCING DISTRICT IN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS," which was adopted by the Village Corporate Authorities at a meeting held on the 13th day of May, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 13th day of May, 2024.



KELLI BRZA, VILLAGE CLERK



Exhibit A

**(Notice of Public Hearing and Joint Review
Board Meeting)**

PUBLIC HEARING NOTICE
VILLAGE OF BRADLEY, ILLINOIS
NOTICE OF THE PUBLIC HEARING TO CONSIDER THE DESIGNATION OF A
REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A
REDEVELOPMENT PLAN AND PROJECT FOR THE VILLAGE OF BRADLEY 315
DESTINATION TAX INCREMENT FINANCING DISTRICT

Please take notice that on July 22, 2024 at 5:00 p.m. at the Bradley Village Hall, 147 S. Michigan Avenue, Bradley, Illinois 60915, a public hearing will be held in regard to the proposed designation of an area as a redevelopment project area (the "Redevelopment Project Area"), together with the approval of a proposed redevelopment plan and project (the "Redevelopment Plan and Project") in relation thereto, and the adoption of tax increment financing to finance all or a portion of the redevelopment project costs for the proposed Village of Bradley 315 Destination Tax Increment Financing District (the "315 Destination TIF"), pursuant to the provisions of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et. seq.*, as amended) (the "TIF Act").

The boundaries of the Redevelopment Project Area for the proposed 315 Destination TIF District are more fully set forth on the legal description attached hereto as **Exhibit 1** and incorporated herein and the street location map attached hereto as **Exhibit 2** and incorporated herein.

A description of the proposed Redevelopment Plan and Project for the proposed 315 Destination TIF District is attached hereto as **Exhibit 3** and incorporated herein.

The Village will implement the goals and objectives of the Redevelopment Plan and Project through public finance techniques including, but not limited to, tax increment allocation financing.

Copies of the Eligibility Report and the proposed Redevelopment Plan and Project have been on file with the Village since or before May 1, 2024, and are currently on file and available for public inspection during regular business hours, at the Office of the Village Clerk at the Bradley Village Hall, 147 S. Michigan Avenue, Bradley, Illinois 60915. Copies of the Eligibility Report and the proposed Redevelopment Plan and Project are enclosed with copies of this Notice that are being mailed to the affected taxing district and the Illinois Department of Commerce and Economic Opportunity. Robert Romo, the Village Finance Director of the Village of Bradley may be contacted for further information by phone at 815-936-5107, by email at rromo@bradleyil.org.

Prior to the public hearing, each taxing district having property in the proposed 315 Destination TIF District and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village with respect to any issues regarding the proposed Redevelopment Project Area and Redevelopment Plan and Project for the proposed 315 Destination TIF District. Written comments may be submitted to the Village Clerk at the Bradley Village Hall, 147 S. Michigan Avenue, Bradley, Illinois 60915. During the public hearing, any interested person or affected taxing district may file with the Village Clerk written objections to and will be given an opportunity to be heard orally regarding any issues embodied in this Notice. The President and Board of Trustees will hear all protests and objections at the public hearing. The public hearing may be adjourned by the Village Board without further notice other than a motion

to be entered upon the minutes of the public hearing, fixing the time and place of the subsequent public hearing.

**Mailed and Published by Order of the
President and Board of Trustees
Village of Bradley, Illinois**

Dated: _____

Exhibit 1

Legal Description for the Proposed 315 Destination TIF District

Destination 315 Legal Boundary Description Provided by MG2A

THAT PART OF SECTIONS 4, 9, 10, 15, AND 16, ALL IN TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF CARDINAL DRIVE; THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF THE SOUTH 280 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE WESTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF THE EAST 331.75 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTH RIGHT OF WAY LINE OF LARRY POWER ROAD; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF CARDINAL DRIVE; THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF NEWTOWNE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 92-09879, EXTENDED EAST; THENCE WESTERLY ALONG THE NORTH LINE OF SAID NEWTOWNE SUBDIVISION EXTENDED AND SAID NORTH LINE TO THE NORTHWEST CORNER OF LOT 5 IN SAID NEWTOWNE SUBDIVISION; THENCE SOUTHERLY ALONG THE EAST RIGHT OF WAY LINE OF NEWTOWNE DRIVE TO THE SOUTHWEST CORNER OF LOT 1 IN DOUBLE JACK SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 200318855; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID DOUBLE JACK SUBDIVISION AND THE SOUTH LINE OF SAID NEWTOWNE SUBDIVISION TO THE EAST LINE OF VILLAS AT HERITAGE WOODS SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 2008-00323, EXTENDED NORTH; THENCE SOUTHERLY ON SAID EAST LINE EXTENDED TO THE NORTHEAST CORNER OF SAID VILLAS AT HERITAGE WOODS SUBDIVISION; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID VILLAS AT HERITAGE WOODS SUBDIVISION TO THE NORTHWEST CORNER OF LOT 14 IN SAID VILLAS AT HERITAGE WOODS SUBDIVISION; THENCE SOUTHERLY ALONG A WEST LINE OF SAID LOT 14, 494.15 FEET; THENCE WESTERLY ALONG A NORTHERLY LINE OF SAID LOT 14, 475.00 FEET; THENCE SOUTHERLY ALONG A WEST LINE OF SAID LOT 14 TO THE NORTH RIGHT OF WAY LINE OF FREEDOM DRIVE; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO AN EASTERLY LINE OF LAND DESCRIBED IN TRUSTEES DEED RECORDED AS DOCUMENT NUMBER 202305295; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO A NORTHERLY LINE OF LAND DESCRIBED IN TRUSTEES DEED RECORDED AS DOCUMENT NUMBER 202305295; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE EASTERLY RIGHT OF WAY OF LEMNA AVENUE; THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF LEMNA AVENUE TO THE SOUTHERLY RIGHT OF WAY LINE OF NORTHFIELD MEADOWS BOULEVARD; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF WINANS AVENUE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY

LINE TO THE NORTHERLY LINE OF NORTHFIELD MEADOWS FIFTH ADDITION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 201014596 EXTENDED EAST; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID NORTHFIELD MEADOWS FIFTH ADDITION EXTENDED AND SAID NORTHERLY LINE TO THE NORTHWEST CORNER OF SAID NORTHFIELD MEADOWS FIFTH ADDITION; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID NORTHFIELD MEADOWS FIFTH ADDITION TO THE NORTHERLY LINE OF NORTHFIELD MEADOWS SUBDIVISION FOURTH ADDITION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 200313139; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE AND SAID NORTHERLY LINE EXTENDED WEST TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 57; THENCE NORTHWESTERLY, WESTERLY, AND SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO A LINE 1415 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE WESTERLY ALONG SAID PARALLEL LINE TO A POINT 150.0 FEET WEST OF THE CENTERLINE OF ILLINOIS ROUTE 50; THENCE NORTHERLY TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 50 WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTHERLY ALONG THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 50 TO THE NORTH LINE OF BRADLEY EDWARD SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 94-19708, EXTENDED EAST; THENCE EAST ON SAID NORTH LINE EXTENDED TO THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 50; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO A LINE 40 SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 16; THENCE WEST ALONG SAID PARALLEL LINE TO THE WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 50; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF GIACCHINO SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B AT PAGE 53 OF THE RECORDER'S RECORDS OF KANKAKEE COUNTY, EXTENDED WEST; THENCE EASTERLY ALONG SAID SOUTH LINE EXTENDED AND SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID GIACCHINO SUBDIVISION; THENCE NORTHERLY ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 140 FEET; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF THE EXISTING TIF BOUNDARY TO THE EASTERLY LINE OF LOT 14 IN BRADLEY COMMONS PHASE TWO ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT # 200705708; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 14 TO THE EASTERLY LINE OF THE EXISTING TIF BOUNDARY; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF THE EXISTING TIF BOUNDARY TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, SAID POINT BEING 1985 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 9; THENCE CONTINUING NORTHEASTERLY ALONG THE EASTERLY LINE OF THE EXISTING TIF BOUNDARY EXTENDED TO THE NORTH RIGHT OF WAY LINE OF ST. GEORGE ROAD; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 EXTENDED NORTH; THENCE SOUTHERLY ALONG SAID WEST LINE EXTENDED AND SAID WEST LINE TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE

NORTHEAST QUARTER OF SAID SECTION 9; THENCE EASTERLY ALONG THE SOUTH LINE OF EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING 3 TRACTS:

EXCEPTION 1:

BEGINNING AT A POINT WHICH IS 1050 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 31 NORTH RANGE 12 EAST THIRD PRINCIPAL MERIDIAN, AS A POINT OF BEGINNING, THENCE DUE NORTH 280 FEET, THENCE DUE WEST 156.5 FEET, THENCE DUE SOUTH APPROXIMATELY 280 FEET TO THE SOUTH LINE OF SAID SECTION 9, TO THE POINT OF BEGINNING, ALL IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 31 NORTH RANGE 12 EAST THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS.

EXCEPTION 2:

LOTS 1-9 BOTH INCLUSIVE IN BLOCK 1 AND LOTS 2-9 BOTH INCLUSIVE IN BLOCK 2 ALL IN CEDAR LANE SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 31 NORTH RANGE 12 EAST THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS.

EXCEPTION 3:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 13 OF NORTHFIELD SQUARE RESUBDIVISION ACCORDING TO PLAT THEREOF RECORDED AS DOCUMENT NUMBER 90-1091; THENCE ON A RECORDED BEARING OF SOUTH 89 DEGREES 04 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL 13, 604.62 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 19 DEGREES, 58 MINUTES 41 SECONDS WEST 33.05 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF FAI 57 PER TRUSTEE'S DEED RECORDED FEBRUARY 16, 2011, AS DOCUMENT NUMBER 2011-2374; THENCE NORTH 49 DEGREES 07 MINUTES 26 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 46.32 FEET TO THE SOUTH LINE OF SAID PARCEL 13; THENCE NORTH 89 DEGREES 04 MINUTES 47 SECONDS EAST ALONG SAID SOUTH LINE 46.32 FEET TO THE POINT OF BEGINNING.

Exhibit 2

Street Location Map for the Proposed 315 Destination TIF District

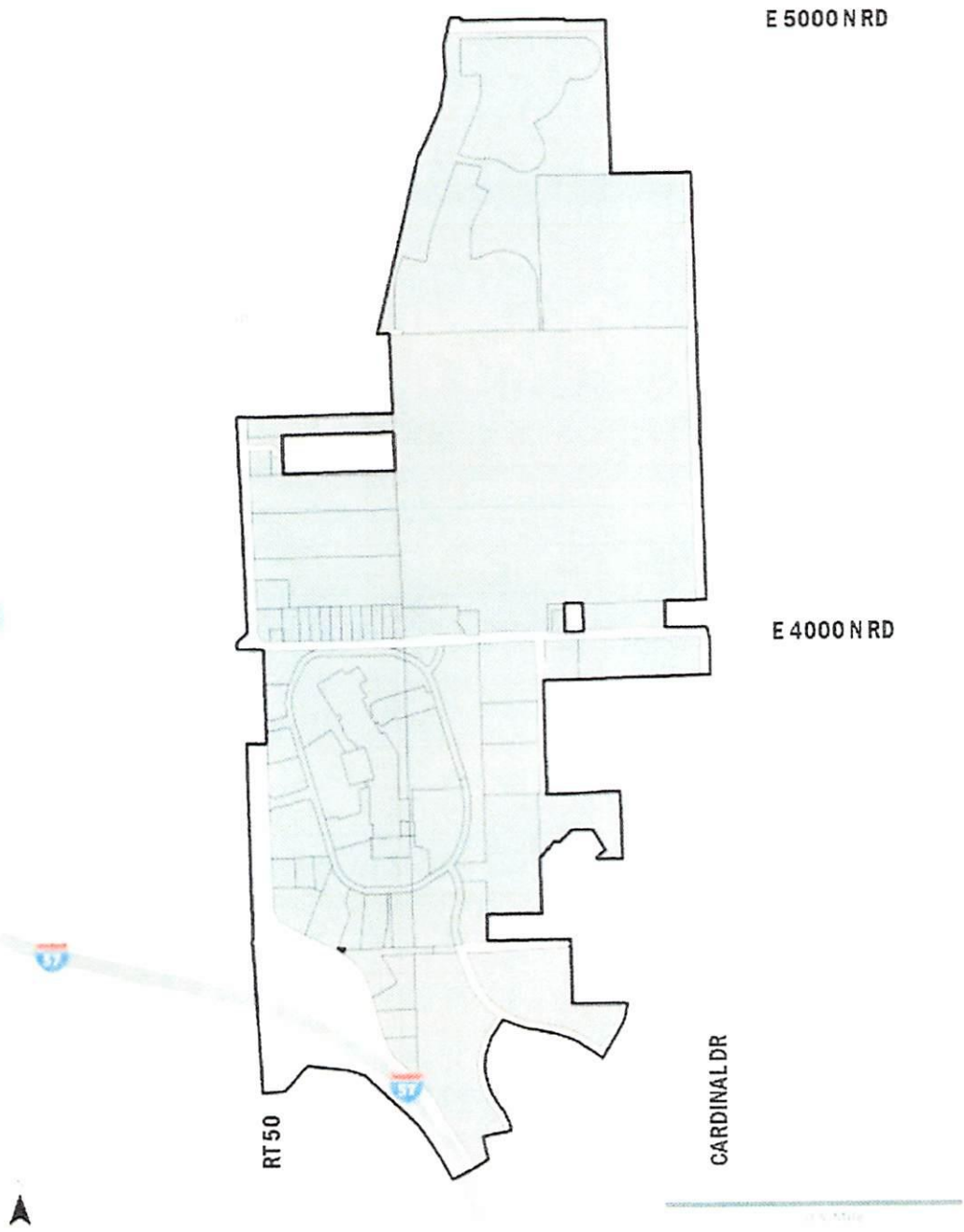


Exhibit 3

Description of the Proposed Redevelopment Plan and Project for the Proposed Village of Bradley 315 Destination TIF District

The Redevelopment Project Area (the "RPA") discussed in the Village of Bradley 315 Destination Redevelopment Plan and Project (the "Plan") is generally bounded by Route 50 on the west, CR 5000 N on the north, Cardinal Drive on the east, and I-57 on the south.

Currently, the proposed RPA is comprised of flood-prone vacant land and improved parcels that are characterized by a lack of growth in property values, deterioration, inadequate utilities, a lack of community planning, and obsolete buildings with excessive vacancies. These conditions reduce the value of the properties in the area and make the proposed RPA less competitive, overall, with properties in other communities. Thus, local-area employment and development opportunities are limited, contributing to the lack of new investment in the proposed RPA.

The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the proposed RPA as a vacant "blighted area" and an improved "blighted area," and to provide the direction and mechanisms necessary to redevelop the proposed RPA as a vibrant mixed-use district. Redevelopment of the proposed RPA is intended to revitalize the area, strengthen the economic base, and enhance the Village's overall quality of life.

Exhibit B
(Notice of Joint Review Meeting)

PUBLIC HEARING NOTICE
VILLAGE OF BRADLEY, ILLINOIS

**NOTICE OF THE JOINT REVIEW BOARD MEETING TO CONSIDER THE
DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND THE PROPOSED
REDEVELOPMENT PLAN AND PROJECT FOR THE VILLAGE OF BRADLEY 315
DESTINATION TAX INCREMENT FINANCING DISTRICT**

Please take notice that on May 28, 2024 at 11:00 a.m. at the Bradley Village Hall, 147 S. Michigan Avenue, Bradley, Illinois 60915, the first meeting of the Joint Review Board (“JRB”) for the Village of Bradley’s proposed 315 Destination Tax Increment Financing District (“315 Destination TIF District”) will be held for the purpose of reviewing the public record, planning documents, and proposed ordinances designating an area as a Redevelopment Project Area, approving the proposed Redevelopment Plan and Project, and such other matters as provided by law for the 315 Destination TIF District pursuant to the provisions of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*, as amended) (the “TIF Act”).

Pursuant to the provisions of the TIF Act, the JRB shall consist of one (1) public member, one (1) representative selected by the Village of Bradley, and one (1) representative from each of the following taxing districts: Kankakee County, Kankakee Community College District #520, St. George School District #258, Bradley Bourbonnais High School District #307, Bourbonnais Fire Protection District, Bourbonnais Public Library District, Bourbonnais Township Park District, Bourbonnais Township Road District, Bourbonnais Township, Bradley School District #61, Bradley Public Library District, Bourbonnais School District #53, and Illinois Office of Business Development.

Those taxing districts with representatives on the JRB are hereby notified of said JRB meeting. The JRB meeting shall be conducted in conformance with the TIF Act.

The JRB’s recommendation relative to the Redevelopment Project Area and Redevelopment Plan and Project for the proposed 315 Destination TIF District shall be advisory and non-binding, and shall be adopted by a majority vote of those members of the JRB that are present and voting, and submitted to the Village with thirty (30) days after the first convening of the JRB. Failure of the JRB to submit its report on a timely basis shall not delay the Public Hearing, nor shall it delay any other step in the process of designating the Redevelopment Project Area of approving the Redevelopment Plan and Project for the proposed 315 Destination TIF. In the event the JRB does not file a report, it shall be presumed that the JRB has approved the matters before it.

Mailed and Published by Order of the
President and Board of Trustees
Village of Bradley, Illinois

Dated: _____

Exhibit C

**(Notice of Availability of Redevelopment
Plan and Project)**