

## NOTICE OF PUBLIC HEARING

### Village of Monee, Will County, Illinois

Notice is hereby given that on August 27, 2025, at 6:30 P.M., at the Monee Village Hall, 25711 S. Egyptian Trail, Monee, Illinois, a public hearing will be held to consider the approval of a redevelopment plan (the "Redevelopment Plan") and the designation of a proposed redevelopment project area to be known as the Amendment To The Tax Increment Finance District No. 5 (the "Redevelopment Project Area") and the adoption of tax increment allocation financing therefore.

The existing TIF #5 was established in 2017. The Village is now exploring the possibility of adding additional parcels into the existing TIF district. The TIF #5 Redevelopment Project Area Amendment Area (the "*Amended Project Area*") is located within the Village of Monee (the "*Village*"), primarily including properties fronting along Ridgeland Avenue, Monee-Manhattan Road, and Governors Highway. The Project Area includes industrial, commercial and residential properties. This Eligibility Report analyses the eligibility of the Project Area parcels for inclusion within the existing TIF #5 Redevelopment Project Area. The legal description is attached hereto.

There will be considered at the hearing approval of the proposed Redevelopment Plan and Program for and the designation of the proposed Redevelopment Project Area and adoption of tax increment allocation financing therefore. The proposed Redevelopment Plan and Program is on file and available for public inspection at the office of the Village Clerk at the Village Hall, 25711 S. Egyptian Trail, Monee, Illinois. Pursuant to the proposed Redevelopment Plan and Program the Village proposes to facilitate the redevelopment of the proposed Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the proposed Redevelopment Project Area. These eligible project costs may include, but shall not be limited to studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, financing costs and interest costs, acquisition and reconveyance of land in the proposed Redevelopment Project Area, demolition, clearance, and related site preparation activities, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The proposed Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to environmental and planning studies, surveys, professional services and administration activities, public improvements and facilities, land acquisition, building rehabilitation, site preparation, the execution of one or more redevelopment agreements, and the payment of financing and interest costs.

Prior to the date of the hearing, each taxing district having property in the proposed Redevelopment Project Area and the Illinois Department of Commerce and Community Affairs may submit written comments to the Village, to the attention of the Village Clerk care of Village Hall, 25711 S. Egyptian Trail, Monee, Illinois.

At the 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 proposed Redevelopment Plan and Program for the designation of the proposed Redevelopment Project Area and the adoption of tax increment allocation financing therefore. The hearing may be adjourned by the Village President and Village Board 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.

Respectfully Submitted,

Michelle Powell  
Village Clerk

Date: July 17, 2025