

## **Notice of Public Hearing**

### **VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS WILLOWBROOK REDEVELOPMENT CORRIDOR REDEVELOPMENT PROJECT AREA**

Notice is hereby given that on December 20, 2021 at 6:30 p.m. at the Willowbrook Village Hall, 835 Midway Drive, Willowbrook Illinois, a public hearing will be held to consider the approval of a redevelopment plan (“Redevelopment Plan”) and project (“Project”) for the designation of a redevelopment project area (“Redevelopment Project Area”) to be known as the Willowbrook Redevelopment Corridor Redevelopment Project Area and the adoption of tax increment allocation financing therefor. To participate online, please use the following link or the phone number below :

<https://us06web.zoom.us/j/81473512192>

Phone number: 312 626 6799

Webinar ID: 814 7351 2192

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

**THAT PART OF THE WEST HALF OF SECTION 25, SECTION 26 AND THE  
NORTHEAST QUARTER OF SECTION 35 IN TOWNSHIP 38 NORTH, RANGE 11 EAST  
OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING  
DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 IN WILLOWBROOK  
CORPORATE CENTER UNIT NO. 2 SUBDIVISION, AS RECORDED OCTOBER 11, 2000  
AS DOCUMENT NUMBER R2000-158930, SAID SOUTHEAST CORNER ALSO BEING A  
POINT ON THE WEST RIGHT-OF-WAY LINE OF MADISON STREET;**

**THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MADISON STREET  
TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH  
RIGHT-OF-WAY LINE OF 74TH STREET;**

**THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH RIGHT-OF-  
WAY LINE OF 74TH STREET TO A POINT OF INTERSECTION WITH THE  
NORTHEASTERLY RIGHT-OF-WAY LINE OF SOPER ROAD;**

**THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE  
OF SOPER ROAD TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 75TH  
STREET, SAID SOUTH RIGHT-OF-WAY LINE OF 75TH STREET ALSO BEING THE  
SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25;**

**THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER TO A  
POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID MADISON STREET;**

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE PROPERTY OF GOWER SCHOOL (DISTRICT 62) AS CONVEYED BY SAJVERA TO THE COUNTY BOARD OF SCHOOL TRUSTEES FOR THE USE AND BENEFIT OF SAID SCHOOL DISTRICT 62, BY DEED RECORDED AS DOCUMENT R1957-835578;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE GOWER SCHOOL PROPERTY TO THE NORTHWEST CORNER OF SAID GOWER SCHOOL PROPERTY;

THENCE SOUTH ALONG THE WEST LINE OF SAID GOWER SCHOOL PROPERTY TO THE NORTHEAST CORNER OF LOT 1 IN BALDUCCI'S ASSESSMENT PLAT, AS RECORDED SEPTEMBER 29, 1981 AS DOCUMENT NUMBER R1981-053018;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN BALDUCCI'S ASSESSMENT PLAT TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO THE NORTHWEST CORNER OF LOT 2 IN SAID BALDUCCI'S ASSESSMENT PLAT;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 IN BALDUCCI'S ASSESSMENT PLAT TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CHICAGO ROAD (AKA OLD ROUTE 66);

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF CHICAGO ROAD (AKA OLD ROUTE 66) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID MADISON STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MADISON STREET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED);

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED) TO THE SOUTHEASTERLY CORNER OF

COMPASS ARENA PLANNED UNIT DEVELOPMENT, AS RECORDED APRIL 24, 2020 AS DOCUMENT NUMBER R2020-040386;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT TO THE MOST NORTHERLY CORNER 1014413.1 -15- THEREOF, SAID MOST NORTHERLY CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD TO THE NORTHWEST CORNER OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT;

THENCE SOUTH ALONG THE WEST LINE OF SAID COMPASS ARENA PLANNED UNIT DEVELOPMENT AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE EAST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26 TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED);

THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 55 (AS WIDENED) TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 79TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 79TH STREET TO THE SOUTHEAST CORNER OF LOT 4 IN ANVAN'S SUBDIVISION, AS RECORDED OCTOBER 9, 1978 AS DOCUMENT NUMBER R1978-096734;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4 IN ANVAN'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF ANVAN'S RESUBDIVISION, AS RECORDED MARCH 31, 1986 AS DOCUMENT NUMBER R1986-028791;

THENCE WEST ALONG SAID SOUTH LINE OF ANVAN'S RESUBDIVISION TO THE SOUTHEAST CORNER OF LOT 2 IN SAID ANVAN'S RESUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 IN ANVAN'S RESUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 IN ANVAN'S RESUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY);

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE MOST WEST, SOUTH LINE OF LOT 1 IN PECORA REALTY SUBDIVISION, AS

RECORDED DECEMBER 14, 1972 AS DOCUMENT NUMBER R1972-076571, SAID MOST WEST, SOUTH LINE OF LOT 1 BEING 200 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE MOST WEST SOUTH LINE OF LOT 1 TO AN INTERNAL CORNER OF SAID LOT 1, SAID INTERNAL LINE BEING 200 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF SAID ILLINOIS STATE ROUTE 83;

THENCE SOUTH ALONG THE INTERNAL LOT LINE OF SAID LOT 1 TO THE MOST SOUTH, SOUTHWEST CORNER OF SAID LOT 1, SAID MOST SOUTH, SOUTHWEST CORNER OF LOT 1 ALSO BEING A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE TO THE SOUTHWEST CORNER OF LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA, AS RECORDED JULY 8, 1975 AS DOCUMENT NUMBER R1975-033298;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA TO THE NORTHWEST CORNER THEREOF;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 IN WILLOWBROOK EXECUTIVE PLAZA TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF QUINCY STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF QUINCY STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHTOF-WAY LINE OF EXECUTIVE DRIVE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE DRIVE TO THE SOUTHEAST CORNER OF LOT 1 IN ROC INDUSTRIAL P.U.D., AS RECORDED JULY 28TH, 2016 AS DOCUMENT NUMBER R2016- 078174;

THENCE NORtherly AND NORTHWesterly ALONG THE EASTERLY LINE OF SAID LOT 1 IN ROC INDUSTRIAL P.U.D. TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN ROC INDUSTRIAL P.U.D. TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID QUINCY STREET;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF QUINCY STREET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 34 IN SAID WILLOWBROOK EXECUTIVE PLAZA;

THENCE WEST ALONG SAID EASTERLY EXTENSION, THE SOUTH LINE OF LOT 34 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 75TH STREET (AS WIDENED);

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 75TH STREET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID QUINCY STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF QUINCY STREET TO THE NORTHEAST CORNER OF LOT 1 IN WINGREN PLAZA SUBDIVISION, AS RECORDED DECEMBER 5, 1989 AS DOCUMENT NUMBER R1989-152944;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN WINGREN PLAZA SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 72ND COURT;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF 72ND COURT TO A POINT ON THE WEST LINE OF LAKE WILLOW WAY CONDOMINIUM, AS RECORDED NOVEMBER 30, 1981 AS DOCUMENT NUMBER R1981- 063247;

THENCE SOUTH ALONG SAID WEST LINE OF LAKE WILLOW WAY CONDOMINIUM TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 7 IN HINSDALE HIGHLAND ESTATES, AS RECORDED JUNE 23, 1954 AS DOCUMENT NUMBER R1954-720969;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINE OF LOTS 8 AND 9 IN SAID HINSDALE HIGHLAND ESTATES TO THE NORTHEAST CORNER OF SAID LOT 9, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST LINE OF LOT 2 IN WILLOWBROOK CORPORATE CENTER UNIT #2 RESUBDIVISION, AS RECORDED NOVEMBER 6, 2013 AS DOCUMENT NUMBER R2013-152663;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 IN WILLOWBROOK CORPORATE CENTER UNIT #2 RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST AND SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 2 AND THE SOUTHEASTERLY EXTENSION TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WILLOWBROOK CENTRE PARKWAY;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WILLOWBROOK CENTRE PARKWAY TO THE NORTHWEST CORNER OF LOT 10 IN AFORESAID WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 10 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF AFORESAID LOT 9 IN WILLOWBROOK CORPORATE CENTER UNIT NO. 2 SUBDIVISION;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 9 TO THE POINT OF BEGINNING.

The Redevelopment Project Area is generally described as the parcels generally bounded by Illinois Route 83 (a/k/a Kingery Highway) to the west, 72nd Court to the north, Soper Road and Madison Street to the east, and the I-55 expressway to the south, and including all adjacent rights-of-way.

There will be considered at the public hearing the Redevelopment Plan and Project for the Redevelopment Project Area. The Redevelopment Plan as proposed is on file and available for public inspection during regular business hours at the office of the Village Clerk, 835 Midway Drive, Willowbrook, Illinois. 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, water mains, sanitary sewers, traffic signalization, curbs, gutters, landscaping and parking facilities and related costs and expenses, and such other municipal powers, 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 property in the proposed 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, 835 Midway Drive, Willowbrook, Illinois, 60527. For further information regarding the Redevelopment Project Area, contact Brian Pabst, Village Administrator at the Willowbrook Village Hall (Ph. 630.323.8215).

There is hereby convened a joint review board 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 joint review board 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 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 was held at 2:00 p.m. on the 1st day of November, 2021, at the Willowbrook Village Hall, 835 Midway Drive, Willowbrook, Illinois, 60527.

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 adjourned by the Mayor and Board of Trustees or continued without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

/s/ Deborah A. Hahn  
Village Clerk  
Village of Willowbrook