

NOTICE OF PUBLIC HEARING

VILLAGE OF BROOKFIELD, COOK COUNTY, ILLINOIS GRAND BOULEVARD REDEVELOPMENT PROJECT AREA

NOTICE IS HEREBY GIVEN that on Monday, October 28, 2019 at 6:30 PM, at the Brookfield Village Hall, 8820 Brookfield Avenue, Brookfield, Illinois, 60513, a public hearing will be held to consider the approval of a redevelopment plan and project ("Redevelopment Plan and Project") to be known as the "Grand Boulevard Tax Increment Financing Redevelopment Project Area" and the adoption of tax increment allocation financing therefor.

The Redevelopment Project Area consists of the territory legally described as follows:

REDEVELOPMENT PROJECT AREA

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SUNNYSIDE AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GRAND BOULEVARD; THENCE NORTHEASTERLY, TO THE POINT OF INTERSECTION OF THE SOUTH LINE OF GRANT AVENUE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GRAND BOULEVARD; THENCE EASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF GRANT AVENUE, TO THE NORTHWEST CORNER OF LOT 51 IN BLOCK 18 IN GROSSDALE SUBDIVISION; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 51 TO THE SOUTHWEST CORNER OF SAID LOT, SAID CORNER BEING ON THE NORTH LINE OF A 16 FOOT PUBLIC ALLEY; THENCE SOUTHEASTERLY, ALONG THE SOUTHERLY LINES OF LOT 51 AND THE SOUTHERLY LINE OF LOT 52 IN SAID BLOCK 18, TO THE SOUTHEAST CORNER OF SAID LOT 52; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 52 TO THE SOUTH RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE EASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF GRANT AVENUE, TO THE NORTHEAST CORNER OF LOT 45 IN BLOCK 17 IN GROSSDALE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 34, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1889 AS DOCUMENT NUMBER 1119370, SAID CORNER BEING ON THE WEST LINE OF A 16 FOOT NORTH-SOUTH ALLEY IN SAID BLOCK 17 IN SAID GROSSDALE SUBDIVISION; THENCE SOUTH, ALONG THE WEST LINE OF SAID ALLEY, TO THE SOUTHEAST CORNER OF LOT 38 IN SAID BLOCK 17; THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 38, TO THE EAST RIGHT-OF-WAY LINE OF PRAIRIE AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF LOT 31 IN SAID BLOCK 17; THENCE EAST, ALONG THE NORTH LINE OF LOT 31, TO THE NORTHEAST CORNER OF LOT 31, SAID CORNER BEING ON THE WEST LINE OF SAID NORTH-SOUTH ALLEY; THENCE SOUTH ALONG SAID WEST LINE OF THE NORTH SOUTH ALLEY, TO THE SOUTHEAST CORNER OF LOT 28 IN SAID BLOCK 17; THENCE SOUTHWESTERLY, ALONG A SOUTHEASTERLY LINE OF SAID LOT 28, TO THE MOST SOUTHERLY CORNER OF THE EASTERLY CORNERS OF SAID LOT 28, SAID CORNER BEING ON THE NORTH LINE OF A 16 FOOT EAST-WEST ALLEY IN BLOCK 17; THENCE WEST, ALONG THE NORTH LINE OF SAID ALLEY, TO THE POINT OF INTERSECTION OF THE NORTH EXTENSION OF THE EAST LINE OF LOT 25 IN BLOCK 17 WITH THE NORTH LINE OF SAID ALLEY; THENCE SOUTH ALONG SAID EXTENDED LINE AND EAST LINE OF LOT 25, TO THE SOUTHEAST CORNER OF SAID LOT 25; THENCE SOUTHEASTERLY, PERPENDICULAR TO THE NORTH LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD RIGHT-OF-WAY, TO THE NORTH LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE NORTHEASTERLY, ALONG SAID NORTH LINE OF RAILROAD RIGHT-OF-

WAY, TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH, ALONG SAID EAST LINE, TO THE SOUTH LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY, ALONG SAID SOUTH LINE OF RAILROAD RIGHT-OF-WAY, TO THE NORTHEAST CORNER OF BLOCK 35 IN SAID GROSSDALE SUBDIVISION; THENCE SOUTH, ALONG THE EAST LINE OF BLOCK 35, BEING ALSO THE WEST RIGHT-OF-WAY LINE OF FOREST AVENUE, TO THE SOUTHEAST CORNER OF BLOCK 35, BEING ALSO THE NORTH RIGHT-OF-WAY LINE OF BURLINGTON BOULEVARD; THENCE SOUTHWESTERLY, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, TO THE POINT OF INTERSECTION OF THE NORTH EXTENSION OF THE EAST LINE OF LOT 5 IN BLOCK 30, IN GROSSDALE RESUBDIVISION OF BLOCKS 27 AND BLOCKS 29 TO 34, RECORDED JUNE 26, 1890 AS DOCUMENT NUMBER 1293625; WITH THE SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH ALONG SAID EXTENDED LINE AND EAST LINE OF SAID LOT 5, TO THE SOUTHEAST CORNER OF LOT 5, BEING ALSO ON THE NORTH LINE OF AN EAST WEST 16 FOOT ALLEY IN SAID BLOCK 30; THENCE WEST ALONG SAID NORTH LINE OF ALLEY, TO THE EAST LINE OF LOT 7 IN SAID BLOCK 30; THENCE SOUTH ALONG THE EAST LINE OF LOT 7, TO THE SOUTHEAST CORNER OF LOT 7, BEING ALSO THE NORTH LINE OF AN EAST-WEST 16 FOOT ALLEY IN SAID BLOCK 30; THENCE WEST ALONG SAID NORTH LINE OF ALLEY, TO THE EAST RIGHT-OF-WAY LINE OF PRAIRIE AVENUE; THENCE SOUTHWESTERLY, TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 31 IN SAID GROSSDALE RESUBDIVISION, BEING ALSO THE POINT OF INTERSECTION OF THE NORTH LINE OF AN EAST-WEST 16 FOOT ALLEY IN SAID BLOCK 31 WITH THE WEST RIGHT-OF-WAY LINE OF PRAIRIE AVENUE; THENCE WEST ALONG SAID NORTH LINE OF ALLEY, TO THE SOUTHWEST CORNER OF LOT 7 IN SAID BLOCK 31; THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 7, TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTHWESTERLY, PERPENDICULAR TO THE SOUTH LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD RIGHT-OF-WAY, TO THE SOUTH LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY, ALONG SAID SOUTH LINE OF SAID RAILROAD RIGHT-OF-WAY, TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH, ALONG SAID WEST LINE, TO THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY; THENCE NORTHEASTERLY, ALONG SAID NORTH LINE OF RAILROAD RIGHT-OF-WAY, TO THE POINT OF INTERSECTION OF THE SOUTHERLY EXTENSION OF EAST LINE OF THE SUNNYSIDE AVENUE WITH SAID NORTH LINE OF RAILROAD RIGHT-OF-WAY; THENCE NORTH, ALONG SAID EXTENDED LINE AND THE EAST RIGHT-OF-WAY LINE OF SUNNYSIDE AVENUE, TO THE SOUTHWEST CORNER OF BLOCK 19 IN GROSSDALE SUBDIVISION, AND INCLUDING ALL OF BLOCK 19 EXCEPT LOTS 39, 40 AND 41 IN SAID BLOCK 19; THENCE NORTH, ALONG SAID RIGHT OF-WAY LINE, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

The Redevelopment Project Area is generally described as the Village Downtown, a contiguous area approximately centered around the intersection of Grand Boulevard and Prairie Avenue and generally bounded by the southside of Grant Avenue on the north, the east side of Sunnyside Avenue on the west, certain property on the east and west side of Prairie Avenue to the east, and certain property south of Burlington Boulevard to the south and adjacent rights of way are also included.

There will be considered at the public hearing the Redevelopment Plan and Project for the Redevelopment Project Area. The Redevelopment Plan and Project, along with the Eligibility Report for the Redevelopment Project Area, as proposed, are on file and available for public inspection during normal business hours at the office of the Village Clerk, 8820 Brookfield Avenue, Brookfield, Illinois, 60513, and are available on the Village's website at

<https://brookfieldil.gov/departments/community-and-economic-development/tax-increment-finance-policy/village-tif-districts/> .

The proposed Redevelopment Plan and Project includes the acquisition and conveyance of land in the Redevelopment Project Area, demolition, clearance and related site preparation activities, the construction, acquisition and installation of certain public works and improvements, if any, including, but not limited to, streets, storm sewers, stormwater detention, water mains, sanitary sewers, traffic signalization, curbs, gutters, landscaping and parking facilities and related costs and expenses, rehabilitation of existing structures, interest rate write downs, school tuition costs, and job training, all as provided in the Tax Increment Allocation Redevelopment Act, as supplemented and amended.

Prior to the date of the public hearing, each taxing district having authority to directly levy *ad valorem* property taxes on property in the Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of Commerce and Community Affairs) may submit written comments to the Village, to the attention of the Village Clerk, 8820 Brookfield Avenue, Brookfield, Illinois, 60513.

There is hereby convened a joint review board (the "JRB") to consider the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area and adoption of tax increment allocation financing therefor. The JRB shall consist of a 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 has authority to directly levy *ad valorem* taxes on the property within the Redevelopment Project Area; a representative selected by the Village; and a public member selected in accordance with the Act. The first meeting of said joint review board shall be held at 3:30 PM on the 25th day of September, 2019, at the Brookfield Village Hall, 8820 Brookfield Avenue, Brookfield, Illinois, 60513.

At the public hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the adoption of tax increment allocation financing therefor. The hearing may be continued by the Village Board without further notice other than a motion to be entered upon the minutes of the hearing fixing the date, time and place of the continued hearing.

/s/ Brigid Weber
Village Clerk
Village of Brookfield
Cook County, Illinois



VILLAGE OF BROOKFIELD GRAND BOULEVARD TIF DISTRICT 2019



Parcel Lines



TIF Area