

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING
TO CONSIDER THE DESIGNATION OF THE REDEVELOPMENT PROJECT AREA
FOR THE PROPOSED WILLOWBROOK REDEVELOPMENT CORRIDOR TAX
INCREMENT FINANCING DISTRICT AND THE APPROVAL OF A
REDEVELOPMENT PLAN AND PROJECT IN RELATION THERETO**

Notice is hereby given that a public hearing will be held on Monday, April 11, 2022, at 6:30 p.m. at either 7760 South Quincy Street, Willowbrook, Illinois 60527, or at a virtual location if permitted under the Governor's Executive Orders and / or the Illinois Open Meetings Act, with the location thereof to be posted at Willowbrook Village Hall, 835 Midway Drive, Willowbrook, Illinois 60527 and on the Village's website (www.willowbrookil.org) no less than forty-eight (48) hours before the public hearing ("Public Hearing"), in regard to the proposed designation of a redevelopment project area ("Redevelopment Project Area"), and the proposed approval of a redevelopment plan and project ("Redevelopment Plan and Project") in relation thereto, for the proposed Willowbrook Redevelopment Corridor Tax Increment Financing District ("Redevelopment Corridor TIF District"), pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1, *et seq.*, as amended ("TIF Act").

The boundaries of the Redevelopment Project Area for the proposed Redevelopment Corridor TIF District are more fully set forth on the legal description attached hereto as **EXHIBIT 1** and made part hereof and the street location map attached hereto as **EXHIBIT 2** and made part hereof.

The proposed Redevelopment Plan and Project provides for land acquisition and assembly and improvements to the public infrastructure within the proposed Redevelopment Project Area and for the Village of Willowbrook ("Village") to implement a set of actions to promote redevelopment within the proposed Redevelopment Project Area. The contemplated Village actions include, but are not limited to: acquisition of property and property interests; site preparation and clearance; demolition; provision of public infrastructure and related public improvements and rehabilitation of structures; interest rate write-downs; job training; the encouragement of redevelopment agreements; assisting in the clean-up of any hazardous waste, hazardous substances or underground storage tanks as required by State or Federal law where these are a material impediment to redevelopment; addressing any flooding problems; and improving opportunities for further development and redevelopment within the Redevelopment Corridor TIF District. The Village would realize 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 Redevelopment Plan and Project have been on file with the Village since January 24, 2022, and are currently on file and available for public inspection between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, except holidays, at the office of the Village Clerk for the Village of Willowbrook, at 835 Midway Drive, Willowbrook, Illinois 60527. Copies of the Eligibility Report and the

Redevelopment Plan and Project are enclosed with the copies of this Notice that are being mailed to the affected taxing districts and the Illinois Department of Commerce and Economic Opportunity. The Village Clerk for the Village of Willowbrook may be contacted for further information, at the address above or by telephone at (630) 323-8215.

Pursuant to the TIF Act, the Joint Review Board for the proposed Redevelopment Corridor TIF District ("JRB") convened and reviewed the public record, planning documents, Eligibility Report and the proposed ordinances approving the Redevelopment Project Area and the Redevelopment Plan and Project for the proposed Redevelopment Corridor TIF District. Pursuant to the TIF Act, the JRB shall consist of one (1) public member and one (1) representative from each of the following taxing districts: DuPage County, College of DuPage District No. 502, Gower Grade School District 62, Burr Ridge Park District, Tri-State Park District, Hinsdale Township High School District 86, Indian Prairie Library District, Tri-State Fire Protection District, Downers Grove Township and the Village of Willowbrook.

Pursuant to the TIF Act, the meeting of the JRB was held on Tuesday, March 8, 2022, at 10 a.m. at either 7760 South Quincy Street, Willowbrook, Illinois 60527 and at a virtual location as permitted under the Governor's Executive Orders and / or the Illinois Open Meetings Act, and the location was posted at Willowbrook Village Hall, 835 Midway Drive, Willowbrook, IL 60527 and on the Village's website (www.willowbrookil.org) no less than forty-eight (48) hours before the meeting ("Meeting"). Those taxing districts with representatives on the JRB were notified of the Meeting. The JRB's recommendation relative to the Redevelopment Project Area and Redevelopment Plan and Project for the proposed Redevelopment Corridor 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 within 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 or approving the Redevelopment Plan and Project for the proposed Redevelopment Corridor TIF District.

Prior to and at the Public Hearing, all interested persons, affected taxing districts and the Illinois Department of Commerce and Economic Opportunity may file with the Village Clerk written comments to and may be heard orally with respect to any issues regarding the proposed Redevelopment Project Area and Redevelopment Plan and Project for the proposed Redevelopment Corridor TIF District. Written comments are invited and can be sent in advance of the Public Hearing to the Willowbrook Village Clerk, 835 Midway Drive, Willowbrook, Illinois 60527. The Public Hearing may be adjourned by the Village Mayor and Board of Trustees 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
Corporate Authorities of the Village of Willowbrook, Illinois
Deborah A. Hahn, Village Clerk

EXHIBIT 1

LEGAL DESCRIPTION, PINS AND GENERAL LOCATION FOR THE WILLOWBROOK REDEVELOPMENT CORRIDOR TAX INCREMENT FINANCING DISTRICT

LEGAL DESCRIPTION (Willowbrook Redevelopment Corridor TIF):

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 AND THE WESTERLY EXTENSION THEREOF 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 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 ON THE SOUTH LINE OF HARVEY'S RESUBDIVISION, AS RECORDED OCTOBER 21, 1953 AS DOCUMENT NUMBER 698678;

THENCE WEST ALONG SAID SOUTH LINE OF HARVEY'S RESUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE

SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY);

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 83 (AKA ROBERT KINGERY HIGHWAY) 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 NORTH RIGHT-OF-WAY LINE OF MIDWAY DRIVE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE 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 RIGHT-OF-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.

Property Identification Numbers ("PINs"):

09-25-103-009	09-26-203-002	09-26-400-024
09-25-103-013	09-26-203-003	09-26-400-025
09-25-103-014	09-26-203-004	09-26-401-001
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09-25-300-012	09-26-203-006	09-26-402-001
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09-26-201-011	09-26-203-013	09-26-402-024
09-26-201-012	09-26-203-014	09-26-402-025
09-26-201-013	09-26-203-015	09-26-402-028
09-26-201-014	09-26-203-017	09-26-402-030
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09-26-201-016	09-26-203-019	09-26-403-011
09-26-201-017	09-26-204-047	09-26-403-012
09-26-202-002	09-26-204-066	09-26-403-015
09-26-202-004	09-26-208-006	09-26-403-016
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09-26-203-001	09-26-400-023	09-26-403-022

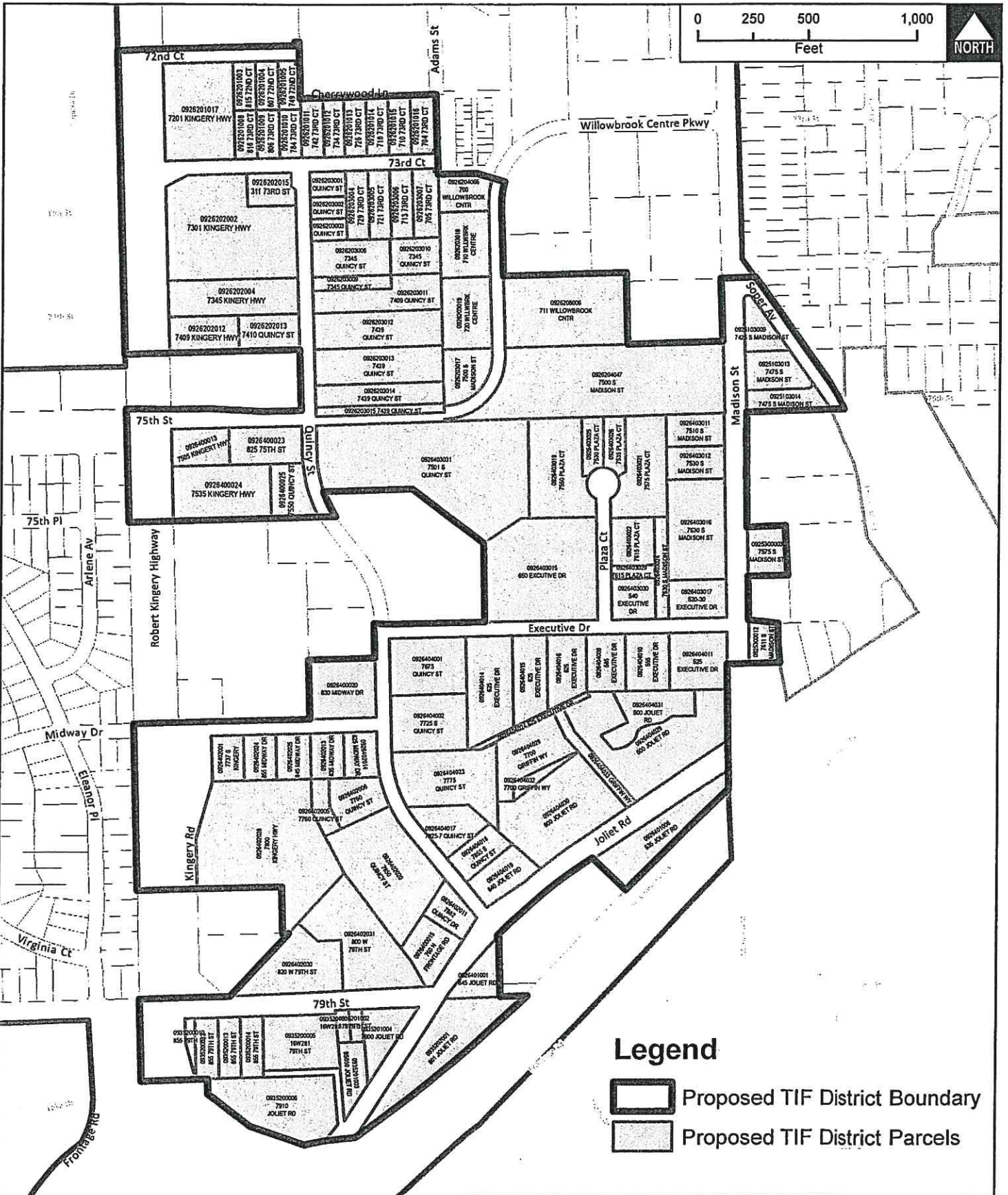
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09-35-201-004
09-35-202-001

EXHIBIT 2

**STREET LOCATION MAP FOR THE WILLOWBROOK REDEVELOPMENT
CORRIDOR TAX INCREMENT FINANCING DISTRICT**



CLIENT:



**VILLAGE OF
WILLOWBROOK**

TITLE:

PROPOSED TIF DISTRICT

PROJ. NO. 900144.H215

DATE: 07/07/2022

SHEET 1 OF 1

DRAWING NO.



CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600 • Rosemont, Illinois 60018 • (847) 823-0500

DSGN.		SCALE:	1:6,917
DWN.	DRW	AUTHOR:	DWALTERS
CHKD.		PLOT DATE:	1/7/2022
FILE:	Proposed TIF District		