



LakeCounty

# Tax Extension Department Filing Receipt

Receipt #: 7140

Filing Date: 06/12/2018

MUN\_ANTIO  
VIL OF ANTIOCH  
874 Main St  
Antioch, IL 60002

Mr. James Keim  
Administrator  
847-395-1000 Fax: 847-395-1920  
jkeim@antioch.il.gov  
www.antioch.il.gov

---

**Other:**

- |                                     |              |   |
|-------------------------------------|--------------|---|
| <input checked="" type="checkbox"/> | TIF District | Ord 18-05-20 Approving Rt 83 Development Plan   |
| <input type="checkbox"/>            |              | Ord 18-05-21 Designating Rt 83 Development Plan |
| <input type="checkbox"/>            |              | Ord 18-05-22 Adopting Rt 83 Development Plan    |

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**Referendum**

No Referendum accepted by Tax Extension Department at any time.

**Notes:**

All items require original signatures.

Seal

*Carla N. Wyckoff*

Carla N. Wyckoff, Lake County Clerk

*Robert T Price*

Executed by: ROBERT T PRICE

*Tracie Reynolds*

District Representative: TRACIE REYNOLDS

VILLAGE OF ANTIOCH

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ORDINANCE NO. 18-05-20

***AN ORDINANCE APPROVING A TAX INCREMENT REDEVELOPMENT PLAN  
AND PROJECT FOR THE ROUTE 83 REDEVELOPMENT PROJECT AREA IN  
THE VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS.***

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ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

May 14, 2018

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Published in pamphlet form by authority of the Village Board  
of the Village of Antioch, Lake County, Illinois,  
this 17<sup>th</sup> day of May, 2018.

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LAWRENCE M. HANSON	President	MARY C. DOMINIAK	Trustee
		JERRY T. JOHNSON	Trustee
LORI K. ROMINE	Clerk	JAY JOZWIAK	Trustee
		ED MACEK	Trustee
ROBERT J. LONG	Attorney	SCOTT A. PIERCE	Trustee
		TED P. POULOS	Trustee

**RECEIVED**

**JUN 12 2018**

LAKE COUNTY CLERK  
CARLA N. WYCKOFF



**EXTRACT OF MINUTES** of a regular public meeting of the President and Board of Trustees of the Village of Antioch, Lake County, Illinois, held at the Village Hall, located at 847 Main Street, Antioch, Illinois 60002, in said Village, at 7:00 p.m., on the -14<sup>th</sup> day of May, 2018.

The President called the meeting to order and directed the Village Clerk to call the roll.

Upon roll call, the following answered present: the President and Trustees Jozwiak, Pierce, Poulos, Dominiak, Johnson and Macek.

The following were absent: None.

The President then gave a public recital of the nature and purpose of the ordinance, which included a reading of the title aloud and an explanation that the ordinance would approve a Tax Increment Redevelopment Plan and Project for the Route 83 Redevelopment Project Area in the Village of Antioch, Illinois.

The ordinance in its entirety reads as follows:

Village of Antioch, Illinois

**ORDINANCE NO. 18-05-20**

**AN ORDINANCE APPROVING A TAX INCREMENT  
REDEVELOPMENT PLAN AND PROJECT FOR THE  
ROUTE 83 REDEVELOPMENT PROJECT AREA IN THE  
VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS.**

\* \* \* \*

**WHEREAS**, the President and Board of Trustees (the “**Corporate Authorities**”) of the Village of Antioch, Lake County, Illinois (the “**Village**”), has heretofore determined that the stable economic and physical development of the Village is endangered by the presence of blighting and other adverse factors pertaining to a portion of the Village hereinafter described as the “**Project Area**”, with a resulting decline of a portion of the Village which impairs the value of private investments and threatens the sound growth and the tax base of the Village and the taxing districts having the authority to tax real property in the Village (the “**Taxing Agencies**”) and threatens the health, safety, morals and welfare of the public; and

**WHEREAS**, the Corporate Authorities have heretofore determined that in order to promote and protect the health, safety, morals and welfare of the public that blighting and other adverse conditions in the Village need to be eradicated and that redevelopment of the Village be undertaken and that to remove and alleviate blighting and adverse conditions in the Village it is necessary to encourage private investment and restore and enhance the tax base of the Village and the Taxing Agencies by such redevelopment; and

**WHEREAS**, the Village has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of tax increment allocation financing (“**TIF**”) pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “**Act**”) is necessary to achieve the redevelopment goals of the Village for such Project Area; and

**WHEREAS**, the Village has heretofore caused to be conducted and made available for public inspection on December 22, 2017, an eligibility study (the “**Eligibility Study**”) to determine whether a proposed approximately 73-acre Route 83 Redevelopment Project Area (the “**Project Area**”) (legally described in Exhibit A, Legal Description of the Route 83 Redevelopment Project Area), qualifies as a “redevelopment project area” pursuant to the Act, which study was conducted by SB Friedman Development Advisors (“**SB Friedman**”); and

**WHEREAS**, the Village further caused the preparation of and made available for public inspection the proposed Route 83 Redevelopment Plan and Project dated December 18, 2017, including all exhibits contained in the appendix, such as the legal description of the Project Area, the Eligibility Study, and an estimate of redevelopment project costs (the “**Plan**”) (see Exhibit B, “**Route 83 Redevelopment Plan and Project**”), which Plan was prepared by SB Friedman; and

**WHEREAS**, the Corporate Authorities on January 8, 2018, pursuant to the Act, adopted Ordinance No. 18-01-01 establishing Tuesday, March 12, 2018 at 10:00 a.m. at the Board Room, Antioch Village Hall, 847 Main Street, Antioch, Illinois as the time and place of a public hearing (the “**Hearing**”) relative to the Plan, the designation of the Project Area, and the use of TIF (see Exhibit C, “**Ordinance Calling for A Public Hearing**”); and

**WHEREAS**, pursuant to Section 11-74.4-4.2 of the Act, on September 15, 2008 the Village adopted Ordinance No. 08-09-22 establishing an “Interested Parties” registry and the registration rules for such registration of interested parties; and

**WHEREAS**, the Plan includes summaries of surveys and analyses conducted for the Project Area and derived from those surveys and analyses and included in the Plan are

conclusions that the proposed Project Area qualifies as a “redevelopment project area” pursuant to the Act; and

**WHEREAS**, the Plan sets forth in writing the comprehensive program to be undertaken to accomplish the goals and objectives of the Village for redeveloping the Project Area, includes an itemized list of estimated redevelopment project costs proposed for the Project Area, evidence indicating that the Project Area on the whole has not been subject to growth and development through investment by private enterprise, and assessment of the financial impact of the Plan and Project Area on or any increased demand for services from any taxing agency affected by the Plan and any program to address such financial impact or increased demand, the sources of funds to pay redevelopment project costs, the nature and term of the obligations to be issued, the most recent equalized assessed valuation (“**EAV**”) of the Project Area, an estimate as to the EAV after redevelopment and the general land uses to apply in the Project Area, a commitment to fair employment practices and an affirmative action plan, and a certification that the Plan will not result in displacement of residents from 10 or more inhabited units, and the Plan complies with the requirements of the Act; and

**WHEREAS**, the Plan and the goals, objectives and strategies contained within the Plan conform to the Antioch Comprehensive Plan adopted on December 16, 1991 (the “**1991 Comprehensive Plan**”) and the Antioch 2017-2020 Strategic Plan Summary Report published in 2016; and

**WHEREAS**, the Plan does not include the development of vacant land (i) with a golf course and related clubhouse and other facilities or (ii) designated by federal, State, county, or municipal government as public land for outdoor recreational activities or for nature preserves and used for that purpose within 5 years prior to the adoption of the redevelopment plan; and

**WHEREAS**, the Project Area does not contain any residential units, and the Plan will not result in displacement of residents from 10 or more inhabited units, and according to the Act a housing impact study need not be performed; and

**WHEREAS**, the Corporate Authorities, pursuant to the Act, and as part of the Ordinance Calling for A Public Hearing, convened a joint review board consisting 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 will have the authority to directly levy taxes on the property within the proposed Project Area at the time that the proposed redevelopment project area is approved, a representative selected by the Village, and a public member (the “JRB”), as required by and in all respects in compliance with the provisions of the Act; and

**WHEREAS**, notice of the JRB meeting and Hearing, together with a copy of the Plan, and the name of a person to contact for further information was given to the Taxing Agencies and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on January 16, 2018 (see Exhibit D, “**Notice of Public Hearing and Convening A Joint Review Board Meeting**”); and

**WHEREAS**, pursuant to Section 11-74.4-5 of the Act, the Village published a notice in the *Lake County News-Sun* on January 17, 2018 that interested persons may register with the Village in order to receive information on the proposed designation of the Project Area and approval of the Plan (see Exhibit E, “**Notice of Interested Parties Registry**,” including Publishers Affidavit Evidencing Published Notice); and

**WHEREAS**, notice of the Hearing and the availability of the Plan, including how to obtain this information, was provided to taxpayers of record within the Project Area by certified



mail on February 20, 2018, and to interested parties by regular mail on February 20, 2018 (see Exhibit F, “**Notice of the Availability of a Plan and the Public Hearing**”); and

**WHEREAS**, notice of the availability of the Plan and interested parties registry, including how to obtain this information, was provided to all residential addresses, after a good faith effort, the Village determined are located outside the boundaries of the proposed Project Area and within 750 feet of the boundaries of the proposed Project Area by regular mail on January 18, 2018 (see Exhibit F); and

**WHEREAS**, notice of the Hearing and the availability of the Plan was published twice, and each notice not more than 30 nor less than 10 days prior to the hearing in a newspaper of general circulation, with the first publication on February 15, 2018 in the *Lake County News-Sun*, and the second publication on February 22, 2018 in the *Lake County News-Sun* (see Exhibit F); and

**WHEREAS**, the JRB was convened and met as required by the Act and, by a vote of those members present and voting on February 6, 2018, the JRB recommended that the Village approve the Plan (see Exhibit G, “**Minutes of JRB Meeting**”); and

**WHEREAS**, the Village held the Public Hearing on March 12, 2018 commencing at 7:00 p.m. in the Board Room, Village Hall, at the Village of Antioch, 847 Main Street, Antioch, Illinois; and

**WHEREAS**, at the Hearing any interested person, taxpayer, or affected taxing district were able to file written objections to, and were heard orally in respect to any issues embodied in the notice of the Hearing, and the Village heard and determined all protests and objections, if any, at the Hearing; and

**WHEREAS**, the Hearing was adjourned on March 12, 2018; and



**WHEREAS**, no changes have been made in the proposed Plan or in the parcels of property to be included in the proposed Project Area that require additional public hearings since the adjournment of the Hearing; and

**WHEREAS**, the Plan sets forth the factors which cause the proposed Project Area to be classified as a blighted vacant area, and the Corporate Authorities have reviewed the information concerning such factors presented in the Plan and at the Hearing, and are generally informed of the conditions which would cause the Project Area to be classified as a blighted vacant area defined in the Act; and

**WHEREAS**, the Corporate Authorities have reviewed evidence indicating that the proposed Project Area on the whole has not been subject to growth and development through investment by private enterprise and have reviewed the conditions pertaining to lack of private investment in the proposed Project Area to determine whether private development would take place in the proposed Project Area as whole without the adoption of the proposed Plan; and

**WHEREAS**, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Project Area would be substantially benefited by the proposed Plan and project improvements; and

**WHEREAS**, the Corporate Authorities have made an assessment of any financial impact of the Plan and proposed Project Area on or any increased demand for services from any taxing agency affected by the Plan and Project Area, and any program to address such financial impact or increased demand; and

**WHEREAS**, the Corporate Authorities have reviewed the proposed Plan and the existing comprehensive plan for development of the Village as a whole to determine whether the Plan conforms to the comprehensive plan of the Village; and

**WHEREAS**, the Corporate Authorities have introduced this “Plan Adoption Ordinance” for the Plan not less than 14 days, nor more than 90 days after the adjournment of the Hearing:

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS, AS FOLLOWS:**

**Section 1. Recitals**

(a) The statements set forth in the preambles to this Ordinance are found to be true and correct and are adopted as part of this Ordinance.

**Section 2. Authority**

(a) The Village of Antioch, Lake County, Illinois (the “**Village**”) is a duly constituted and organized non-home rule municipality as described in Section § 7 Article VII of the 1970 Constitution of the State of Illinois, and as such has specific powers granted to it by law.

(b) This Ordinance is adopted pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “**Act**”).

**Section 3. Findings**

The Corporate Authorities hereby make the following findings:

(a) The Project Area is generally and legally described in Exhibit A, attached hereto and incorporated herein as if set out in full by this reference.

(b) The Plan, including all figures and tables, the general land use plan, all exhibits contained in the appendix, such as the legal description of the Project Area, the Eligibility Study, and an estimate of redevelopment project costs, is contained in Exhibit B, attached hereto and incorporated herein as if set out in full by this reference.

(c) There exist conditions which cause the proposed Project Area to be classified as a blighted vacant area, pursuant to the Act.

(d) The proposed Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan, and without the use of incremental tax revenues, and such incremental tax revenues will be exclusively utilized for the development of the Project Area and possible contiguous redevelopment project areas, including the possible establishment of contiguous redevelopment project areas.

(e) The Plan conforms to the 1991 Comprehensive Plan for the development of the Village as a whole.

(f) The Project Area does not contain any residential units, and it hereby is, expressly determined that the proposed Plan will not result in displacement of residents from 10 or more inhabited units, and accordingly a housing impact study need not be performed.

(g) As set forth in the Plan, the estimated date of completion of the redevelopment project is not later than December 31, 2042, and the estimated date of completion of the retirement of all obligations incurred to finance redevelopment projects costs as defined in the Plan is not later than December 31, 2042, being the year in which the payment to the Village treasurer, as provided in the Act, is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which this Ordinance is adopted.

(h) The parcels of real property in the proposed Project Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Plan and project improvements are included in the proposed Project Area.

#### **Section 4. Approval of the Plan**

The Plan, which was the subject of the Hearing is adopted and approved.

#### **Section 5. Transmittal to Lake County**

The Village hereby authorizes and directs the Village Clerk to send a copy of this Ordinance and all appropriate materials to the Lake County Clerk to inform the County Clerk about the Plan.

#### **Section 6. Severability**

If any provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this Ordinance, and to that effect all provisions of this Ordinance are deemed severable.

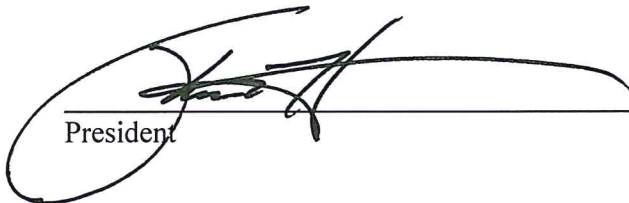
#### **Section 7. Effective Date**

This Ordinance shall be in full force and effect immediately upon its passage and approval by the President and Board of Trustees, as provided by law.



**PASSED** by the Corporate Authorities on May 14, 2018.

**APPROVED:** May 14, 2018.

  
\_\_\_\_\_  
President

**AYES:** 6: Jozwiak, Pierce, Poulos, Dominiak, Johnson and Macek.

**NAYS:** 0:

**ABSENT:** 0:

**RECORDED** in the Village Records on May 17, 2018.



Attest:

  
\_\_\_\_\_  
Deputy Village Clerk

Presented and read, or reading having been waived, at a duly convened meeting of the Corporate Authorities on May 14, 2018.

**(SEAL)**

- Exhibit A: General and Legal Description of the Route 83 Redevelopment Project Area
- Exhibit B: Route 83 Redevelopment Plan and Project (Revised January 30, 2018)
- Exhibit C: Ordinance Calling for A Public Hearing
- Exhibit D: Notice of Public Hearing and Convening A Joint Review Board Meeting
- Exhibit E: Notice of Interested Parties Registry
- Exhibit F: Notice of the Availability of a Plan and the Public Hearing
- Exhibit G: Minutes of JRB Meeting

Village of Antioch, Illinois

Trustee Dominiak moved and Trustee Jozwiak seconded the motion that said ordinance as presented by the Village Clerk be adopted.

After a full and complete discussion thereof, including a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt the ordinance as read.

Upon the roll being called, the following Trustees voted

**AYES:** 6: Jozwiak, Pierce, Poulos, Dominiak, Johnson and Macek.

**NAYS:** 0:

**ABSENT:** 0:

Whereupon the President declared the motion carried and the ordinance adopted, and henceforth did approve and sign the same in open meeting and did direct the Village Clerk to record the same in full in the records of the Corporate Authorities of the Village.

Other business not pertinent to the adoption of said ordinance was duly transacted at said meeting.

Upon motion duly made and seconded, the meeting was adjourned.

  
Deputy Village Clerk





Village of Antioch, Illinois

**EXHIBIT A**

**Legal Description of the Route 83 Redevelopment Project Area**

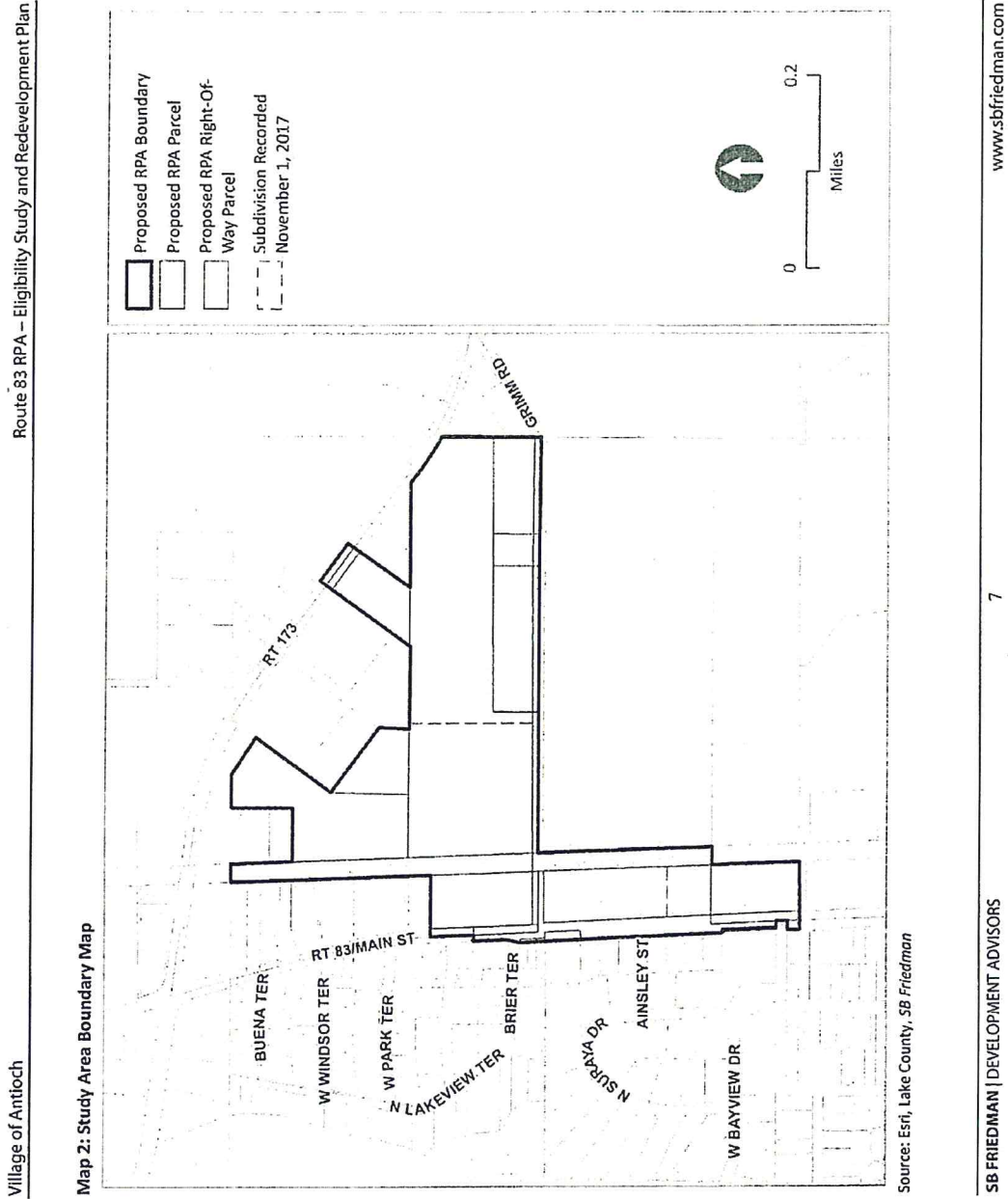
A part of the Northwest, Northeast, Southeast and Southwest fractional Quarters of Section 17, Township 46 North, Range 10 East of the Third Principal Meridian described as follows:

Beginning at the Northeast corner of Lot 1 in Boylan Subdivision No. 2, according to the plat thereof recorded December 12, 2017 as Document No. 7450413; thence East along the North line of Lot 2 in said Boylan Subdivision No. 2 to the Southwest corner of a parcel of land described by Document No. 7199566; thence Northeasterly along the Northwesterly line of said parcel and the Northeasterly extension thereof to the Northeasterly line of Illinois Route 173 per Document No. 405386; thence Southeasterly along said Northeasterly line to the Northeasterly extension of the Southeasterly line of said parcel; thence Southwesterly along said Northeasterly extension and said Southeasterly line of said parcel to the Southeast corner thereof and the North line of said Lot 2; thence East along said North line to said Southwesterly line of Illinois Route 173; thence Southeasterly along said Southwesterly line to the Northeasterly corner of said Lot 2; thence Southerly along the East line of said Lot 2 and the Southerly extension thereof to the center line of Grimm Road; thence Westerly along said center line to the East line of the Wisconsin Central Railroad; thence Southerly along said East line to the South line of the North half of the Southeast Quarter of said Section 17; thence West along said South line to the West line of said Railroad; thence Southerly along said West line to the North line of the South 52 rods of said Section 17 said line also being the South line of "Parcel 3" in Document No. 7276566; thence Westerly along said North line to the West line of Illinois Route 83; thence Northerly along said West line to the Southeast corner of that part of Lot 106 in Antioch Hills Subdivision, according to the plat thereof recorded October 2, 1924 in Book M of Plats Page 94 lying within the Northwest Quarter of said Section 17; thence Easterly along the South line of said Northwest Quarter to the center line of said Illinois Route 83; thence Northerly along said center line to the Westerly extension of the North line of a parcel of land described as "Parcel 1" in Document No. 7276566; thence Easterly along said Westerly extension and said North line to the West line of said Railroad; thence Northerly along said West line to the South line of the Northwest Quarter of the Northeast Quarter of said Section 17; thence Easterly along said South line to the East line of said Railroad; thence Southerly along said East line to the Northwest corner of a parcel of land described as "Parcel 2" in Document No. 7349394; thence Easterly along a Northerly line of said parcel to a Northerly corner thereof; thence Northerly along a Westerly line of said parcel to a Northerly corner thereof; thence Easterly along the North line of said parcel to a Northerly corner thereof; thence Southeasterly along a Northeasterly line of said parcel to a Northeasterly corner thereof; thence Southwesterly along the Easterly line of said parcel to an Easterly corner thereof; thence Southeasterly along the Easterly line of said parcel to an Easterly corner thereof; thence Southerly along the most Easterly line of said parcel to the Southeast corner of said parcel said point being on the North line of Lot 1 in said Boylan Subdivision No. 2; thence Easterly along said North line to the Point of Beginning, all in Lake County, Illinois.

Excepting therefrom that part of the following described parcel falling within the Right of Way of Illinois Route 83:

That part of the South 15 Chains of Section 17, Township 46 North, Range 10 East of the Third Principal Meridian, described as beginning at the Northwest corner of Lot 1 in Rosing's Subdivision; thence North 60 feet to the North line of said South 15 Chains; thence East along the North line of said South 15 chains to the center of the Fox River Road (Now State Route No. 83); thence Southerly along the center of State Route No. 83, a distance of 60.05 feet; thence West along the North line and the North line extended of said Lot 1 to the Place of Beginning, in Lake County, Illinois.

# EXHIBIT A, Continued Route 83 Redevelopment Project Area



Village of Antioch, Illinois

**EXHIBIT B**

**Route 83 Redevelopment Plan and Project**

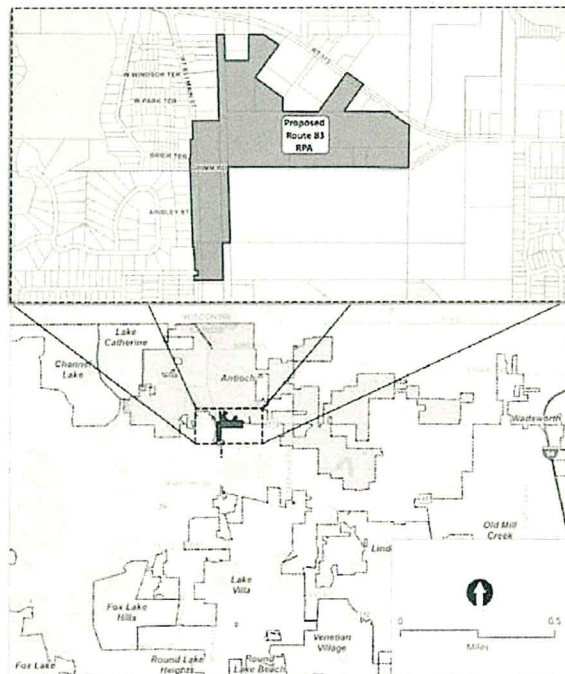
VILLAGE OF ANTIOCH, IL

## Route 83 Redevelopment Project Area

### Tax Increment Financing Eligibility Study, and Redevelopment Plan and Project

December 18, 2017

*Revised January 30, 2018*



Source: Esri, Lake County, SB Friedman

**VILLAGE OF ANTIOCH, IL**  
**Route 83 Redevelopment Project Area**  
**Tax Increment Financing Eligibility Study, and**  
**Redevelopment Plan and Project**

**December 18, 2017**  
*Revised January 30, 2018*

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VILLAGE OF ANTIOCH, IL  
**Route 83 Redevelopment Project Area**  
Tax Increment Financing Eligibility Study, and Redevelopment Plan and Project

**Table of Contents**

SECTION	PAGE
1. Executive Summary .....	1
2. Introduction .....	5
3. Eligibility Analysis .....	10
4. Redevelopment Plan & Project .....	16
5. Financial Plan.....	21
6. Required Findings & Tests.....	28
7. Provisions for Amending Action Plan .....	31
8. Commitment to Fair Employment Practices & Affirmative Action Plan .....	32
Appendix 1: Boundary Legal Description .....	33
Appendix 2: Summary of EAV (by PIN) .....	35

**LIST OF MAPS**

Map 1: Community Context.....	6
Map 2: RPA Boundary.....	7
Map 3: Existing Land Use .....	9
Maps 4A to 4B: Summary of Eligibility Factors Present to a Meaningful Extent .....	14-15
Map 5: Proposed Future Land Use .....	19

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## 1. Executive Summary

The Village of Antioch (the “Village”) seeks to establish a Tax Increment Financing (TIF) district to serve as an economic development tool and promote the development of vacant land along West Grimm Road between Illinois Route 83 and Illinois Route 173. The Village engaged *SB Friedman Development Advisors* (“*SB Friedman*”) in June 2017 to conduct a TIF Eligibility Study and prepare a Redevelopment Plan and Project (the “Redevelopment Plan”).

This report details the eligibility factors found within the proposed Route 83 Redevelopment Project Area (“Route 83 RPA” or the “RPA”) in support of its designation as a TIF district under the “blighted area” provisions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “Act”).

The proposed Route 83 RPA, displayed in **Map 1** and **Map 2**, is entirely vacant (with no buildings) and comprises approximately 73 acres of land, of which approximately 58 acres are vacant and 15 acres are rights-of-way. At the time SB Friedman conducted the eligibility analysis in June 2017, the RPA comprised 19 tax parcels. Of the 19 parcels, there are nine (9) railroad or rights-of-way tax parcels that are excluded from the eligibility analysis. Two subdivisions in the RPA were recorded on November 1, 2017; however, eligibility was analyzed based on existing tax parcels at the time of analysis in June. Therefore, eligibility was assessed for a total of ten (10) tax parcels in the RPA. The parcels included in the RPA are located within an area roughly bounded by Grimm Road on the south, Illinois Route 83 on the west, Illinois Route 173 on the north, and Sequoit Creek on the east. Three parcels immediately south of Grimm Road just east of Route 83 are also included.

### Determination of Eligibility

*SB Friedman* finds that the proposed Route 83 RPA is eligible for TIF designation as a “blighted area” for vacant parcels. The vacant land was analyzed under the Act’s two-factor test and was found to have the following factors present to a meaningful extent and reasonably distributed throughout the RPA:

#### Two-Factor Test

1. Lack of Growth in Equalized Assessed Value (“EAV”)
2. Deterioration Adjacent to Vacant Land

The eligibility factors are defined under the Act at 65 ILCS 5/11-74.4-3 (a) and (b), and are more fully described herein.

### Redevelopment Plan Goal, Objectives and Strategies

The overall goal of this and Redevelopment Plan is to reduce or eliminate conditions that qualify the proposed Route 83 RPA as a “blighted area,” and to provide the direction and mechanisms necessary to establish the RPA as a commercial/light industrial district. Implementing the Redevelopment Plan may stimulate the redevelopment of vacant parcels and provide new or improved public infrastructure,

facilities and utilities. Redevelopment of the RPA is intended to revitalize the area around the RPA, strengthen the economic base, and enhance the quality of life of the Village as a whole.

Redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and encourage new private investment.

**OBJECTIVES.** Four (4) objectives support the overall goal of area-wide revitalization of the proposed Route 83 RPA. These objectives include:

1. Facilitate and encourage development of vacant properties within the RPA, as allowed by the Act. The Village may use TIF funds to encourage new private sector development by reimbursing developers for eligible construction costs, such as, but not limited to stormwater facilities and site preparation.
2. Foster the replacement, repair, construction and/or improvement of the public infrastructure where needed, including public facilities and utilities, sidewalks, streets, curbs, gutters, underground water and sanitary systems, and stormwater detention of adequate capacity to create an environment conducive to private investment.
3. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the RPA. Create a cohesive identity for the RPA as a commercial and industrial district for Antioch, and, where appropriate, provide buffering between different land uses and screening of service facilities such as parking lots and loading areas.
4. Support the goals and objectives of other overlapping plans, including the Village of Antioch's 2017-2020 Strategic Plan Summary Report published in 2016 (the "Strategic Plan") and the Antioch Comprehensive Plan published in 1991 (the "Comprehensive Plan"). Coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

**STRATEGIES.** These objectives will be implemented through five (5) specific and integrated strategies, including:

1. **Facilitate Property Acquisition and Site Preparation.** Financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan.
2. **Encourage Private Sector Activities.** Through the creation and support of public-private partnerships or through written agreements, the Village may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake development projects and other improvements that are consistent with the goals of this Redevelopment Plan.
3. **Redevelop Vacant Sites.** The development of vacant properties within the RPA is expected to stimulate private investment and increase the overall taxable value of properties.

Development of vacant sites is anticipated to have a positive impact on other properties beyond the individual project sites.

4. **Implement Public Improvements.** A series of public improvements throughout the Route 83 RPA may be designed and implemented to help prepare sites for anticipated private investment. Public improvement projects create a more conducive environment for new development as they send a message that the public sector is willing to invest in the area, which can be vital in motivating owners to improve their properties as well. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include reconstruction or resurfacing of streets, sidewalks and other paved surfaces, improvement of underground infrastructure and physical plants, stormwater detention of adequate capacity, the creation and/or rehabilitation of parks, trails and open space, streetscapes, improved street and sidewalk lighting, and other public improvements and utilities consistent with this Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation or restoration of public improvements on one or more parcels.

5. **Other Statutory Strategies.** Implement and effectuate any other strategy authorized by the Act which will promote the purposes and goals of this Redevelopment Plan.

## Required Findings and Tests

The required conditions for the adoption of this Redevelopment Plan and Project are found to be present within the proposed Route 83 RPA.

### FINDING 1:

*The Village is required to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a TIF district.*

Limited private investment has occurred in the RPA over the last five years. The RPA comprises ten (10) non-ROW properties that are unimproved. The vacant properties include previously developed land and former farmland. According to the Village, there have been no new construction and building permits issued during the last five years (from 2012 to July 2017). Thus, the RPA has not been subject to growth and private investment.

### FINDING 2:

*The Village is required to find that, but for the designation of the TIF district and the use of Tax Increment Financing, it is unlikely that significant investment will occur in the proposed Route 83 RPA.*

Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. The area-wide improvements and development assistance resources needed to develop the

proposed Route 83 RPA as a commercial/light industrial district are extensive and costly, and the private market on its own has shown little ability to absorb all of these costs or promote unsupported private development. Public resources to assist with public improvements and project-specific development costs are needed to leverage private investment and facilitate area-wide redevelopment. TIF assistance may be used to fund development projects, infrastructure improvements, and creation of public facilities. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area- and Village-wide redevelopment, are unlikely to occur.

**FINDING 3:**

*No redevelopment project area can be designated unless a plan and project are approved prior to the designation of the area; and the area can only include those contiguous parcels that are to be substantially benefited by the proposed redevelopment project improvements.*

The proposed Route 83 RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan improvements.

**FINDING 4:**

*The Redevelopment Plan must conform to the Village's comprehensive plan and other Village strategic plans, or include land uses that have been approved by the Village.*

Based on a review of the Comprehensive Plan, the Redevelopment Plan for the proposed Route 83 RPA conforms to and proposes predominant land uses that are consistent with the Village's existing plan.



## 2. Introduction

### The Study Area

This document serves as the Eligibility Study and Redevelopment Plan and Project for the proposed Route 83 RPA. The Route 83 RPA is located within the Village of Antioch in Lake County (the "County"). The Village engaged *SB Friedman* in June 2017 to conduct a study of the properties in the RPA and determine whether said properties qualify for TIF designation under the Act.

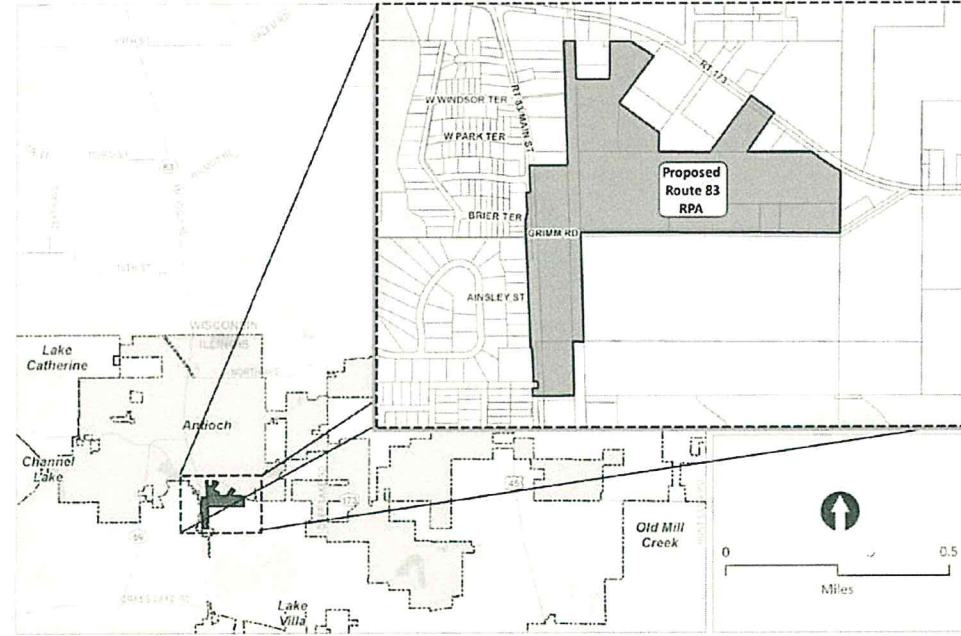
The proposed Route 83 RPA is entirely vacant and comprises approximately 73 acres of land, of which approximately 58 acres are vacant and 15 acres are rights-of-way. At the time *SB Friedman* conducted the eligibility analysis in June 2017, the RPA comprised 19 tax parcels. Of the 19 parcels, there are nine (9) railroad or rights-of-way tax parcels that are excluded from the eligibility analysis. Two subdivisions in the RPA were recorded on November 1, 2017; however, eligibility was analyzed based on existing tax parcels at the time of analysis in June. Therefore, eligibility was assessed for a total of ten (10) tax parcels in the RPA. The parcels included in the RPA are located within an area roughly bounded by Grimm Road on the south, Illinois Route 83 on the west, Illinois Route 173 on the north, and Sequoit Creek on the east. Three parcels immediately south of Grimm Road just east of Route 83 are also included. **Map 2** details the boundary of the proposed Route 83 RPA, which includes only those contiguous parcels of real property that are expected to benefit substantially from the redevelopment improvements discussed herein.

*SB Friedman* found that the RPA suffers from lack of growth in equalized assessed value (EAV) and deterioration adjacent to vacant land. These conditions hinder the potential to redevelop the area and capitalize on its transportation access and location near the center of the Village. In order to establish Route 83 RPA as a light industrial/commercial district, it is critical that the appearance and functionality of the RPA be improved. Without the redevelopment of vacant properties, the RPA can fall into further disrepair and potential development opportunities will not be realized. The Route 83 RPA will benefit from a strategy that addresses the conditions of lack of growth in EAV and deterioration of surrounding infrastructure.

The Eligibility Study covers events and conditions that were determined to support the designation of the proposed Route 83 RPA as a "blighted area" under the Act at the completion of our field research in June 2017 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study and Redevelopment Plan document summarizes the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of *SB Friedman*. The Village is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the proposed Route 83 RPA as a redevelopment project area under the Act. *SB Friedman* has prepared this Redevelopment Plan with the understanding that the Village would rely: (1) on the findings and conclusions of this Eligibility Study and Redevelopment Plan in proceeding with the designation of Route 83 RPA and the adoption and implementation of this Redevelopment Plan; and (2) on the fact that *SB Friedman* has obtained the necessary information including, without limitation, information relating to the EAV of parcels comprising the Route 83 RPA, so that this Redevelopment Plan will comply with the Act, and that the Route 83 RPA can be designated as a redevelopment project area in compliance with the Act.

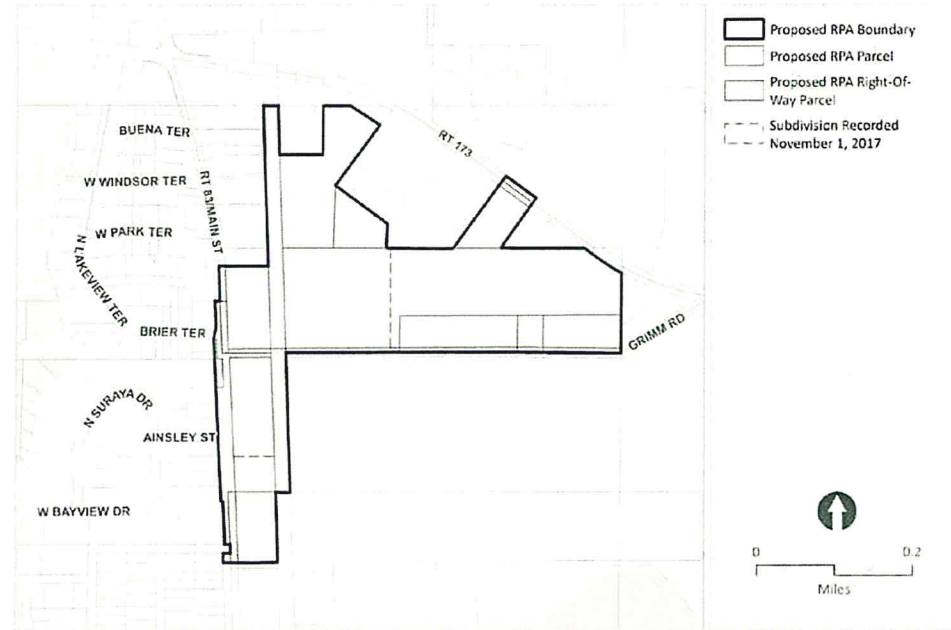
Map 1: Context Map



Source: Esri, Lake County, SB Friedman



Map 2: Study Area Boundary Map



Source: Esri, Lake County, SB Friedman

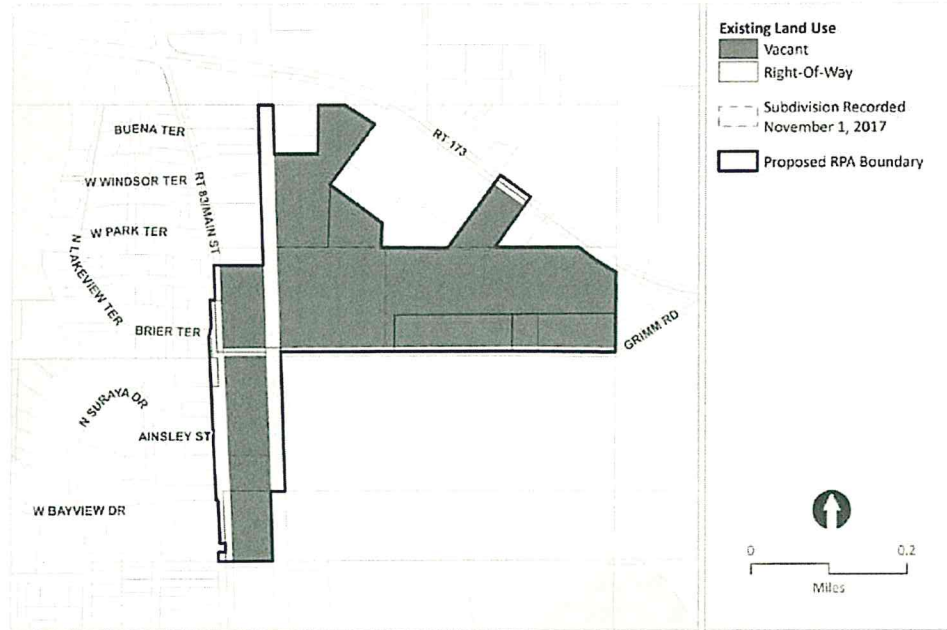
## Existing Land Use

Based upon *SB Friedman's* research, two primary land uses have been identified within the proposed Route 83 RPA:

- Vacant land
- Right-of-way

The overall pattern of land use in the Route 83 RPA is shown in **Map 3**.

Map 3: Existing Land Use



### 3. Eligibility Analysis

#### Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the proposed Route 83 RPA at the completion of *SB Friedman's* research, it has been determined that the Route 83 RPA meets the eligibility requirements of the Act as a "blighted area" for vacant land. The following outlines the provisions of the Act to establish eligibility.

Under the Act, two primary avenues exist to establish eligibility for an area to permit the use of Tax Increment Financing for area redevelopment: declaring an area as a "blighted area" and/or a "conservation area." "Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas that are deteriorating and declining and soon may become blighted if the deterioration is not abated.

The statutory provisions of the Act specify how a district can be designated as a "conservation area" and/or "blighted area," based upon an evidentiary finding of certain eligibility factors listed in the Act. According to the Act, "blighted areas" for improved land must have a combination of five (5) or more of these eligibility factors acting in concert, which threaten the health, safety, morals or welfare of the proposed district. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors that are detrimental to the public safety, health, morals or welfare, and that could result in such an area becoming a "blighted area." A separate set of factors exists for the designation of vacant land as a "blighted area." There is no provision for designating vacant land as a "conservation area."

#### Factors for Vacant Land

According to the Act, there are two ways by which vacant land can be designated as "blighted." One way is to find that at least one (1) of the six (6) factors discussed under the "One-Factor Test" is present to a meaningful extent and reasonably distributed throughout the RPA. The second way is to find that at least two (2) of six (6) factors from the list discussed below under the "Two-Factor Test" are present to a meaningful extent and reasonably distributed throughout the RPA.

##### ONE-FACTOR TEST

Under the provisions of the "blighted area" section of the Act, if the land is vacant, an area qualifies as "blighted" if one (1) or more of the following factors is found to be present to a meaningful extent.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;
- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant.

## TWO-FACTOR TEST

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if a combination of two (2) or more of the following factors are present to a meaningful extent and reasonably distributed throughout the RPA.

**Obsolete Platting of Vacant Land.** This includes parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or that omitted easements for public utilities.

**Diversity of Ownership.** Diversity of ownership is when adjacent properties are owned by multiple parties. This factor applies when diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development.

**Tax and Special Assessment Delinquencies.** Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five years.

**Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land.** Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development has not previously occurred on the vacant parcels.

**Environmental Contamination.** The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by state or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

**Lack of Growth in Equalized Assessed Value.** The total equalized assessed value (“EAV”) of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated; or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

## Methodology Overview and Determination of Eligibility

*SB Friedman* conducted the following analysis to determine whether the RPA qualifies for TIF designation:

- Parcel-by-parcel fieldwork documenting external property conditions;
- Analysis of historic trends in equalized assessed value for the last six years (five year-to-year periods) for which data are available and final (2012-2017) from the Lake County Assessor’s Office;
- Review of municipal building permit records; and



- Review of the Village Comprehensive Plan.

At the time SB Friedman conducted the eligibility analysis in June 2017, the RPA comprised 19 tax parcels. Of the 19 parcels, there are nine (9) railroad or rights-of-way tax parcels that are excluded from the eligibility analysis. Two subdivisions in the RPA were recorded on November 1, 2017; however, eligibility was assessed based on existing tax parcels at the time of analysis in June. Therefore, eligibility was assessed for a total of ten (10) tax parcels in the RPA. All properties were examined for qualification factors consistent with “blighted area” requirements of the Act. Based upon these criteria, *SB Friedman* concluded that the properties within the proposed Route 83 RPA contain the necessary eligibility factors to qualify for TIF district designation as a “blighted area” for vacant parcels, as defined by the Act.

To arrive at this designation, *SB Friedman* calculated the number of eligibility factors present on a parcel-by-parcel basis, and analyzed the spatial distribution of the eligibility factors. The information was then graphically plotted on a parcel map of the Route 83 RPA to establish the distribution of eligibility factors, and to determine which factors were present to a meaningful extent and reasonably distributed throughout the RPA.

### Blighted Area Findings – Vacant Parcels

*SB Friedman* found that the following factors under the two-factor eligibility are present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in Equalized Assessed Value; and
2. Deterioration Adjacent to Vacant Land.

Maps 4A and 4B illustrate the vacant eligibility factors found to be present to a meaningful extent within the RPA, as a whole, by indicating each parcel where the respective factors were found to be present to a meaningful degree.

#### 1. LACK OF GROWTH IN EQUALIZED ASSESSED VALUE

The total EAV is a measure of the property value in the proposed Route 83 RPA. The EAV history of vacant tax parcels in the RPA was analyzed for the last six years (five year-to-year periods) for which assessed values and EAV were available. The most recent year for which final information was available from Lake County is 2017. A lack of growth in EAV has been identified for the RPA in that:

- 1) The total EAV of improved parcels within the area has declined for three (3) of the last five (5) year-to-year periods; and
- 2) The EAV growth rate has been less than the growth rate of the Consumer Price Index for four (4) of the last five (5) year-to-year periods.

Table 1 displays the trends in EAV growth for the RPA over the period. This eligibility factor was considered to be present to a meaningful extent for all vacant parcels within the Route 83 RPA.

**Table 1: Percent Change in Annual EAV for RPA Parcels**

	2012 - 2013	2013-2014	2014-2015	2015-2016	2016-2017
<b>RPA Parcels</b>	-1.6%	0.1%	-3.8%	2.8%	-72.9%
<b>Decline in RPA EAV</b>	YES	NO	YES	NO	YES
<b>Consumer Price Index (CPI)</b>	1.1%	1.7%	-0.3%	0.7%	1.6% [1]
<b>RPA Parcels Growth Less than CPI</b>	YES	YES	YES	NO	YES

Source: Lake County Assessor's Office; *SB Friedman*; U.S. Bureau of Labor Statistics, Chicago-Gary-Kenosha, IL-IN-WI, All Consumer Items. Analysis updated with revised EAV data in January 2018.

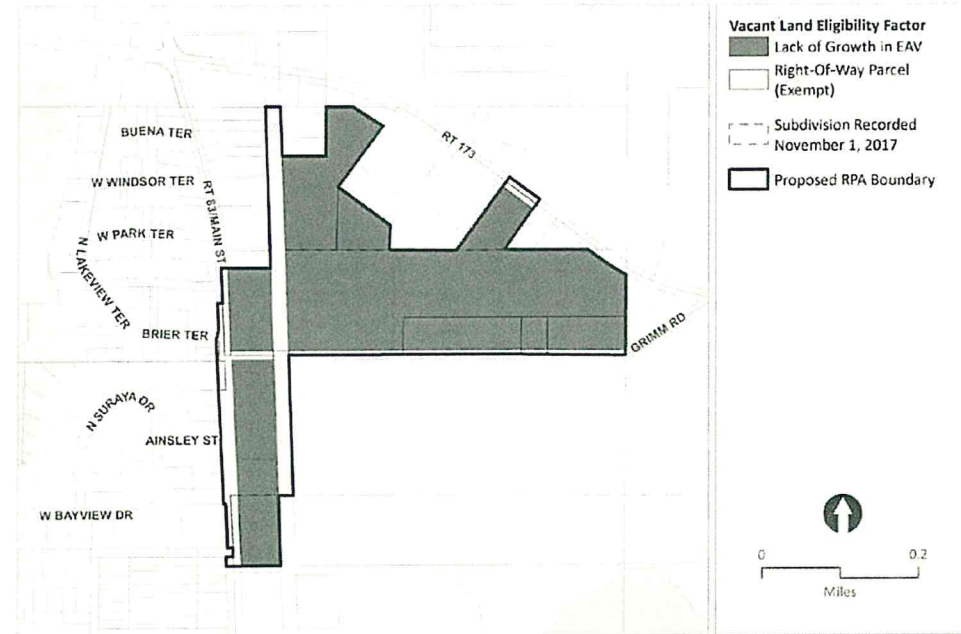
[1] CPI based on monthly average through August 2017

## 2. DETERIORATION ADJACENT TO VACANT LAND

According to the Act, evidence of structural or site improvement deterioration and area disinvestment in the area adjacent to vacant land may substantiate why new development has not previously occurred on the vacant parcels.

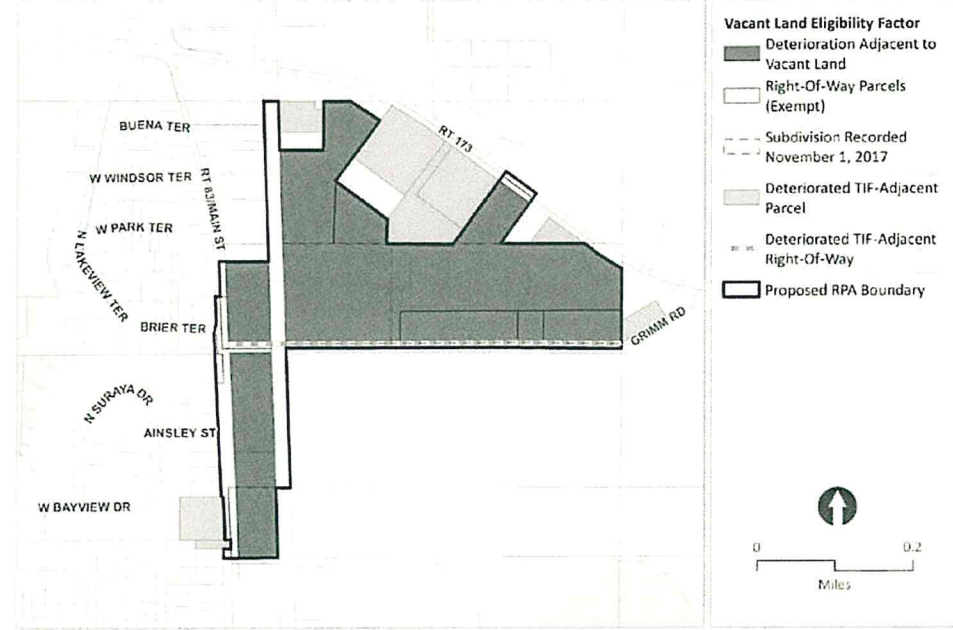
All ten (10) non-right-of-way parcels within the RPA are adjacent to public infrastructure and/or parcels with observed physical deterioration according to improved land eligibility criteria. The most significant example of public deterioration is widespread cracking and crumbling in the asphalt surface of Grimm Road. Common examples of deterioration on private parcels include cracked, alligating and uneven pavement.

Map 4A: Vacant Factor – Lack of Growth in EAV



Source: Esri, Lake County, SB Friedman

Map 48: Vacant Factor – Deterioration Adjacent To Vacant Land



Source: Esri, Lake County, SB Friedman

## 4. Redevelopment Plan & Project

### Redevelopment Needs of the Route 83 RPA

The land use and existing conditions for the RPA suggest five (5) major redevelopment needs:

1. Capital improvements that further the objectives set forth in this Redevelopment Plan;
2. Site preparation and storm water management;
3. Redevelopment of vacant parcels;
4. Streetscape and infrastructure improvements; and
5. Resources for commercial and light industrial development.

Currently, the RPA is characterized by vacant land with stagnant or declining property values and adjacent deterioration. These conditions reduce the value of properties in the area and make the RPA less competitive, overall, with commercial and industrial property in other communities, thus limiting local area employment opportunities, and contributing to the lack of new investment in the RPA.

The public improvements outlined in this Redevelopment Plan will create an environment conducive to private investment and redevelopment within the proposed Route 83 RPA. The goals, objectives and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the Route 83 RPA.

### Goals, Objectives and Strategies

Goals, objectives and strategies designed to address the needs of the community form the overall framework of this Redevelopment Plan, and consider the use of anticipated tax increment funds generated within the proposed Route 83 RPA.

**GOAL.** The overall goal of this TIF Eligibility Study and Redevelopment Plan and Project is to reduce or eliminate conditions that qualify the Route 83 RPA as a “blighted area,” and to provide the direction and mechanisms necessary to establish the RPA as a commercial/light industrial district. Implementing the Redevelopment Plan may stimulate the redevelopment of parcels, and provide new or improved public infrastructure, facilities and utilities. Redevelopment of the RPA will revitalize the area around Route 83 and Route 173, strengthen the economic base, and enhance the quality of life of the Village as a whole.

Rehabilitation and redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use Tax Increment Financing, as well as other funding sources, to reinforce and encourage further private investment.

**OBJECTIVES.** Four (4) objectives support the overall goal of area-wide revitalization of the proposed Route 83 RPA. These objectives include:

1. Facilitate and encourage development of vacant properties within the RPA, as allowed by the Act. The Village may use TIF funds to encourage new private sector development by



reimbursing developers for eligible construction costs, such as, but not limited to stormwater facilities and site preparation.

2. Foster the replacement, repair, construction and/or improvement of the public infrastructure where needed, including public facilities and utilities, sidewalks, streets, curbs, gutters, underground water and sanitary systems, and stormwater detention of adequate capacity to create an environment conducive to private investment.
3. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the RPA, create a cohesive identity for the RPA as a commercial and industrial district for Antioch, and, where appropriate, provide buffering between different land uses and screening of service facilities such as parking lots and loading areas.
4. Support the goals and objectives of other overlapping plans, including the Village of Antioch's 2017-2020 Strategic Plan Summary Report published in 2016 (the "Strategic Plan") and the Antioch Comprehensive Plan published in 1991 (the "Comprehensive Plan"), and coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

**STRATEGIES.** These objectives will be implemented through five (5) specific and integrated strategies, including:

1. **Facilitate Property Acquisition and Site Preparation.** Financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan.
2. **Encourage Private Sector Activities.** Through the creation and support of public-private partnerships or through written agreements, the Village may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake development projects and other improvements that are consistent with the goals of this Redevelopment Plan.
3. **Redevelop Vacant Sites.** The development of vacant properties within the RPA is expected to stimulate private investment and increase the overall taxable value of properties within the RPA. Development of vacant sites is anticipated to have a positive impact on other properties beyond the individual project sites.
4. **Implement Public Improvements.** A series of public improvements throughout the Route 83 RPA may be designed and implemented to help prepare sites for anticipated private investment. Public improvement projects create a more conducive environment for new development as they send a message that the public sector is willing to invest in the area, which can be vital in motivating owners to improve their properties as well. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include reconstruction or resurfacing of streets, sidewalks, and other paved surfaces, improvement of underground infrastructure and physical plants,

stormwater detention of adequate capacity, the creation and/or rehabilitation of parks, trails and open space, streetscapes, improved street and sidewalk lighting, and other public improvements and utilities consistent with this Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation or restoration of public improvements on one or more parcels.

5. **Other Statutory Strategies.** Implement and effectuate any other strategy authorized by the Act which will promote the purposes and goals of this Redevelopment Plan.

### Proposed Future Land Use

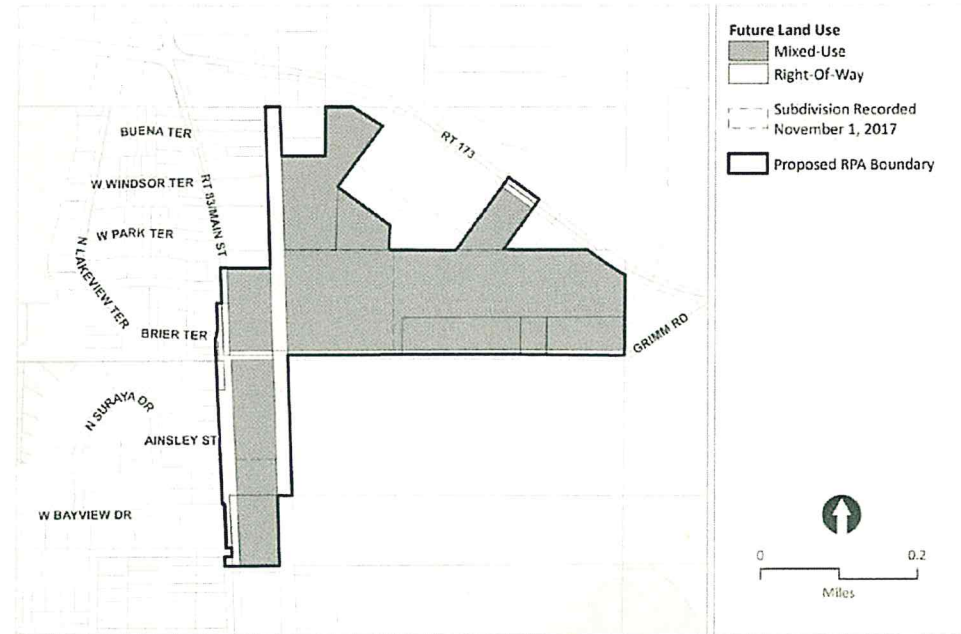
The future land use of the Route 83 RPA reflects the objectives of this Redevelopment Plan, which are to support the development of the RPA as a commercial/light industrial district and to support other improvements that serve the redevelopment interests of the local community, current business owners and the Village. The proposed objectives are compatible with historic land use patterns and support current development trends in the area.

The proposed land uses are detailed in Map 5, which shows a mixed-use designation throughout the RPA. The mixed-use designation allows for the following land uses:

- Commercial (Retail/Office/Service)
- Industrial
- Right-of-Way
- Conservation Areas

It is anticipated that the majority of new development will be commercial/light industrial in nature. The uses listed above are to be predominant uses for the area indicated, and are not exclusive of any other uses. The future land use designation is consistent with the Comprehensive Plan and is intended to support Board-approved planning documents guiding land use. The future land use designation does not supersede the area's underlying zoning.

Map 5: Proposed Future Land Use



Source: Esri, Lake County, SB Friedman, Village of Antioch

## Housing Impact and Related Matters

As set forth in the Act, if a redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a Housing Impact Study and incorporate the study into the Redevelopment Plan and Project document.

The Route 83 RPA contains zero (0) residential units and no displacement is anticipated to result from this Redevelopment Plan and Project. Therefore, a Housing Impact Study is not required under the Act.

## 5. Financial Plan

### Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act. The Village proposes to realize its goals and objectives of redevelopment through public finance techniques, including, but not limited to, Tax Increment Financing, and by undertaking certain activities and incurring certain costs. The Village may also reimburse private entities for certain costs incurred in the development and/or redevelopment process. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, and implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(1).
2. The costs of marketing sites within the RPA to prospective businesses, developers and investors.
3. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land as more fully set forth in 65 ILCS 5/11-74.4-3(q)(2).
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(3); and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3(q)(4) of the Act.
6. Costs of job training and retraining projects, including the costs of “welfare to work” programs implemented by businesses located within the RPA, and such proposals that feature a community-based training program, which ensures maximum reasonable opportunities for residents of the Village, with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-



related skills, including residents of public and other subsidized housing and people with disabilities, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(5).

7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and that may include payment of interest on any obligations issued thereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto.
8. To the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.
9. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 11-74.4-3(n)(7) of the Act.
10. Payment in lieu of taxes, as defined in the Act.
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the RPA; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district(s), which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a.
12. Interest costs incurred by a developer, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(11), related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a. Such costs are to be paid directly from the special tax allocation fund established, pursuant to the Act;
  - b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer with regard to the development project during that year;

- c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - d. The total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total of: (i) cost paid or incurred by the developer for the redevelopment project, and (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
  - e. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 12b and 12d above; and
  - f. Instead of the interest costs described above in paragraphs 12b and 12d, a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.
13. An elementary, secondary or unit school district's increased per pupil tuition costs attributable to net new pupils added to the district living in assisted housing units will be reimbursed, as further defined in the Act.
14. A library district's increased per patron costs attributable to net new persons eligible to obtain a library card living in assisted housing units, as further defined in the Act.

Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

If a Special Service Area is established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

### Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in Table 2. The total eligible redevelopment costs provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. The total of line items set forth are not intended to place a limit on the described expenditures. Adjustments to the estimated line item costs are expected and may be made by the Village without amendment to this Redevelopment Plan, either increasing or decreasing line item costs because of changed redevelopment costs and needs. Each individual project cost will be reevaluated in light of projected private development

and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act.

Additional funding in the form of state and federal grants, private developer contributions, and other outside sources may be pursued by the Village as a means of financing improvements and facilities within the RPA.

**Table 2: Estimated TIF-Eligible Redevelopment Project Costs**

<b>Eligible Expense [1]</b>	<b>Estimated Project Costs</b>
Administration and Professional Service Costs	\$2,000,000
Site Marketing Costs	\$500,000
Property Assembly and Site Preparation Costs	\$6,500,000
Costs of Building Rehabilitation	\$200,000
Costs of Construction of Public Works or Improvements	\$13,000,000
Costs of Job Training or Retraining (Businesses)	\$200,000
Financing Costs	\$600,000
Taxing District Capital Costs [2]	\$200,000
Relocation Costs	\$200,000
Payments in Lieu of Taxes	\$200,000
Costs of Job Training (Community College)	\$200,000
Interest Costs (Developer or Property Owner)	\$200,000
<b>TOTAL REDEVELOPMENT PROJECT COSTS [3] [4] [5]</b>	<b>\$24,000,000</b>

[1] Described in more detail in Eligible Costs Section.

[2] This category may include paying for or reimbursing capital costs of taxing districts impacted by the redevelopment of the RPA. As permitted by the Act, to the extent the Village by written agreement accepts and approves the same, the Village may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.

[3] Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, costs of issuance, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

[4] The amount of the Total Redevelopment Project Costs that can be incurred in the RPA may be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the RPA only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the RPA, but may not be reduced by the amount of redevelopment project costs incurred in the RPA that are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the RPA only by a public right-of-way.

[5] All costs are in 2017 dollars and may be increased by 5% after adjusting for annual inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers in U.S. Cities, published by the U.S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.



## Phasing and Scheduling of the Redevelopment

Each private project within the Route 83 RPA receiving TIF benefits shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the Village. This Redevelopment Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the Village Finance Director provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2042, if the ordinances establishing the RPA are adopted during 2018).

## Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or municipal obligations, which may be issued or incurred to pay for such costs, are to be derived principally from tax increment revenues and/or proceeds from municipal obligations, which have tax increment revenue as a repayment source. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the Village may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The Village may incur redevelopment project costs that are paid from the funds of the Village other than incremental taxes, and the Village then may be reimbursed for such costs from incremental taxes.

The tax increment revenue, which will be used to fund tax increment obligations and eligible redevelopment project costs, shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the certified initial EAV of each such property. Without the use of such incremental revenues, the RPA is not likely to redevelop.

Other sources of funds which may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The proposed Route 83 RPA may be or become contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act (65 ILCS 5/11 74.4 4 et. seq.). The Village may utilize net incremental property tax revenues received from the Route 83 RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Route 83 RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the Route 83 RPA, shall not at any time exceed the Total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

The proposed Route 83 RPA may be or become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1 et. seq.). If the Village finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Route 83 RPA, the Village may determine that it is the best interests of

the Village and in furtherance of the purposes of this Redevelopment Plan that net revenues from the Route 83 RPA be made available to support any such redevelopment project areas, and vice versa. The Village, therefore, proposes to utilize net incremental revenues received from the Route 83 RPA to pay eligible redevelopment projects costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Route 83 RPA and such areas. The amount of revenue from the Route 83 RPA made available, when added to all amounts used to pay eligible redevelopment project costs within the RPA or other areas as described in the preceding paragraph, shall not at any time exceed the Total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended, as applicable, to add appropriate and parallel language to allow for sharing of revenues between such districts.

### Issuance of Obligations

To finance project costs, the Village may issue bonds or obligations secured by the anticipated tax increment revenue generated within the Route 83 RPA, or such other bonds or obligations as the Village may deem as appropriate. The Village may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired within the timeframe described under “Phasing and Scheduling of the Redevelopment” above. Also, the final maturity date of any such obligations that are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the Village shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves and bond sinking funds. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

### Most Recent Equalized Assessed Value of Properties in the RPA

The purpose of identifying the most recent EAV of the Route 83 RPA is to provide an estimate of the initial EAV, which the Lake County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Route 83 RPA. The 2017 EAV (the most recent year in which data was available) of all taxable parcels in the Route 83 RPA is \$40,445. This total EAV amount by PIN is summarized in Appendix 2. The EAV is subject to verification by the Lake County Assessor. After verification, the final figure shall be certified by the Lake County Clerk, and shall become the “Certified Initial EAV” from which all incremental property taxes in the RPA will be calculated by the County.



### Anticipated Equalized Assessed Value

By tax year 2041 (collection year 2042), the total taxable EAV for the Route 83 RPA could potentially be approximately \$6.6 million. This estimate is based on several key assumptions, including: (1) an inflation factor of 1.0% per year on the EAV of all properties within the Route 83 RPA; (2) an equalization factor of 1.0; and (3) substantial commercial and light industrial development in the near term.

## 6. Required Findings & Tests

### Lack of Growth and Private Investment

The Village is required to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a TIF district.

Limited private investment has occurred in the RPA over the last five years. One key indicator of private investment is construction-related permit activity. The RPA comprises ten (10) non-ROW properties consisting of vacant land. According to the Village of Antioch, there have been zero (0) properties within the RPA that were issued new construction or other building permits during the last five-and-a-half years (from 2012 to July 2017). Thus, the RPA has not been subject to growth and private investment.

In addition, as outlined in the preceding sections and shown in Table 1, property value growth within the RPA has not kept pace with price growth in the regional economy between 2012 and 2017. The EAV growth rate has been less than the growth rate of the Consumer Price Index for four of the last five year-to-year periods. In addition, the total EAV of RPA parcels has declined for three (3) of the last five (5) year-to-year periods.

*Finding: The Route 83 RPA on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.*

### But for...

The Village is required to find that, but for the designation of the TIF district and the use of Tax Increment Financing, it is unlikely that significant investment will occur in the Route 83 RPA.

Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. The area-wide improvements and development assistance resources needed to redevelop and revitalize the Route 83 RPA as a commercial/light industrial district are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs.

The lack of growth in EAV and deterioration adjacent to vacant parcels negatively impact the redevelopment potential of the RPA. Public resources to assist with these issues are needed to leverage private investment and facilitate development. The Village has limited financial capacity to make these improvements, however TIF funds can be used to fund infrastructure and streetscape improvements, site preparation, and other related costs. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur.

*Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking to support the redevelopment of the Route 83 RPA, and the Route 83 RPA would not reasonably be anticipated to be developed.*

## Conformance to the Plans of the Village

The Route 83 RPA and Redevelopment Plan must conform to the comprehensive plan for the Village, conform to the strategic plans, or include land uses that have been approved by the Village Board.

The future land use map of the Comprehensive Plan of 1991 designates the RPA as a mix of commercial, industrial and conservation areas. Thus, the Redevelopment Plan conforms to this vision.

## Estimated Dates of Completion

The estimated dates of completion of the project and retirement of obligations are described in “Phasing and Scheduling of the Redevelopment” in Section 5 above. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2042, if the ordinances establishing the RPA are adopted during 2018.

## Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and TIF, the Route 83 RPA is not expected to be redeveloped by private enterprise. The lagging growth of property values also may lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the Village to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the 23-year life of the Route 83 RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the Route 83 RPA.

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when Tax Increment Financing is utilized, real estate tax increment revenues from the increases in EAV over and above the Certified Initial EAV (established at the time of adoption of this document) may be used to pay eligible redevelopment project costs for the Route 83 RPA. At the time when the Route 83 RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the RPA will be distributed to all taxing district levying taxes against property located in the RPA. These revenues will then be available for use by the affected taxing districts.

## Demand on Taxing District Services and Program to Address Financial and Service Impact

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

The Village intends to monitor development in the area and, with the cooperation of the affected taxing districts, work to address any increased needs in connection with any particular development.

Given the preliminary nature of this Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this Plan. The following major taxing districts presently levy taxes on properties within the Route 83 RPA:

- County of Lake
- First Fire Protection District Of Antioch
- Antioch Public Library District
- Antioch School District #34
- College of Lake County #532
- Antioch Community High School District #117
- Forest Preserve
- Township of Antioch
- Village of Antioch
- Lake County SSA #8
- Emmons School District #33

Replacement of vacant sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. However, no residential development is provided for under the Proposed Future Land Use for the Route 83 RPA. Therefore, the Route 83 RPA is not anticipated to generate new residents. At this time, no special programs are proposed for these taxing districts. Should demand increase, the Village will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

## **7. Provisions for Amending Action Plan**

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.



## **8. Commitment to Fair Employment Practices & Affirmative Action Plan**

The Village of Antioch hereby affirms its commitment to fair employment practices and an affirmative action plan. All agreements with outside contractors and/or developers and partners will be required to follow all applicable laws concerning these issues.

## Appendix: Boundary Legal Description

A part of the Northwest, Northeast, Southeast and Southwest fractional Quarters of Section 17, Township 46 North, Range 10 East of the Third Principal Meridian described as follows:

Beginning at the Northeast corner of Lot 1 in Boylan Subdivision No. 2, according to the plat thereof recorded December 12, 2017 as Document No. 7450413; thence East along the North line of Lot 2 in said Boylan Subdivision No. 2 to the Southwest corner of a parcel of land described by Document No. 7199566; thence Northeasterly along the Northwesterly line of said parcel and the Northeasterly extension thereof to the Northeasterly line of Illinois Route 173 per Document No. 405386; thence Southeasterly along said Northeasterly line to the Northeasterly extension of the Southeasterly line of said parcel; thence Southwesterly along said Northeasterly extension and said Southeasterly line of said parcel to the Southeast corner thereof and the North line of said Lot 2; thence East along said North line to said Southwesterly line of Illinois Route 173; thence Southeasterly along said Southwesterly line to the Northeasterly corner of said Lot 2; thence Southerly along the East line of said Lot 2 and the Southerly extension thereof to the center line of Grimm Road; thence Westerly along said center line to the East line of the Wisconsin Central Railroad; thence Southerly along said East line to the South line of the North half of the Southeast Quarter of said Section 17; thence West along said South line to the West line of said Railroad; thence Southerly along said West line to the North line of the South 52 rods of said Section 17 said line also being the South line of "Parcel 3" in Document No. 7276566; thence Westerly along said North line to the West line of Illinois Route 83; thence Northerly along said West line to the Southeast corner of that part of Lot 106 in Antioch Hills Subdivision, according to the plat thereof recorded October 2, 1924 in Book M of Plats Page 94 lying within the Northwest Quarter of said Section 17; thence Easterly along the South line of said Northwest Quarter to the center line of said Illinois Route 83; thence Northerly along said center line to the Westerly extension of the North line of a parcel of land described as "Parcel 1" in Document No. 7276566; thence Easterly along said Westerly extension and said North line to the West line of said Railroad; thence Northerly along said West line to the South line of the Northwest Quarter of the Northeast Quarter of said Section 17; thence Easterly along said South line to the East line of said Railroad; thence Southerly along said East line to the Northwest corner of a parcel of land described as "Parcel 2" in Document No. 7349394; thence Easterly along a Northerly line of said parcel to a Northerly corner thereof; thence Northerly along a Westerly line of said parcel to a Northerly corner thereof; thence Easterly along the North line of said parcel to a Northerly corner thereof; thence Southeasterly along a Northeasterly line of said parcel to a Northeasterly corner thereof; thence Southwesterly along the Easterly line of said parcel to an Easterly corner thereof; thence Southeasterly along the Easterly line of said parcel to an Easterly corner thereof; thence Southerly along the most Easterly line of said parcel to the Southeast corner of said parcel said point being on the North line of Lot 1 in said Boylan Subdivision No. 2; thence Easterly along said North line to the Point of Beginning, all in Lake County, Illinois.

Excepting therefrom that part of the following described parcel falling within the Right of Way of Illinois Route 83:

That part of the South 15 Chains of Section 17, Township 46 North, Range 10 East of the Third Principal Meridian, described as beginning at the Northwest corner of Lot 1 in Rosing's Subdivision; thence North 60 feet to the North line of said South 15 Chains; thence East along the North line of said South 15 chains to the center of the Fox River Road (Now State Route No. 83); thence Southerly along the center of State

Route No. 83, a distance of 60.05 feet; thence West along the North line and the North line extended of said Lot 1 to the Place of Beginning, in Lake County, Illinois.

## Appendix 2: Summary of EAV (by PIN)

Record #	PIN	2017 EAV
1	02-17-200-021	\$ 40,445
2	02-17-200-044	\$ -
3	02-17-200-057	\$ -
4	02-17-400-003 [1]	\$ -
5	02-17-400-028 [1]	\$ -
6	02-17-400-029 [1]	\$ -
7	02-17-400-045 [1]	\$ -
8	02-17-400-046	\$ -
9	02-17-400-049	\$ -
10	02-17-400-050 [1]	\$ -
11	02-17-200-038 [2]	\$ 3
12	02-17-400-023 [2]	\$ -
13	02-17-300-019 [2]	\$ -
14	02-17-300-022 [2]	\$ -
15	02-17-301-067 [2]	\$ -
16	02-17-301-069 [2]	\$ -
17	02-17-400-041 [2]	\$ -
18	02-17-400-044 [2]	\$ -
19	02-17-400-047 [2]	\$ -
<b>TOTAL</b>		<b>\$ 40,448</b>

Source: Lake County, *SB Friedman*

[1] Subdivision for parcel recorded on November 1, 2017.

[2] Parcelized rights-of-way excluded from analysis.

Village of Antioch, Illinois

**EXHIBIT C**

**Ordinance Calling for a Public Hearing**



VILLAGE OF ANTIOCH

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ORDINANCE NO. 18-01-01

*AN ORDINANCE PROPOSING THE DESIGNATION OF A REDEVELOPMENT  
PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND  
PROJECT FOR THE ROUTE 83 REDEVELOPMENT  
PROJECT AREA, CONVENING A JOINT REVIEW BOARD AND CALLING  
A PUBLIC HEARING IN CONNECTION THEREWITH*

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ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

January 8<sup>th</sup>, 2018

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Published in pamphlet form by authority of the Village Board  
of the Village of Antioch, Lake County, Illinois,  
this 9<sup>th</sup> day of January, 2018

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LAWRENCE M. HANSON	President	JERRY JOHNSON	Trustee
		MARY DOMINIAK	Trustee
LORI K. ROMINE	Clerk	TED POULOS	Trustee
		SCOTT A. PIERCE	Trustee
ROBERT J. LONG	Attorney	ED MACEK	Trustee
		JAY JOZWIAK	Trustee

**EXTRACT OF MINUTES** of a regular public meeting of the President and Board of Trustees of the Village of Antioch, Lake County, Illinois, held at the Board Room, Village Hall, in said Village, at 847 Main Street, Antioch, Illinois 60002, on the 8<sup>th</sup> day of January, 2018.

\* \* \*

The President called the meeting to order and directed the Village Clerk to call the roll.

Upon the roll being called, the President and the following Trustees answered present: Jozwiak, Pierce, Poulos, Johnson and Macek. The following were absent from the meeting: Dominiak.

The President and Board of Trustees then gave a public recital of the nature and purpose of the ordinance, which included a reading of the title aloud and an explanation that the ordinance proposes the designation of a redevelopment project area and the approval of a redevelopment plan and project for the proposed Route 83 Redevelopment Project Area.

Trustee Jozwiak then made a motion, which was seconded by Trustee Johnson that the proposal for the designation of a redevelopment project area and the approval of a redevelopment plan and project for the Route 83 Redevelopment Project Area be approved:

**AYE:** 5: Jozwiak, Pierce, Poulos, Johnson and Macek.

and the following Trustees voted NAY: 0. None.

The President declared the motion carried, and upon further discussion the following ordinance was read to the Village Board as follows:

**ORDINANCE NO. 18-01-01**

**An Ordinance Proposing the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project for the Route 83 Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith**

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, as supplemented and amended (the “TIF Act”), the President and Board of Trustees (the “Corporate Authorities”) of the Village of Antioch, Lake County, Illinois (the “Municipality”), is considering that it is advisable and in the best interests of the Municipality and certain affected taxing districts that the Municipality consider the designation of a redevelopment project area and the approval of a redevelopment plan and project (the “Redevelopment Plan”) and (the “Project”) for the redevelopment project area proposed to be known as the Route 83 Redevelopment Project Area (the “Redevelopment Project Area”) as further described in EXHIBIT A attached hereto; and

**WHEREAS**, pursuant to Section 11-74.4-4.2 of the TIF Act the Municipality is required to create an interested parties registry for activities related to the Redevelopment Project Area, to adopt reasonable registration rules, and to prescribe requisite registration forms for residents and organizations active within the Municipality that seek to be placed on said interested parties registry, and the Corporate Authorities have heretofore, and it hereby expressly is, determined that the Municipality has created such registry, adopted such registration rules and prescribed such requisite registration forms and give public notice thereof; and

**WHEREAS**, the Municipality previously authorized the preparation of an eligibility study, and a redevelopment plan and project, relative to the proposed Route 83 Redevelopment Project Area; and

**WHEREAS**, on December 22, 2017, the Municipality announced the availability of the redevelopment plan and project for the proposed Route 83 Redevelopment Project Area, with the proposed Redevelopment Plan containing an eligibility study for the proposed Route 83 Redevelopment Project Area (hereinafter referred to as the “Eligibility Study”) addressing the tax increment financing eligibility of the area proposed for the Redevelopment Project Area;

**WHEREAS**, pursuant to the terms thereof, the TIF Act requires the Municipality also to convene a joint review board and conduct a public hearing prior to the adoption of ordinances designating and approving a redevelopment plan and project, at which hearing any interested person or affected taxing district may file with the Municipal Clerk written objections to and may be heard orally with respect to the Redevelopment Plan and Project; and

**WHEREAS**, the TIF Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the Corporate Authorities; and

**WHEREAS**, the TIF Act further requires that not less than 10 days prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the Municipality must make available for public inspection the Redevelopment Plan; and

**WHEREAS**, the TIF Act requires that notice of the public hearing be given by publication and mailing; and

**WHEREAS**, the Corporate Authorities have heretofore and it hereby is determined that it is advisable to convene a joint review board and hold a public hearing to consider the proposed designation and approval of the proposed Redevelopment Plan and Project; and

**WHEREAS**, the Corporate Authorities have heretofore and it hereby expressly is found that the Redevelopment Plan and Project does not contain 75 or more inhabited residential units and will not displace residents from 10 or more inhabited residential units:

**NOW THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Antioch, Lake County, Illinois, as follows:

1. **Preambles.** The Corporate Authorities hereby adopt by reference the foregoing preamble clauses as if fully set forth herein.
2. **Redevelopment Plan and Project Designation and Approval.** The designation and approval of the Redevelopment Plan and Project, is hereby proposed.
3. **Interested Persons Registry Created.** There is hereby created an interested persons registry (the "**Registry**") for the Redevelopment Project Area. The Village Clerk is hereby expressly authorized and directed to maintain the Registry for the Redevelopment Project Area. The Municipality shall print in a newspaper of general circulation within the Municipality a notice in the form of Exhibit C attached hereto.
4. **Registration Rules and Forms.** The registration rules for the Registry have been previously approved by the Village on September 15, 2008 and are available from the Village Clerk.
5. **Joint Review Board to be Convened.** A joint review board as set forth in the TIF Act is hereby convened and such board shall meet, review such documents and issue such report as set forth in the TIF Act. The first meeting of said joint review board shall be held at 10:00 a.m. on the 6th day of February, 2018, at the Board Room, Antioch Village Hall, 847 Main Street, Antioch, Illinois. The Municipality hereby expressly finds and determines that said date is at least 14 days but not more than 28 days after the notice to affected taxing districts hereinafter authorized in Section 7 of this ordinance will be mailed.
6. **Time and Place of Public Hearing Fixed.** A public hearing (the "**Hearing**") shall be held by the President and Board of Trustees of the Municipality at 7:00 p.m. on the 12<sup>th</sup> day of March, 2018, at the Board Room, Antioch Village Hall, 847 Main Street, Antioch, Illinois, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed designation and approval of the Redevelopment Plan and Project.
7. **Publication of Notice of Hearing.** Notice of the Hearing, substantially in the form attached hereto as EXHIBIT B, shall be published at least twice, the first publication to be not more than 30 nor less than 10 days prior to the Hearing, in a newspaper of general circulation within the taxing districts having property in the Redevelopment Project Area.



8. **Mailing of Notice of Hearing Authorized.** (a) Notice shall be mailed by certified mail not less than 10 days prior to the date set for the 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 proposed Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property. Notice shall also be given within a reasonable time after the adoption of this ordinance by first class mail in the form attached as EXHIBIT C hereof to all residential addresses located outside the proposed Redevelopment Project Area and within 750 feet of the boundaries of the proposed Redevelopment Project Area and to those organizations and residents that have registered with the Municipality for that information in accordance with the registration guidelines herein established by the Municipality. Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than 45 days prior to the Hearing, and such notice (i) shall advise the taxing bodies represented on the joint review board of the time and place of the first meeting of the joint review board and (ii) shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments prior to the date of the Hearing to the Village, to the attention of the Village Clerk, Village Hall, 847 Main Street, Antioch, Illinois 60002 concerning the subject matter of the Hearing. Each such mailed notice to the taxing districts shall include the name of an appropriate person to contact for additional information, and a copy of the proposed Redevelopment Plan, including the Eligibility Study contained therein.

9. **Superseder; Effective Date.** All ordinances, resolutions, motions or orders in conflict with the provisions of the Ordinance are, to the extent of such conflict, hereby repealed. This Ordinance shall become effective upon its adoption.

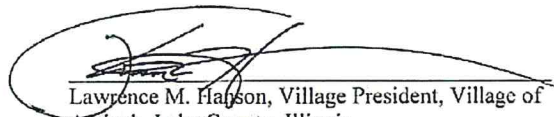
10. **Adoption Clause.** This Ordinance shall be in full force and effect from and after its approval, adoption and publication as required by law.

**AYE:** 5: Jozwiak, Pierce, Poulos, Johnson and Macek.

**NAY:** 0.

**ABSENT:** 1: Dominiak.

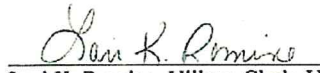
**APPROVED AND ADOPTED JANUARY 8, 2018**

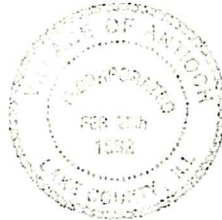
  
Lawrence M. Hanson, Village President, Village of  
Antioch, Lake County, Illinois

Recorded in Village Records: January 8, 2018

Published in pamphlet form by authority of the President and Board of Trustees at the Village Hall on January 9, 2018.

Attest:

  
Lori K. Romine, Village Clerk, Village of Antioch  
Lake County, Illinois



Attach as:

Exhibit A – Legal Description of the Proposed Route 83 Redevelopment Project Area

Exhibit B – Public Notice of Public Hearing

Exhibit C– Public Notice of Availability/Eligibility Study and Proposed Plan and Project

Trustee Jozwiak moved and Trustee Johnson seconded the motion that said ordinance as presented and read by the Mayor be adopted.

After a full and complete discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the Village President directed that the roll be called for a vote upon the motion to adopt the ordinance as read.

Upon the roll being called, the following Trustee voted

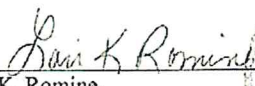
AYE: 5: Jozwiak, Pierce, Poulos, Johnson and Macek.

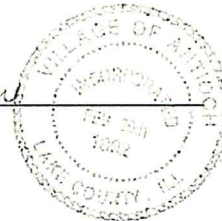
NAY: 0.

Whereupon the Village President declared the motion carried and the ordinance adopted, and henceforth did approve in open meeting and did direct the Village Clerk to record the same in full in the records of the President and the Board of Trustees of the Village.

Other business not pertinent to the adoption of said ordinance was duly transacted at said meeting.

Upon motion duly made and seconded, the meeting was adjourned.

  
Lori K. Romine,  
Village Clerk



## Exhibit A

### Legal Description of the Proposed Route 83 Redevelopment Project Area

A part of the Northwest, Northeast, Southeast and Southwest fractional Quarters of Section 17, Township 46 North, Range 10 East of the Third Principal Meridian described as follows:

Beginning at the Northeast corner of Lot 1 in Boylan Subdivision No. 2, according to the plat thereof recorded December 12, 2017 as Document No. 7450413; thence East along the North line of Lot 2 in said Boylan Subdivision No. 2 to the Southwest corner of a parcel of land described by Document No. 7199566; thence Northeasterly along the Northwesterly line of said parcel and the Northeasterly extension thereof to the Northeasterly line of Illinois Route 173 per Document No. 405386; thence Southeasterly along said Northeasterly line to the Northeasterly extension of the Southeasterly line of said parcel; thence Southwesterly along said Northeasterly extension and said Southeasterly line of said parcel to the Southeast corner thereof and the North line of said Lot 2; thence East along said North line to said Southwesterly line of Illinois Route 173; thence Southeasterly along said Southwesterly line to the Northeasterly corner of said Lot 2; thence Southerly along the East line of said Lot 2 and the Southerly extension thereof to the center line of Grimm Road; thence Westerly along said center line to the East line of the Wisconsin Central Railroad; thence Southerly along said East line to the South line of the North half of the Southeast Quarter of said Section 17; thence West along said South line to the West line of said Railroad; thence Southerly along said West line to the North line of the South 52 rods of said Section 17 said line also being the South line of "Parcel 3" in Document No. 7276566; thence Westerly along said North line to the West line of Illinois Route 83; thence Northerly along said West line to the Southeast corner of that part of Lot 106 in Antioch Hills Subdivision, according to the plat thereof recorded October 2, 1924 in Book M of Plats Page 94 lying within the Northwest Quarter of said Section 17; thence Easterly along the South line of said Northwest Quarter to the center line of said Illinois Route 83; thence Northerly along said center line to the Westerly extension of the North line of a parcel of land described as "Parcel 1" in Document No. 7276566; thence Easterly along said Westerly extension and said North line to the West line of said Railroad; thence Northerly along said West line to the South line of the Northwest Quarter of the Northeast Quarter of said Section 17; thence Easterly along said South line to the East line of said Railroad; thence Southerly along said East line to the Northwest corner of a parcel of land described as "Parcel 2" in Document No. 7349394; thence Easterly along a Northerly line of said parcel to a Northerly corner thereof; thence Northerly along a Westerly line of said parcel to a Northerly corner thereof; thence Easterly along the North line of said parcel to a Northerly corner thereof; thence Southeasterly along a Northeasterly line of said parcel to a Northeasterly corner thereof; thence Southwesterly along the Easterly line of said parcel to an Easterly corner thereof; thence Southeasterly along the Easterly line of said parcel to an Easterly corner thereof; thence Southerly along the most Easterly line of said parcel to the Southeast corner of said parcel said point being on the North line of Lot 1 in said Boylan Subdivision No. 2; thence Easterly along said North line to the Point of Beginning, all in Lake County, Illinois.

Excepting therefrom that part of the following described parcel falling within the Right of Way of Illinois Route 83:

That part of the South 15 Chains of Section 17, Township 46 North, Range 10 East of the Third Principal Meridian, described as beginning at the Northwest corner of Lot 1 in Rosing's Subdivision; thence North 60 feet to the North line of said South 15 Chains; thence East along the North line of said South 15 chains to the center of the Fox River Road (Now State Route No. 83); thence Southerly along the center of State Route No. 83, a distance of 60.05 feet; thence West along the North line and the North line extended of said Lot 1 to the Place of Beginning, in Lake County, Illinois.

Exhibit A-1

Exhibit C-10

# EXHIBIT A, Continued

## Proposed Route 83 Redevelopment Project Area

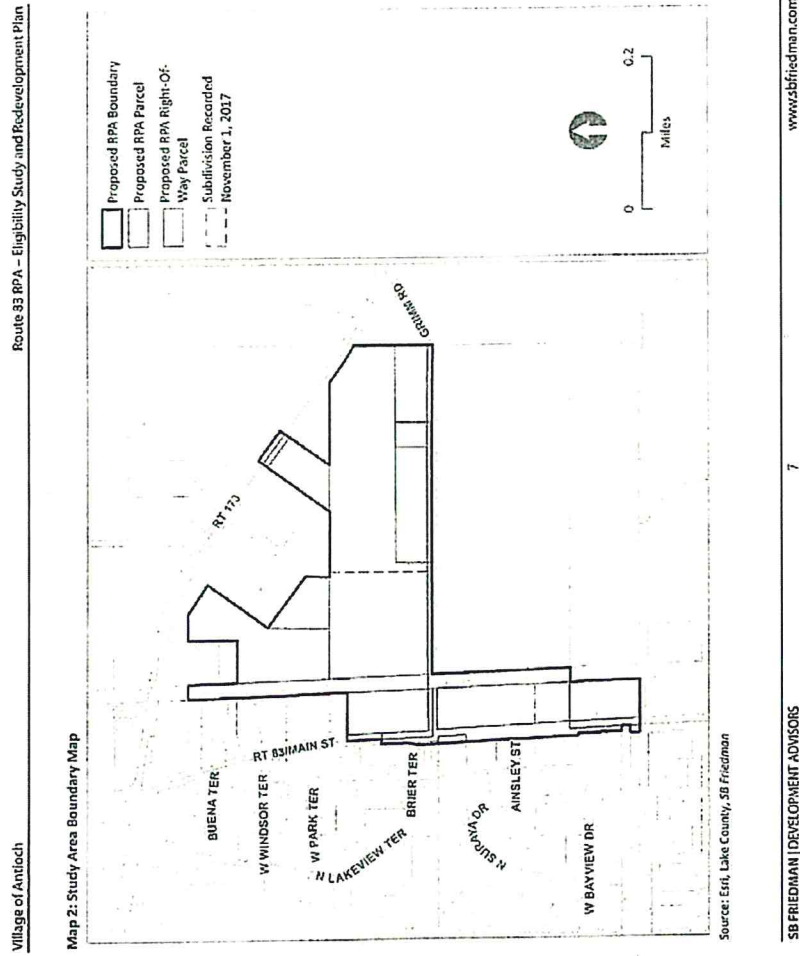


Exhibit A-2

Exhibit C-11



## **Exhibit B**

### **Public Notice of Public Hearing**

#### **Village of Antioch, Lake County, Illinois Designation and Approval of the Route 83 Redevelopment Plan and Project**

Notice is hereby given that on the 12<sup>th</sup> day of March, 2018, at 7:00 p.m. at the Board Room of the Antioch Village Hall, 847 Main Street, Antioch, Illinois 60002, a public hearing will be held to consider the designation and approval of the Route 83 Redevelopment Plan and Project (the "Redevelopment Plan") for the proposed Route 83 Redevelopment Project Area (the "Redevelopment Project Area"). The Redevelopment Project Area consists of the territory legally described in Exhibit 1 attached and is generally described below:

The Redevelopment Project Area as generally described are the parcels to be included in the RPA, being located within an area roughly bounded by Grimm Road on the south, Illinois Route 83 on the west, Illinois Route 173 on the north, and Sequoit Creek on the east. Three parcels immediately south of Grimm Road just east of Route 83 are also included.

There will be considered at the hearing the designation and approval of the proposed Redevelopment Plan and Project for the proposed Redevelopment Project Area. The proposed Redevelopment Plan and Project is on file and available for public inspection at the office of the Village Clerk, Village Hall, 847 Main Street, Antioch, Illinois. Pursuant to the proposed Redevelopment Plan and Project, the Village proposes to alleviate blighted area conditions in the proposed Redevelopment Project Area and to enhance the tax base of the Village and the taxing districts having taxable property within 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 may not be limited to, studies, surveys, professional fees, property rehabilitation and assembly costs, construction of public improvements and facilities, financing, administrative and other professional costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The proposed Redevelopment Plan objectives include promoting and protecting the health, safety, morals and welfare of the public by establishing a public/private partnership, establishing economic growth, and development in the Village, encouraging private investment while conforming with the Village's comprehensive plan, restoring and enhancing the Village's tax base, enhancing the value of the proposed Redevelopment Project Area, improving the environmental quality of the proposed Redevelopment Project Area, and retaining and attracting employment opportunities within the proposed Redevelopment Project Area. To achieve these objectives, the proposed Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to the acquisition, construction and installation of public facilities, property rehabilitation and assembly, site preparation and improvement, environmental remediation, job training and other eligible redevelopment project costs, the execution of one or more redevelopment agreements, and the payment of financing, administrative and other professional 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 Economic Opportunity

Exhibit -B-1

may submit written comments to the Village, to the attention of the Village Clerk, Village Hall, 847 Main Street, Antioch, Illinois 60002.

There is hereby convened a joint review board to consider the designation and approval of the proposed Redevelopment Plan and Project for the proposed Redevelopment Project Area. 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 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, a representative selected by the Village, and a public member. The first meeting of said joint review board shall be held at 10:00 a.m. on the 6th day of February, 2018, at the Board Room in the Village Hall, 847 Main Street, Antioch, Illinois 60002.

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 designation and approval of the proposed Redevelopment Plan and Project for the proposed Redevelopment Project Area. The hearing may be adjourned by the President and Board of Trustees of the Village 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/ Lori K. Romine

Village Clerk

Village of Antioch

Lake County, Illinois

Exhibit B-2

Exhibit C-13

## Exhibit 1

### Legal Description of the Proposed Route 83 Redevelopment Project Area

A part of the Northwest, Northeast, Southeast and Southwest fractional Quarters of Section 17, Township 46 North, Range 10 East of the Third Principal Meridian described as follows:

Beginning at the Northeast corner of Lot 1 in Boylan Subdivision No. 2, according to the plat thereof recorded December 12, 2017 as Document No. 7450413; thence East along the North line of Lot 2 in said Boylan Subdivision No. 2 to the Southwest corner of a parcel of land described by Document No. 7199566; thence Northeasterly along the Northwestern line of said parcel and the Northeasterly extension thereof to the Northeasterly line of Illinois Route 173 per Document No. 405386; thence Southeasterly along said Northeasterly line to the Northeasterly extension of the Southeasterly line of said parcel; thence Southwesterly along said Northeasterly extension and said Southeasterly line of said parcel to the Southeast corner thereof and the North line of said Lot 2; thence East along said North line to said Southwesterly line of Illinois Route 173; thence Southeasterly along said Southwesterly line to the Northeasterly corner of said Lot 2; thence Southerly along the East line of said Lot 2 and the Southerly extension thereof to the center line of Grimm Road; thence Westerly along said center line to the East line of the Wisconsin Central Railroad; thence Southerly along said East line to the South line of the North half of the Southeast Quarter of said Section 17; thence West along said South line to the West line of said Railroad; thence Southerly along said West line to the North line of the South 52 rods of said Section 17 said line also being the South line of "Parcel 3" in Document No. 7276566; thence Westerly along said North line to the West line of Illinois Route 83; thence Northerly along said West line to the Southeast corner of that part of Lot 106 in Antioch Hills Subdivision, according to the plat thereof recorded October 2, 1924 in Book M of Plats Page 94 lying within the Northwest Quarter of said Section 17; thence Easterly along the South line of said Northwest Quarter to the center line of said Illinois Route 83; thence Northerly along said center line to the Westerly extension of the North line of a parcel of land described as "Parcel 1" in Document No. 7276566; thence Easterly along said Westerly extension and said North line to the West line of said Railroad; thence Northerly along said West line to the South line of the Northwest Quarter of the Northeast Quarter of said Section 17; thence Easterly along said South line to the East line of said Railroad; thence Southerly along said East line to the Northwest corner of a parcel of land described as "Parcel 2" in Document No. 7349394; thence Easterly along a Northerly line of said parcel to a Northerly corner thereof; thence Northerly along a Westerly line of said parcel to a Northerly corner thereof; thence Easterly along the North line of said parcel to a Northerly corner thereof; thence Southeasterly along a Northeasterly line of said parcel to a Northeasterly corner thereof; thence Southwesterly along the Easterly line of said parcel to an Easterly corner thereof; thence Southeasterly along the Easterly line of said parcel to an Easterly corner thereof; thence Southerly along the most Easterly line of said parcel to the Southeast corner of said parcel said point being on the North line of Lot 1 in said Boylan Subdivision No. 2; thence Easterly along said North line to the Point of Beginning, all in Lake County, Illinois.

Excepting therefrom that part of the following described parcel falling within the Right of Way of Illinois Route 83:

That part of the South 15 Chains of Section 17, Township 46 North, Range 10 East of the Third Principal Meridian, described as beginning at the Northwest corner of Lot 1 in Rosing's Subdivision; thence North 60 feet to the North line of said South 15 Chains; thence East along the North line of said South 15 chains to the center of the Fox River Road (Now State Route No. 83); thence Southerly along the center of State Route No. 83, a distance of 60.05 feet; thence West along the North line and the North line extended of said Lot 1 to the Place of Beginning, in Lake County, Illinois.

## Exhibit 1

**EXHIBIT C**

**NOTICE  
OF THE AVAILABILITY OF  
THE ELIGIBILITY STUDY AND  
REDEVELOPMENT PLAN AND PROJECT RELATIVE TO THE  
PROPOSED ROUTE 83 REDEVELOPMENT PROJECT AREA;  
INTERESTED PARTIES REGISTRY**

Notice is hereby given to you, in that you reside at a residential address within seven hundred fifty (750) feet of the boundaries of the Village of Antioch's proposed Route 83 Redevelopment Project Area or have registered your name on the Village of Antioch's Tax Increment Financing Interested Parties Registry, that the Eligibility Study and the Redevelopment Plan and Project for the Village of Antioch's proposed Route 83 Redevelopment Project Area are available for your review. Interested persons may register with the Village of Antioch, Lake County, Illinois in order to receive information on the proposal. The place of registration for such information is the Village Clerk's office, 847 Main Street, Antioch, Illinois 60002, between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, except holidays.

Copies of said Eligibility Study and Redevelopment Plan and Project can also be obtained from Michael Garrigan, Community Development Director for the Village of Antioch, 847 Main Street, Antioch, Illinois 60002, between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, except holidays.

**VILLAGE OF ANTIOCH**  
Lake County, Illinois

/s/Lori K. Romine  
Village Clerk

Exhibit C-1

Exhibit C-15



STATE OF ILLINOIS     )  
                                      ) SS  
COUNTY OF LAKE        )

**CERTIFICATION OF ORDINANCE AND MINUTES AND  
PUBLICATION IN PAMPHLET FORM**

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Antioch, Lake County, Illinois (the "Village"), and as such officer I am the keeper of the books, records, files, and journal of proceedings of the Village and of the President and Board of Trustees (the "Corporate Authorities") thereof.

I do further certify that the foregoing constitutes a full, true and complete transcript of the minutes of the legally convened meeting of the Corporate Authorities held on the 8<sup>th</sup> day of January, 2018, insofar as same relates to the adoption of an ordinance (the "Ordinance") numbered 18-01-01 and entitled:

**AN ORDINANCE** proposing the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project for the Route 83 Redevelopment Plan and Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith

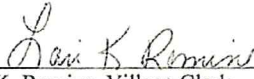
a true, correct and complete copy of which the Ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting, that at least one copy of said agenda was continuously available for public review during the entire 48-hour period preceding said meeting, that a true, correct and complete copy of said agenda as so posted is attached hereto as Exhibit A, that notice of said meeting was duly given to all news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, The Municipal Code of the State of Illinois, as amended, and the Local Government Debt Reform Act of the State of Illinois, that the Board has complied with all of the provisions of said Acts and said Code and with all of the procedural rules of the Corporate Authorities in the passage of said ordinance.

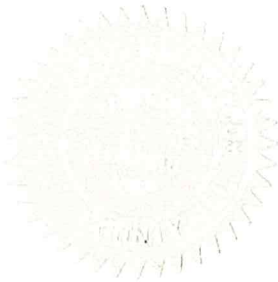
I do further certify that the Ordinance was published by authority of the Corporate Authorities in pamphlet form on the 9<sup>th</sup> day of January, 2018, and the Ordinance as so published was on said date readily available for public inspection and distribution, in sufficient number to meet the needs of the general public, at my office as Village Clerk located in the Village.



IN WITNESS WHEREOF, I have hereunto affixed my official signature and the seal of the Village, this 9<sup>th</sup> day of January, 2018.

  
\_\_\_\_\_  
Lori K. Romine, Village Clerk

**EXHIBIT A - AGENDA**



**AGENDA**  
Village of Antioch, Lake County, Illinois  
Senior Center Building: 817 Holbek, Antioch, IL 60002  
**VILLAGE BOARD OF TRUSTEES; REGULAR MEETING**  
**JANUARY 8, 2018 –7:00 PM**

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Absent Trustees Wishing to Attend Remotely
- V. Mayoral Report
  - 1. Oath of Office – Officer Michael DeBoer
  - 2. Proclamation Recognizing Antioch Vikings Varsity Cheerleaders
  - 3. Proclamation Recognizing Barbara Porch and the Antioch Chamber of Commerce

Citizens Wishing to address the Board *(The public is invited to make an issue-oriented comment on any matter of public concern not otherwise on the agenda)*

- VI. **Consent Agenda** *(Items under the Consent Agenda are considered routine and/or non-controversial and will be approved by one motion. If any one board member wishes to have a separate vote on any item, it will be pulled from the Consent Agenda and voted on separately)*

- 1. Approval of the December 11, 2017 regular meeting minutes as presented.
- 2. Approval of a Resolution Authorizing the Annual Easter Parade to be held on Saturday, March 31, 2018 – Resolution - No. 18-01

VII. **Regular Business**

- 3. Consideration to ratify payment of the December 22, 2017 accounts payable as prepared by staff.
- 4. Consideration of payment of accounts payable as prepared by staff.
- 5. Consideration of an Ordinance proposing the designation of a Redevelopment Project Area and the approval of a Redevelopment Plan and Project for the Route 83 Redevelopment Project Area, convening a Joint Review Board and calling a Public Hearing in connection therewith – *Ordinance No. 18-01-01*
- 6. Consideration of an Ordinance Granting a special use for W.C. Petty School (PZB 17-18 SU/SPR) – *Ordinance No. 18-01-02*
- 7. Consideration of a Resolution Approving the Site Plan for W.C. Petty School – *Resolution No. 18-02*
- 8. Consideration of an Ordinance Authorizing the execution of a Development Agreement for a Tractor Supply Company retail site – *Resolution No. 18-01-03*

VIII. **Administrator's Report**

IX. **Village Clerk's Report**

X. **Trustee Reports**

XI. **Executive Session – Personnel and Pending Litigation, Lease of Village Property**

XII. **Adjournment**

ALL ORDINANCES SCHEDULED ON THIS AGENDA FOR FIRST OR SECOND READING MAY BE PASSED AT THIS MEETING IF THE VILLAGE BOARD OF TRUSTEES, BY MOTION DULY MADE AND SECONDED, BY MAJORITY VOTE OF THE TRUSTEES IN ATTENDANCE, VOTES TO WAIVE ALL READINGS THEREOF AND THEN MOVES TO PASS SUCH ORDINANCES ACCORDING TO RULE 11 OF SECTION 1-4-6 OF THE VILLAGE CODE AND ACCORDING TO LAW.

No vote may be taken on any item, which has not been listed on the Agenda for the meeting. Any matter not specifically listed on this Agenda, or brought up under "Other Business" may be discussed by Board members at this meeting, but a vote on the matter shall be postponed until the next Board meeting.

STATE OF ILLINOIS     )  
                                      )  
COUNTY OF LAKE        )

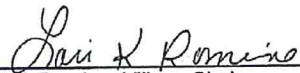
**CERTIFICATE**

I, Lori K. Romine certify that I am the duly appointed Village Clerk of the Village of Antioch, Lake County, Illinois.

I certify that the attached document is the Village of Antioch Board of Trustees Meeting Agenda for the January 8, 2018 Regular Village Board Meeting.

I further certify that this agenda has been prepared by me and to the best of my knowledge and belief is identical to the agenda posted on the Village of Antioch web site at [www.antioch.il.gov](http://www.antioch.il.gov).

DATED at Antioch, Illinois this 5<sup>th</sup> day of January, 2018.

  
Lori K. Romine, Village Clerk



Posted at Village Hall on 01/05/18 at 1:00 pm

APPROVED MINUTES  
VILLAGE OF ANTIOCH  
BOARD OF TRUSTEES, REGULAR MEETING  
Senior Center: 817 Holbek, Antioch, IL  
January 8, 2018

**I. CALL TO ORDER**

Mayor Hanson called the January 8, 2018 regular meeting of the Board of Trustees to order at 7:00 PM in the Senior Center: 817 Holbek, Antioch, IL.

**II. PLEDGE OF ALLEGIANCE**

The Mayor and Board of Trustees led the pledge of allegiance.

**III. ROLL CALL**

Roll call indicated the following Trustees were present: Jozwiak, Pierce, Poulos, Johnson and Macek. Also present were Mayor Hanson, Attorney Long, Administrator Keim and Clerk Romine. Absent: Trustee Dominiak.

**IV. Absent Trustees Wishing to Attend Remotely**

There were no absent trustees wishing to attend remotely.

**V. MAYORAL REPORT**

Mayor Hanson asked for a moment of silence for former Police Chief Chuck Miller and retired Chief Judge John Phillips. Trustee Macek said he served on the rescue squad when Chuck Miller was chief of police. He noted that he was the longest serving police chief in Lake County for 25 years, and served as a volunteer with Greenwing, Lions Club and held the annual Musky Youth Outing. He added that Chuck Miller touched thousands of residents while serving as Chief of Police, and was a great guy.

1. Oath of Office – Commander Gutschow introduced the new police recruit Michael DeBoer, and announced that Michael has successfully completed training at the police academy. Michael's girlfriend presented his pin. Clerk Romine Administered the Oath of Office to Officer DeBoer.

2. Proclamation Recognizing Antioch Vikings Varsity Cheerleaders – Mayor Hanson commented on the teams' victories at state, and congratulated all 3 Viking Cheer Squads; Junior Pee Wee, Pee Wee and Junior Varsity. Clerk Romine read aloud all 3 proclamations congratulating the squads on their state championships. Trustee Pierce said his daughter was a cheerleader, so he recognizes how hard all of the girls work, and also commended the parents for their hard work.

3. Proclamation Recognizing Barbara Porch and the Antioch Chamber of Commerce – Mayor Hanson thanked Barbara Porch and the Chamber of Commerce for all of the winter programs which brought people into downtown Antioch. Clerk Romine read aloud the proclamation. Barbara Porch introduced her board members present at the meeting.

**Citizens Wishing to Address the Board**

Ainsley Wonderling presented a copy of the 125 anniversary book to Mayor Hanson on behalf of the Lakes Region Historical Society, and thanked him for keeping the tradition strong. Mayor Hanson thanked Ainsley for all her hard work.

**VI. CONSENT AGENDA**

Trustee Jozwiak moved, seconded by Trustee Johnson, to approve the following consent agenda items as presented.

1. Approval of the December 11, 2017 regular meeting minutes as presented.

Upon roll call, the vote was:

YES: 5: Jozwiak, Pierce, Poulos, Johnson and Macek.

NO: 0.

ABSENT: 1: Dominiak.

THE MOTION CARRIED.

**VII. REGULAR BUSINESS**

2. Approval of a Resolution Authorizing the Annual Easter Parade to be held on Saturday, March 1, 2018 Resolution No. 18-01 - Trustee Jozwiak moved, seconded by Trustee Poulos, to approve Resolution No. 18-01 authorizing the annual Easter Parade to be held on Saturday, March 1, 2018.

Trustee Poulos commented that he doesn't think the board should allow election campaigns during the Easter Parade. He said there are other opportunities for campaigning and he doesn't think that should be the place. Trustee Macek disagreed and said that he doesn't think it's the board's place to censor who participates in the parade and what they distribute.

### APPROVED MINUTES

Mayor Hanson will have Attorney Long look into the possibility and see if restrictions should be allowed or not. Attorney Long said he will look into it but does have concerns.

Upon roll call, the vote was:

YES: 5: Jozwiak, Pierce, Poulos, Johnson and Macek.

NO: 0.

ABSENT: 1: Dominiak.

THE MOTION CARRIED.

3. Consideration to ratify payment of the December 22, 2017 accounts payable as prepared by staff – Trustee Poulos moved, seconded by Trustee Jozwiak, to ratify the payment of the December 22, 2017 accounts payable as prepared by staff in the amount of \$280,056.23. Upon roll call, the vote was:

YES: 3: Pierce, Poulos and Johnson.

NO: 2: Jozwiak and Macek.

ABSENT: 1: Dominiak.

THE MOTION CARRIED.

4. Consideration of payment of accounts payable as prepared by staff – Trustee Poulos moved, seconded by Trustee Jozwiak, to approve the payment of accounts payable as prepared by staff in the amount of \$297,659.58. Upon roll call, the vote was:

YES: 4: Jozwiak, Pierce, Poulos and Johnson.

NO: 0.

ABSTAIN: 1: Macek.

ABSENT: 1: Dominiak.

THE MOTION CARRIED.

*\*Trustee Macek noted that he abstained from the vote due to a professional conflict with insurance.*

5. Consideration of an Ordinance proposing the designation of a Redevelopment Project Area and the approval of a Redevelopment Plan and Project for the Route 83 Redevelopment Project Area, convening a Joint Review Board and calling a Public Hearing in connection therewith – Trustee Jozwiak moved, seconded by Trustee Johnson, to approve Ordinance No. 18-01-01 proposing the designation of a Redevelopment Project Area and the approval of a Redevelopment Plan and Project for the Route 83 Redevelopment Project Area, convening a Joint Review Board and calling a Public Hearing in connection therewith, waiving the second reading. Upon roll call, the vote was:

YES: 5: Jozwiak, Pierce, Poulos, Johnson and Macek.

NO: 0.

ABSENT: 1: Dominiak.

THE MOTION CARRIED.

6. Consideration of an Ordinance granting a special use for W.C. Petty School (PZB 17-18 SU/SPR) – Trustee Jozwiak moved, seconded by Trustee Poulos, to approve Ordinance No. 18-01-02 granting a special use for W.C. Petty School (PZB 17-18 SU/SPR), waiving the second reading. Upon roll call, the vote was:

YES: 5: Jozwiak, Pierce, Poulos, Johnson and Macek.

NO: 0.

ABSENT: 1: Dominiak.

THE MOTION CARRIED.

7. Consideration of a Resolution approving the site plan for W.C. Petty School – Trustee Jozwiak moved, seconded by Trustee Poulos, to approve Resolution No. 18-02 approving the site plan for W.C. Petty School. Upon roll call, the vote was:

YES: 5: Jozwiak, Pierce, Poulos, Johnson and Macek.

NO: 0.

ABSENT: 1: Dominiak.

THE MOTION CARRIED.

8. Consideration of an Ordinance authorizing the execution of a development agreement for a tractor supply company retail site - Trustee Jozwiak moved, seconded by Trustee Johnson, to approve Ordinance No. 18-01-03 authorizing the execution of a development agreement for a tractor supply company retail site, waiving the second reading. Upon roll call, the vote was:

YES: 5: Jozwiak, Pierce, Poulos, Johnson and Macek.

NO: 0.

ABSENT: 1: Dominiak.

THE MOTION CARRIED.

### VIII. ADMINISTRATOR'S REPORT

No Report.



## APPROVED MINUTES

### IX. VILLAGE CLERK'S REPORT

Clerk Romine announced that Groot will be picking up Christmas trees this Thursday. This will be the last opportunity for residents to dispose of their trees through the service.

### X. TRUSTEE REPORTS

Trustee Johnson reported that public works did a fantastic job with the snow and ice removal operations. He also announced the upcoming Wine Walk and Daddy Daughter Date Night at Antioch Upper Grade School.

### XI. EXECUTIVE SESSION – Personnel, Pending/Probable Litigation, Sale or Lease of Village Property, Executive Session Minutes, Collective Bargaining – Pending Litigation

The Mayor and Board of Trustees did not go into executive session.

### XII. ADJOURNMENT

There being no further discussion, Trustee Jozwiak moved, seconded by Trustee Johnson to adjourn the regular meeting of the Board of Trustees at 7:40 p.m.

Respectfully submitted,

\_\_\_\_\_  
Lori K. Romine  
Village Clerk

Village of Antioch, Illinois

**EXHIBIT D**

**Notice of Public Hearing and Convening a Joint Review Board Meeting**

### **Public Notice of Public Hearing**

#### **Village of Antioch, Lake County, Illinois Designation and Approval of the Route 83 Redevelopment Plan and Project**

Notice is hereby given that on the 12<sup>th</sup> day of March, 2018, at 7:00 p.m. at the Board Room of the Antioch Village Hall, 847 Main Street, Antioch, Illinois 60002, a public hearing will be held to consider the designation and approval of the Route 83 Redevelopment Plan and Project (the “**Redevelopment Plan**”) for the proposed Route 83 Redevelopment Project Area (the “**Redevelopment Project Area**”). The Redevelopment Project Area consists of the territory legally described in Exhibit 1 attached and is generally described below:

The Redevelopment Project Area as generally described are the parcels to be included in the RPA, being located within an area roughly bounded by Grimm Road on the south, Illinois Route 83 on the west, Illinois Route 173 on the north, and Sequoit Creek on the east. Three parcels immediately south of Grimm Road just east of Route 83 are also included.

There will be considered at the hearing the designation and approval of the proposed Redevelopment Plan and Project for the proposed Redevelopment Project Area. The proposed Redevelopment Plan and Project is on file and available for public inspection at the office of the Village Clerk, Village Hall, 847 Main Street, Antioch, Illinois. Pursuant to the proposed Redevelopment Plan and Project, the Village proposes to alleviate blighted area conditions in the proposed Redevelopment Project Area and to enhance the tax base of the Village and the taxing districts having taxable property within 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 may not be limited to, studies, surveys, professional fees, property rehabilitation and assembly costs, construction of public improvements and facilities, financing, administrative and other professional costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The proposed Redevelopment Plan objectives include promoting and protecting the health, safety, morals and welfare of the public by establishing a public/private partnership, establishing economic growth, and development in the Village, encouraging private investment while conforming with the Village’s comprehensive plan, restoring and enhancing the Village’s tax base, enhancing the value of the proposed Redevelopment Project Area, improving the environmental quality of the proposed Redevelopment Project Area, and retaining and attracting employment opportunities within the proposed Redevelopment Project Area. To achieve these objectives, the proposed Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to the acquisition, construction and installation of public facilities, property rehabilitation and assembly, site preparation and improvement, environmental remediation, job training and other eligible redevelopment project costs, the execution of one or more redevelopment agreements, and the payment of financing, administrative and other professional 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 Economic Opportunity may submit written comments to the Village, to the attention of the Village Clerk, Village Hall, 847 Main Street, Antioch, Illinois 60002.

Exhibit –B-1

There is hereby convened a joint review board to consider the designation and approval of the proposed Redevelopment Plan and Project for the proposed Redevelopment Project Area. 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 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, a representative selected by the Village, and a public member. The first meeting of said joint review board shall be held at 10:00 a.m. on the 6th day of February, 2018, at the Board Room in the Village Hall, 847 Main Street, Antioch, Illinois 60002.

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 designation and approval of the proposed Redevelopment Plan and Project for the proposed Redevelopment Project Area. The hearing may be adjourned by the President and Board of Trustees of the Village 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/Lori K. Romine

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Village Clerk  
Village of Antioch  
Lake County, Illinois

## Exhibit 1

### Legal Description of the Proposed Route 83 Redevelopment Project Area

A part of the Northwest, Northeast, Southeast and Southwest fractional Quarters of Section 17, Township 46 North, Range 10 East of the Third Principal Meridian described as follows:

Beginning at the Northeast corner of Lot 1 in Boylan Subdivision No. 2, according to the plat thereof recorded December 12, 2017 as Document No. 7450413; thence East along the North line of Lot 2 in said Boylan Subdivision No. 2 to the Southwest corner of a parcel of land described by Document No. 7199566; thence Northeasterly along the Northwestern line of said parcel and the Northeasterly extension thereof to the Northeasterly line of Illinois Route 173 per Document No. 405386; thence Southeasterly along said Northeasterly line to the Northeasterly extension of the Southeasterly line of said parcel; thence Southwesterly along said Northeasterly extension and said Southeasterly line of said parcel to the Southeast corner thereof and the North line of said Lot 2; thence East along said North line to said Southwesterly line of Illinois Route 173; thence Southeasterly along said Southwesterly line to the Northeasterly corner of said Lot 2; thence Southerly along the East line of said Lot 2 and the Southerly extension thereof to the center line of Grimm Road; thence Westerly along said center line to the East line of the Wisconsin Central Railroad; thence Southerly along said East line to the South line of the North half of the Southeast Quarter of said Section 17; thence West along said South line to the West line of said Railroad; thence Southerly along said West line to the North line of the South 52 rods of said Section 17 said line also being the South line of "Parcel 3" in Document No. 7276566; thence Westerly along said North line to the West line of Illinois Route 83; thence Northerly along said West line to the Southeast corner of that part of Lot 106 in Antioch Hills Subdivision, according to the plat thereof recorded October 2, 1924 in Book M of Plats Page 94 lying within the Northwest Quarter of said Section 17; thence Easterly along the South line of said Northwest Quarter to the center line of said Illinois Route 83; thence Northerly along said center line to the Westerly extension of the North line of a parcel of land described as "Parcel 1" in Document No. 7276566; thence Easterly along said Westerly extension and said North line to the West line of said Railroad; thence Northerly along said West line to the South line of the Northwest Quarter of the Northeast Quarter of said Section 17; thence Easterly along said South line to the East line of said Railroad; thence Southerly along said East line to the Northwest corner of a parcel of land described as "Parcel 2" in Document No. 7349394; thence Easterly along a Northerly line of said parcel to a Northerly corner thereof; thence Northerly along a Westerly line of said parcel to a Northerly corner thereof; thence Easterly along the North line of said parcel to a Northerly corner thereof; thence Southeasterly along a Northeasterly line of said parcel to a Northeasterly corner thereof; thence Southwesterly along the Easterly line of said parcel to an Easterly corner thereof; thence Southeasterly along the Easterly line of said parcel to an Easterly corner thereof; thence Southerly along the most Easterly line of said parcel to the Southeast corner of said parcel said point being on the North line of Lot 1 in said Boylan Subdivision No. 2; thence Easterly along said North line to the Point of Beginning, all in Lake County, Illinois.

Excepting therefrom that part of the following described parcel falling within the Right of Way of Illinois Route 83:

That part of the South 15 Chains of Section 17, Township 46 North, Range 10 East of the Third Principal Meridian, described as beginning at the Northwest corner of Lot 1 in Rosing's Subdivision; thence North 60 feet to the North line of said South 15 Chains; thence East along the North line of said South 15 chains to the center of the Fox River Road (Now State Route No. 83); thence Southerly along the center of State Route No. 83, a distance of 60.05 feet; thence West along the North line and the North line extended of said Lot 1 to the Place of Beginning, in Lake County, Illinois.



Trustees  
Mary C. Dominiak  
Jerry T. Johnson  
Jay Jozwiak



Trustees  
Ed Macek  
Scott A. Pierce  
Ted P. Poulos

Lawrence M. Hanson, Mayor  
Lori K. Romine, Village Clerk

---

January 15, 2018

Dr. Eileen Conway  
Superintendent  
Emmons School District #33  
24226 W Beach Grove Rd  
Antioch IL, 60002

**Re: Redevelopment Plan and Project for Route 83 Redevelopment Project Area**

Dear Dr. Eileen Conway:

Please allow this correspondence to serve as a notification to your taxing body pursuant to the TIF Act that the Village of Antioch has approved the enclosed Ordinance No. 18-01-01 entitled *"An Ordinance Proposing the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project for the Route 83 Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith"*. Also enclosed you will find a copy of the proposed redevelopment plan, including the eligibility study.

You are further notified that there will be a Joint Review Board Meeting held at the Village Hall, 874 Main Street, Antioch, IL 60002 at 10:00 am on February 6, 2018. A public hearing has been scheduled for 7:00 pm on March 12, 2018 at the Antioch Village Hall as well. You are invited to submit written comments prior to the hearing to the Village Clerk at the following:

Village of Antioch  
874 Main Street  
Antioch, IL 60002  
Attn: Lori Romine  
Email: [lromine@antioch.il.gov](mailto:lromine@antioch.il.gov)

The TIF Act requires the Village to convene a joint review board on which representatives of certain taxing districts, including yours, have the right to review the proposal designating a redevelopment project area and approving a redevelopment plan and project. Members of the joint review board include representatives of Emmons School District #33, Antioch Community Consolidated School District #34, Antioch Community High School District #117, College of Lake County District #532, Antioch Township, Antioch Public Library District, First Fire Protection District of Antioch, Lake County, the Village of Antioch and a member of the Antioch community. Please appoint a person who may represent your taxing district for the joint review board and have such person attend the meeting noted above.

874 Main Street | Antioch, IL 60002 | phone: 847.395.1000 | fax: 847.395.1920 | [www.antioch.il.gov](http://www.antioch.il.gov)

Any and all questions, comments, suggestions, or request for information on the above referenced matter may be sent to Michael Garrigan, Community Development Director at the following:

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Email: [mgarrigan@antioch.il.gov](mailto:mgarrigan@antioch.il.gov)  
Phone: 847-395-1000 x 311  
Fax: 847-395-1920

Regards,

Lori K. Romine, RMC/CMC  
Village Clerk

Enclosures (2)

Cc: File  
Taxing Districts

Trustees  
Mary C. Dominiak  
Jerry T. Johnson  
Jay Jozwiak



Trustees  
Ed Macek  
Scott A. Pierce  
Ted P. Poulos

Lawrence M. Hanson, Mayor  
Lori K. Romine, Village Clerk

---

January 15, 2018

Ms. Cheryl Wadsworth  
Chief Financial Officer  
Antioch Community Consolidated School District #34  
964 Spafford St  
Antioch IL, 60002

**Re: Redevelopment Plan and Project for Route 83 Redevelopment Project Area**

Dear Ms. Cheryl Wadsworth:

Please allow this correspondence to serve as a notification to your taxing body pursuant to the TIF Act that the Village of Antioch has approved the enclosed Ordinance No. 18-01-01 entitled *"An Ordinance Proposing the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project for the Route 83 Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith"*. Also enclosed you will find a copy of the proposed redevelopment plan, including the eligibility study.

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Regards,

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Village Clerk

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Trustees  
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Scott A. Pierce  
Ted P. Poulos

Lawrence M. Hanson, Mayor  
Lori K. Romine, Village Clerk

---

January 15, 2018

Ms. Jennifer Nolde  
Business Manager  
Antioch Community High School District #117  
1625 Deep Lake Rd Ste A  
Lake Villa IL, 60046

**Re: Redevelopment Plan and Project for Route 83 Redevelopment Project Area**

Dear Ms. Jennifer Nolde:

Please allow this correspondence to serve as a notification to your taxing body pursuant to the TIF Act that the Village of Antioch has approved the enclosed Ordinance No. 18-01-01 entitled *"An Ordinance Proposing the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project for the Route 83 Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith"*. Also enclosed you will find a copy of the proposed redevelopment plan, including the eligibility study.

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Regards,

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Village Clerk

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Jay Jozwiak



Trustees  
Ed Macek  
Scott A. Pierce  
Ted P. Poulos

Lawrence M. Hanson, Mayor  
Lori K. Romine, Village Clerk

---

January 15, 2018

Ms. Connie Kravitz  
Controller  
College of Lake County District #532  
19351 W Washington St  
Grayslake IL, 60030

**Re: Redevelopment Plan and Project for Route 83 Redevelopment Project Area**

Dear Ms. Connie Kravitz:

Please allow this correspondence to serve as a notification to your taxing body pursuant to the TIF Act that the Village of Antioch has approved the enclosed Ordinance No. 18-01-01 entitled *"An Ordinance Proposing the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project for the Route 83 Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith"*. Also enclosed you will find a copy of the proposed redevelopment plan, including the eligibility study.

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Scott A. Pierce  
Ted P. Poulos

Lawrence M. Hanson, Mayor  
Lori K. Romine, Village Clerk

---

January 15, 2018

Mr. Tom Shaughnessy  
Supervisor  
Antioch Township  
1625 Deep Lake Rd  
Lake Villa IL, 60046

**Re: Redevelopment Plan and Project for Route 83 Redevelopment Project Area**

Dear Mr. Tom Shaughnessy:

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Regards,

Lori K. Romine, RMC/CMC  
Village Clerk

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Mary C. Dominiak  
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Trustees  
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Lawrence M. Hanson, Mayor  
Lori K. Romine, Village Clerk

---

January 15, 2018

Mr. Stephen Neaman  
Director Of Finance  
Lake County Forest Preserve District  
1899 W Winchester Rd  
Libertyville IL, 60048

**Re: Redevelopment Plan and Project for Route 83 Redevelopment Project Area**

Dear Mr. Stephen Neaman:

Please allow this correspondence to serve as a notification to your taxing body pursuant to the TIF Act that the Village of Antioch has approved the enclosed Ordinance No. 18-01-01 entitled *"An Ordinance Proposing the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project for the Route 83 Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith"*. Also enclosed you will find a copy of the proposed redevelopment plan, including the eligibility study.

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Regards,

Lori K. Romine, RMC/CMC  
Village Clerk

Enclosures (2)

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Trustees  
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Lawrence M. Hanson, Mayor  
Lori K. Romine, Village Clerk

---

January 15, 2018

Ms. Jennifer Drinka  
Director  
Antioch Public Library District  
757 Main St  
Antioch IL, 60002

**Re: Redevelopment Plan and Project for Route 83 Redevelopment Project Area**

Dear Ms. Jennifer Drinka:

Please allow this correspondence to serve as a notification to your taxing body pursuant to the TIF Act that the Village of Antioch has approved the enclosed Ordinance No. 18-01-01 entitled *"An Ordinance Proposing the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project for the Route 83 Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith"*. Also enclosed you will find a copy of the proposed redevelopment plan, including the eligibility study.

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Attn: Michael Garrigan  
Email: [mgarrigan@antioch.il.gov](mailto:mgarrigan@antioch.il.gov)  
Phone: 847-395-1000 x 311  
Fax: 847-395-1920

Regards,

Lori K. Romine, RMC/CMC  
Village Clerk

Enclosures (2)

Cc: File  
Taxing Districts

Trustees  
Mary C. Dominiak  
Jerry T. Johnson  
Jay Jozwiak



Trustees  
Ed Macek  
Scott A. Pierce  
Ted P. Poulos

Lawrence M. Hanson, Mayor  
Lori K. Romine, Village Clerk

---

January 15, 2018

Chief Jon Cokefair  
Fire Chief  
First Fire Protection District of Antioch  
Po Box 2  
Antioch IL, 60002

**Re: Redevelopment Plan and Project for Route 83 Redevelopment Project Area**

Dear Chief Jon Cokefair:

Please allow this correspondence to serve as a notification to your taxing body pursuant to the TIF Act that the Village of Antioch has approved the enclosed Ordinance No. 18-01-01 entitled *"An Ordinance Proposing the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project for the Route 83 Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith"*. Also enclosed you will find a copy of the proposed redevelopment plan, including the eligibility study.

You are further notified that there will be a Joint Review Board Meeting held at the Village Hall, 874 Main Street, Antioch, IL 60002 at 10:00 am on February 6, 2018. A public hearing has been scheduled for 7:00 pm on March 12, 2018 at the Antioch Village Hall as well. You are invited to submit written comments prior to the hearing to the Village Clerk at the following:

Village of Antioch  
874 Main Street  
Antioch, IL 60002  
Attn: Lori Romine  
Email: [lromine@antioch.il.gov](mailto:lromine@antioch.il.gov)

The TIF Act requires the Village to convene a joint review board on which representatives of certain taxing districts, including yours, have the right to review the proposal designating a redevelopment project area and approving a redevelopment plan and project. Members of the joint review board include representatives of Emmons School District #33, Antioch Community Consolidated School District #34, Antioch Community High School District #117, College of Lake County District #532, Antioch Township, Antioch Public Library District, First Fire Protection District of Antioch, Lake County, the Village of Antioch and a member of the Antioch community. Please appoint a person who may represent your taxing district for the joint review board and have such person attend the meeting noted above.

874 Main Street | Antioch, IL 60002 | phone: 847.395.1000 | fax: 847.395.1920 | [www.antioch.il.gov](http://www.antioch.il.gov)



Any and all questions, comments, suggestions, or request for information on the above referenced matter may be sent to Michael Garrigan, Community Development Director at the following:

Village of Antioch  
874 Main Street  
Antioch, IL 60002  
Attn: Michael Garrigan  
Email: [mgarrigan@antioch.il.gov](mailto:mgarrigan@antioch.il.gov)  
Phone: 847-395-1000 x 311  
Fax: 847-395-1920

Regards,

Lori K. Romine, RMC/CMC  
Village Clerk

Enclosures (2)

Cc: File  
Taxing Districts

Trustees  
Mary C. Dominiak  
Jerry T. Johnson  
Jay Jozwiak



Trustees  
Ed Macak  
Scott A. Pierce  
Ted P. Poulos

Lawrence M. Hanson, Mayor  
Lori K. Romine, Village Clerk

---

January 15, 2018

Ms. Julie O'Brien  
Comptroller  
Lake County SSA #8  
18 N. County St.  
Waukegan IL, 60085

**Re: Redevelopment Plan and Project for Route 83 Redevelopment Project Area**

Dear Ms. Julie O'Brien:

Please allow this correspondence to serve as a notification to your taxing body pursuant to the TIF Act that the Village of Antioch has approved the enclosed Ordinance No. 18-01-01 entitled *"An Ordinance Proposing the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project for the Route 83 Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith"*. Also enclosed you will find a copy of the proposed redevelopment plan, including the eligibility study.

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Attn: Michael Garrigan  
Email: [mgarrigan@antioch.il.gov](mailto:mgarrigan@antioch.il.gov)  
Phone: 847-395-1000 x 311  
Fax: 847-395-1920

Regards,

Lori K. Romine, RMC/CMC  
Village Clerk

Enclosures (2)

Cc: File  
Taxing Districts

Trustees  
Mary C. Dominiak  
Jerry T. Johnson  
Jay Jozwiak



Trustees  
Ed Macek  
Scott A. Pierce  
Ted P. Poulos

Lawrence M. Hanson, Mayor  
Lori K. Romine, Village Clerk

---

January 15, 2018

Mr. Ryan Horne  
Deputy Finance Director  
Lake County  
18 N. County St.  
Waukegan IL, 60085

**Re: Redevelopment Plan and Project for Route 83 Redevelopment Project Area**

Dear Mr. Ryan Horne:

Please allow this correspondence to serve as a notification to your taxing body pursuant to the TIF Act that the Village of Antioch has approved the enclosed Ordinance No. 18-01-01 entitled *"An Ordinance Proposing the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project for the Route 83 Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith"*. Also enclosed you will find a copy of the proposed redevelopment plan, including the eligibility study.

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874 Main Street  
Antioch, IL 60002  
Attn: Lori Romine  
Email: [lromine@antioch.il.gov](mailto:lromine@antioch.il.gov)

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Regards,

Lori K. Romine, RMC/CMC  
Village Clerk

Enclosures (2)

Cc: File  
Taxing Districts



Trustees  
Mary C. Dominiak  
Jerry T. Johnson  
Jay Jozwiak



Trustees  
Ed Macek  
Scott A. Pierce  
Ted P. Poulos

Lawrence M. Hanson, Mayor  
Lori K. Romine, Village Clerk

---

January 15, 2018

Mr. Mark C. Gauss  
Acting Deputy Director For Business Development  
IL Department of Commerce & Economic Opportunity  
500 E. Monroe  
Springfield IL, 62701

**Re: Redevelopment Plan and Project for Route 83 Redevelopment Project Area**

Dear Mr. Mark C. Gauss:

Please allow this correspondence to serve as a notification to your taxing body pursuant to the TIF Act that the Village of Antioch has approved the enclosed Ordinance No. 18-01-01 entitled *"An Ordinance Proposing the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project for the Route 83 Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith"*. Also enclosed you will find a copy of the proposed redevelopment plan, including the eligibility study.

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Phone: 847-395-1000 x 311  
Fax: 847-395-1920

Regards,

Lori K. Romine, RMC/CMC  
Village Clerk

Enclosures (2)

Cc: File  
Taxing Districts

Trustees  
Mary C. Dominiak  
Jerry T. Johnson  
Jay Jozwiak



Trustees  
Ed Macek  
Scott A. Pierce  
Ted P. Poulos

Lawrence M. Hanson, Mayor  
Lori K. Romine, Village Clerk

---

January 15, 2018

Mr. Eric Ring  
Highway Commissioner  
Antioch Township Road District  
933 Bartlett Ave  
Antioch IL, 60002

**Re: Redevelopment Plan and Project for Route 83 Redevelopment Project Area**

Dear Mr. Eric Ring:

Please allow this correspondence to serve as a notification to your taxing body pursuant to the TIF Act that the Village of Antioch has approved the enclosed Ordinance No. 18-01-01 entitled *"An Ordinance Proposing the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project for the Route 83 Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith"*. Also enclosed you will find a copy of the proposed redevelopment plan, including the eligibility study.

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874 Main Street  
Antioch, IL 60002  
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874 Main Street | Antioch, IL 60002 | phone: 847.395.1000 | fax: 847.395.1920 | [www.antioch.il.gov](http://www.antioch.il.gov)

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Antioch, IL 60002  
Attn: Michael Garrigan  
Email: [mgarrigan@antioch.il.gov](mailto:mgarrigan@antioch.il.gov)  
Phone: 847-395-1000 x 311  
Fax: 847-395-1920

Regards,

Lori K. Romine, RMC/CMC  
Village Clerk

Enclosures (2)

Cc: File  
Taxing Districts

Village of Antioch, Illinois

**EXHIBIT E**

**Notice of Interested Parties Registry**



## CHICAGO TRIBUNE

media group

Sold To:  
Village of Antioch (Print) - CU00027359  
874 Main St  
ANTIOCH, IL 60002-1577

Bill To:  
Village of Antioch (Print) - CU00027359  
874 Main St  
ANTIOCH, IL 60002-1577

### Certificate of Publication:

Order Number: 5406965  
Purchase Order: N/A

State of Illinois - Lake

**Chicago Tribune Media Group** does hereby certify that it is the publisher of the Lake County News-Sun. The Lake County News-Sun is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Waukegan, Township of Waukegan, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Lake County News-Sun, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 1/17/2018, and the last publication of the notice was made in the newspaper dated and published on 1/17/2018.

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

PUBLICATION DATES: Jan 17, 2018.

---

Lake County News-Sun  
In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

17th Day of January, 2018, by

**Chicago Tribune Media Group**

Stefania Sobie

Chicago Tribune - [chicagotribune.com](http://chicagotribune.com)  
435 North Michigan Avenue, Chicago, Illinois 60611  
(312) 222-2222 - Fax: (312) 222-4014

## **CHICAGO TRIBUNE**

media group

### **NOTICE OF THE AVAILABILITY OF THE ELIGIBILITY STUDY AND REDEVELOPMENT PLAN AND PROJECT RELATIVE TO THE PROPOSED ROUTE 83 REDEVELOPMENT PROJECT AREA; INTERESTED PARTIES REGISTRY**

Notice is hereby given that the Eligibility Study and the Redevelopment Plan and Project for the Village of Antioch's proposed Route 83 Redevelopment Project Area are available for review. Interested persons may register with the Village of Antioch, Lake County, Illinois in order to receive information on the proposal. The place of registration for such information is the Village Clerk's office, 847 Main Street, Antioch, Illinois 60002, between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, except holidays.

Copies of said Eligibility Study and Redevelopment Plan and Project can also be obtained from Michael Garrigan, Community Development Director for the Village of Antioch, 847 Main Street, Antioch, Illinois 60002, between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, except holidays.

VILLAGE OF ANTIOCH  
Lake County, Illinois

/s/Lori K. Romine

Village Clerk  
01/17/18 5406965

Chicago Tribune - [chicagotribune.com](http://chicagotribune.com)  
435 North Michigan Avenue, Chicago, Illinois 60611  
(312) 222-2222 - Fax: (312) 222-4014

Village of Antioch, Illinois

**EXHIBIT F**

**Notice of the Availability of a Plan and the Public Hearing**

Trustees  
Mary C. Dominiak  
Jerry T. Johnson  
Jay Jozwiak



Trustees  
Ed Macek  
Scott A. Pierce  
Ted P. Poulos

Lawrence M. Hanson, Mayor  
Lori K. Romine, Village Clerk

---

**NOTICE OF THE AVAILABILITY OF THE ELIGIBILITY STUDY AND  
REDEVELOPMENT PLAN AND PROJECT RELATIVE TO THE  
PROPOSED ROUTE 83 REDEVELOPMENT PROJECT AREA;  
INTERESTED PARTIES REGISTRY**

Notice is hereby given to you, in that you reside at a residential address within seven hundred fifty (750) feet of the boundaries of the Village of Antioch's proposed Route 83 Redevelopment Project Area or have registered your name on the Village of Antioch's Tax Increment Financing Interested Parties Registry, that the Eligibility Study and the Redevelopment Plan and Project for the Village of Antioch's proposed Route 83 Redevelopment Project Area are available for your review. Interested persons may register with the Village of Antioch, Lake County, Illinois in order to receive information on the proposal. The place of registration for such information is the Village Clerk's office, 847 Main Street, Antioch, Illinois 60002, between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, except holidays.

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**VILLAGE OF ANTIOCH**  
Lake County, Illinois

  
Lori K. Romine, Village Clerk

874 Main Street | Antioch, IL 60002 | phone: 847.395.1000 | fax: 847.395.1920 | [www.antioch.il.gov](http://www.antioch.il.gov)

RESIDENT OF  
22854 W IL ROUTE 173  
ANTIOCH, IL 60002-9444

RESIDENT OF  
22940 W GRIMM RD  
ANTIOCH, IL 60002-9318

RESIDENT OF  
22950 W IL ROUTE 173  
ANTIOCH, IL 60002-9412

RESIDENT OF  
22796 W IL ROUTE 173  
ANTIOCH, IL 60002-9417

RESIDENT OF  
22968 W IL ROUTE 173  
ANTIOCH, IL 60002

RESIDENT OF  
22855 W IL ROUTE 173  
ANTIOCH, IL 60002-7242

RESIDENT OF  
1231 MAIN ST  
ANTIOCH, IL 60002-2124

RESIDENT OF  
1207 MAIN ST  
ANTIOCH, IL 60002-2124

RESIDENT OF  
1203 MAIN ST  
ANTIOCH, IL 60002-2124

RESIDENT OF  
1221 MAIN ST APT 1A  
ANTIOCH, IL 60002-2106

RESIDENT OF  
1221 MAIN ST APT 1B  
ANTIOCH, IL 60002-2167

RESIDENT OF  
1221 MAIN ST APT 1C  
ANTIOCH, IL 60002

RESIDENT OF  
1221 MAIN ST APT 1D  
ANTIOCH, IL 60002-2106

RESIDENT OF  
1221 MAIN ST APT 2A  
ANTIOCH, IL 60002-2106

RESIDENT OF  
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ANTIOCH, IL 60002-2106

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ANTIOCH, IL 60002-2167

RESIDENT OF  
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ANTIOCH, IL 60002-2167

RESIDENT OF  
1221 MAIN ST APT 3A  
ANTIOCH, IL 60002-2106

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RESIDENT OF  
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RESIDENT OF  
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ANTIOCH, IL 60002-2167

RESIDENT OF  
1221 MAIN ST  
ANTIOCH, IL 60002-2178

RESIDENT OF  
1223 MAIN ST  
ANTIOCH, IL 60002-2179

RESIDENT OF  
1223 MAIN ST APT 1A  
ANTIOCH, IL 60002-2141

RESIDENT OF  
1223 MAIN ST APT 1B  
ANTIOCH, IL 60002-2140

RESIDENT OF  
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ANTIOCH, IL 60002-2168

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ANTIOCH, IL 60002-2168

RESIDENT OF  
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ANTIOCH, IL 60002-2168

RESIDENT OF  
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ANTIOCH, IL 60002-2168

RESIDENT OF  
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ANTIOCH, IL 60002-2141



RESIDENT OF  
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ANTIOCH, IL 60002-2141

RESIDENT OF  
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ANTIOCH, IL 60002-2140

RESIDENT OF  
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ANTIOCH, IL 60002-2140

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ANTIOCH, IL 60002-2168

RESIDENT OF  
1223 MAIN ST APT 3F  
ANTIOCH, IL 60002-2168

RESIDENT OF  
1185 MAIN ST  
ANTIOCH, IL 60002-1886

RESIDENT OF  
1224 MAIN ST  
ANTIOCH, IL 60002-2169

RESIDENT OF  
1224 MAIN ST APT GA  
ANTIOCH, IL 60002-2131

RESIDENT OF  
1224 MAIN ST APT GB  
ANTIOCH, IL 60002-2133

RESIDENT OF  
1224 MAIN ST APT GC  
ANTIOCH, IL 60002-2131

RESIDENT OF  
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ANTIOCH, IL 60002-2133

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ANTIOCH, IL 60002-2131

RESIDENT OF  
1224 MAIN ST APT 2D  
ANTIOCH, IL 60002-2133

RESIDENT OF  
309 WINDSOR TER  
ANTIOCH, IL 60002-2183

RESIDENT OF  
1234 MAIN ST  
ANTIOCH, IL 60002-2170

RESIDENT OF  
1234 MAIN ST APT GA  
ANTIOCH, IL 60002-2134

RESIDENT OF  
1234 MAIN ST APT GB  
ANTIOCH, IL 60002-2135

RESIDENT OF  
1234 MAIN ST APT GC  
ANTIOCH, IL 60002-2134

RESIDENT OF  
1234 MAIN ST APT GD  
ANTIOCH, IL 60002-2135

RESIDENT OF  
1234 MAIN ST APT 1A  
ANTIOCH, IL 60002-2134

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RESIDENT OF  
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ANTIOCH, IL 60002-2135

RESIDENT OF  
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ANTIOCH, IL 60002-2134

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ANTIOCH, IL 60002-2135

RESIDENT OF  
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ANTIOCH, IL 60002-2134

RESIDENT OF  
1234 MAIN ST APT 2D  
ANTIOCH, IL 60002-2135

RESIDENT OF  
1244 MAIN ST  
ANTIOCH, IL 60002-2171

RESIDENT OF  
1244 MAIN ST APT 1  
ANTIOCH, IL 60002-2138

RESIDENT OF  
1244 MAIN ST APT 2  
ANTIOCH, IL 60002-2138

RESIDENT OF  
1244 MAIN ST APT 3  
ANTIOCH, IL 60002-2137

RESIDENT OF  
1244 MAIN ST APT 4  
ANTIOCH, IL 60002-2137

RESIDENT OF  
1244 MAIN ST APT 5  
ANTIOCH, IL 60002-2138

RESIDENT OF  
1244 MAIN ST APT 6  
ANTIOCH, IL 60002-2138

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ANTIOCH, IL 60002-2137

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1244 MAIN ST APT 8  
ANTIOCH, IL 60002-2137

RESIDENT OF  
1244 MAIN ST APT 9  
ANTIOCH, IL 60002-2138

RESIDENT OF  
1244 MAIN ST APT 10  
ANTIOCH, IL 60002-2138

RESIDENT OF  
1244 MAIN ST APT 11  
ANTIOCH, IL 60002-2137

RESIDENT OF  
1244 MAIN ST APT 12  
ANTIOCH, IL 60002-2137

RESIDENT OF  
308 BUENA TER  
ANTIOCH, IL 60002-2109

RESIDENT OF  
23579 W WINDSOR TER  
ANTIOCH, IL 60002-2123

RESIDENT OF  
300 WINDSOR TER  
ANTIOCH, IL 60002-2182

RESIDENT OF  
284 WINDSOR TER  
ANTIOCH, IL 60002-2154

RESIDENT OF  
284 WINDSOR TER APT 1  
ANTIOCH, IL 60002-2154

RESIDENT OF  
284 WINDSOR TER APT 2  
ANTIOCH, IL 60002-2154

RESIDENT OF  
284 WINDSOR TER APT 3  
ANTIOCH, IL 60002-2154

RESIDENT OF  
284 WINDSOR TER APT 4  
ANTIOCH, IL 60002-2154

RESIDENT OF  
23644 W PARK TER  
ANTIOCH, IL 60002-2145

RESIDENT OF  
23622 W PARK TER  
ANTIOCH, IL 60002-2145

RESIDENT OF  
311 PARK TER  
ANTIOCH, IL 60002-2184

RESIDENT OF  
23572 W PARK TER  
ANTIOCH, IL 60002-2150

RESIDENT OF  
23564 W PARK TER  
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RESIDENT OF  
23546 W PARK TER  
ANTIOCH, IL 60002-2150

RESIDENT OF  
23633 W PARK TER  
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RESIDENT OF  
23619 W PARK TER  
ANTIOCH, IL 60002-2130

RESIDENT OF  
23579 W PARK TER  
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RESIDENT OF  
23569 W PARK TER  
ANTIOCH, IL 60002-2112

RESIDENT OF  
23660 W MARGATE TER  
ANTIOCH, IL 60002-2148

RESIDENT OF  
23638 W MARGATE TER  
ANTIOCH, IL 60002

RESIDENT OF  
23622 W MARGATE TER  
ANTIOCH, IL 60002-2148

RESIDENT OF  
23558 W MARGATE TER  
ANTIOCH, IL 60002-2151

RESIDENT OF  
23590 W MARGATE TER  
ANTIOCH, IL 60002-2151

RESIDENT OF  
291 MARGATE TER  
ANTIOCH, IL 60002-2180

RESIDENT OF  
41573 N LAKEVIEW TER  
ANTIOCH, IL 60002-2156

RESIDENT OF  
23625 W MARGATE TER  
ANTIOCH, IL 60002-2147

RESIDENT OF  
23619 W MARGATE TER  
ANTIOCH, IL 60002-2147

RESIDENT OF  
23565 W MARGATE TER  
ANTIOCH, IL 60002-2111

RESIDENT OF  
23541 W MARGATE TER  
ANTIOCH, IL 60002-2111

RESIDENT OF  
23591 W MARGATE TER  
ANTIOCH, IL 60002-2111

RESIDENT OF  
23575 W MARGATE TER  
ANTIOCH, IL 60002-2111

RESIDENT OF  
1275 MAIN ST  
ANTIOCH, IL 60002-2124

RESIDENT OF  
1255 MAIN ST  
ANTIOCH, IL 60002-2124

RESIDENT OF  
1500 MAIN ST  
ANTIOCH, IL 60002-1906

RESIDENT OF  
1500 MAIN ST APT 1  
ANTIOCH, IL 60002-1909

RESIDENT OF  
1500 MAIN ST APT 2A  
ANTIOCH, IL 60002-1909

RESIDENT OF  
1500 MAIN ST APT 2B  
ANTIOCH, IL 60002-1909

RESIDENT OF  
1500 MAIN ST STE A  
ANTIOCH, IL 60002-1908

RESIDENT OF  
41441 N LAKEVIEW TER  
ANTIOCH, IL 60002-2104

RESIDENT OF  
41452 N LAKEVIEW TER  
ANTIOCH, IL 60002-2104

RESIDENT OF  
41428 N LAKEVIEW TER  
ANTIOCH, IL 60002-2104

RESIDENT OF  
41482 N LAKEVIEW TER  
ANTIOCH, IL 60002-2104

RESIDENT OF  
41376 N SURAYA DR  
ANTIOCH, IL 60002-2102

RESIDENT OF  
41372 N SURAYA DR  
ANTIOCH, IL 60002-2102

RESIDENT OF  
23585 W BRIAR TER  
ANTIOCH, IL 60002-2103

RESIDENT OF  
23579 W BRIAR TER  
ANTIOCH, IL 60002-2103

RESIDENT OF  
23575 W BRIAR TER  
ANTIOCH, IL 60002

RESIDENT OF  
23567 W BRIAR TER  
ANTIOCH, IL 60002

RESIDENT OF  
23561 W BRIAR TER  
ANTIOCH, IL 60002-2103

RESIDENT OF  
23541 W BRIAR TER  
ANTIOCH, IL 60002

RESIDENT OF  
41400 N SURAYA DR  
ANTIOCH, IL 60002-2177

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41416 N SURAYA DR  
ANTIOCH, IL 60002-2177

RESIDENT OF  
41432 N SURAYA DR  
ANTIOCH, IL 60002-2177

RESIDENT OF  
41454 N SURAYA DR  
ANTIOCH, IL 60002-2177

RESIDENT OF  
23525 W BRIAR TER  
ANTIOCH, IL 60002-2103

RESIDENT OF  
41426 N IL ROUTE 83  
ANTIOCH, IL 60002-1907

RESIDENT OF  
23578 W BRIAR TER  
ANTIOCH, IL 60002-2160

RESIDENT OF  
23560 W BRIAR TER  
ANTIOCH, IL 60002-2160

RESIDENT OF  
23542 W BRIAR TER  
ANTIOCH, IL 60002-2160

RESIDENT OF  
23614 W BRIAR TER  
ANTIOCH, IL 60002-2166

RESIDENT OF  
41331 N SURAYA DR  
ANTIOCH, IL 60002-2101

RESIDENT OF  
41309 N SURAYA DR  
ANTIOCH, IL 60002-2101

RESIDENT OF  
41273 N SURAYA DR  
ANTIOCH, IL 60002-2122

RESIDENT OF  
23650 W BAYVIEW RD  
ANTIOCH, IL 60002-2259

RESIDENT OF  
23600 W BAYVIEW RD  
ANTIOCH, IL 60002-2259

RESIDENT OF  
41413 N SURAYA DR  
ANTIOCH, IL 60002-2176

RESIDENT OF  
23659 W BAYVIEW RD  
ANTIOCH, IL 60002-2258

RESIDENT OF  
23631 W BAYVIEW RD  
ANTIOCH, IL 60002-2258

RESIDENT OF  
23615 W BAYVIEW RD  
ANTIOCH, IL 60002-2258

RESIDENT OF  
23685 W BAYVIEW RD  
ANTIOCH, IL 60002-2258

RESIDENT OF  
23549 W BAYVIEW RD  
ANTIOCH, IL 60002-2256

RESIDENT OF  
23577 W BAYVIEW RD  
ANTIOCH, IL 60002-2253

RESIDENT OF  
23605 W BAYVIEW RD  
ANTIOCH, IL 60002-2258

RESIDENT OF  
41171 N 2ND ST  
ANTIOCH, IL 60002-2217

RESIDENT OF  
41163 N 2ND ST  
ANTIOCH, IL 60002-2217

RESIDENT OF  
41147 N 2ND ST  
ANTIOCH, IL 60002-2217

RESIDENT OF  
41123 N 2ND ST  
ANTIOCH, IL 60002-2217

RESIDENT OF  
41115 N 2ND ST  
ANTIOCH, IL 60002-2217

RESIDENT OF  
41107 N 2ND ST  
ANTIOCH, IL 60002-2217

RESIDENT OF  
41085 N 2ND ST  
ANTIOCH, IL 60002-2203

RESIDENT OF  
41081 N 2ND ST  
ANTIOCH, IL 60002-2203

RESIDENT OF  
41132 N 1ST ST  
ANTIOCH, IL 60002-2233

RESIDENT OF  
41116 N 1ST ST  
ANTIOCH, IL 60002-2233

RESIDENT OF  
41108 N 1ST ST  
ANTIOCH, IL 60002-2233

RESIDENT OF  
41082 N 1ST ST  
ANTIOCH, IL 60002-2211

RESIDENT OF  
41062 N 1ST ST  
ANTIOCH, IL 60002-2211

RESIDENT OF  
41034 N 1ST ST  
ANTIOCH, IL 60002-2211

RESIDENT OF  
1530 MAIN ST  
ANTIOCH, IL 60002-1935

RESIDENT OF  
41131 N 1ST ST  
ANTIOCH, IL 60002-2232

RESIDENT OF  
41123 N 1ST ST  
ANTIOCH, IL 60002-2232

RESIDENT OF  
41115 N 1ST ST  
ANTIOCH, IL 60002-2232

RESIDENT OF  
41085 N 1ST ST  
ANTIOCH, IL 60002-2206

RESIDENT OF  
41081 N 1ST ST  
ANTIOCH, IL 60002-2206

RESIDENT OF  
41073 N 1ST ST  
ANTIOCH, IL 60002-2206

RESIDENT OF  
41031 N 1ST ST  
ANTIOCH, IL 60002-2206

RESIDENT OF  
23540 W BEACH GROVE RD  
ANTIOCH, IL 60002-2216

RESIDENT OF  
23526 W BEACH GROVE RD  
ANTIOCH, IL 60002-2216

RESIDENT OF  
1245 MAIN ST  
ANTIOCH, IL 60002-2124



RESIDENT OF  
1229 MAIN ST  
ANTIOCH, IL 60002

RESIDENT OF  
1239 MAIN ST  
ANTIOCH, IL 60002-2124

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State of Illinois - Lake

**Chicago Tribune Media Group** does hereby certify that it is the publisher of the Lake County News-Sun. The Lake County News-Sun is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Waukegan, Township of Waukegan, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Lake County News-Sun, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 2/15/2018, and the last publication of the notice was made in the newspaper dated and published on 2/15/2018.

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

PUBLICATION DATES: Feb 15, 2018.

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Lake County News-Sun  
In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

15th Day of February, 2018, by

**Chicago Tribune Media Group**

Stefanie Soble

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# CHICAGO TRIBUNE

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## Public Notice of Public Hearing Village of Antioch, Lake County, Illinois Designation and Approval of the Route 83 Redevelopment Plan and Project

Notice is hereby given that on the 12th day of March, 2018, at 7:00 p.m. at the Board Room of the Village of Antioch, 1401 S. Main Street, Antioch, Illinois 60009, a public hearing will be held to consider the designation and approval of the Route 83 Redevelopment Project (the "Redevelopment Plan") for the proposed Route 83 Redevelopment Project Area (the "Redevelopment Project Area"). The Redevelopment Project Area consists of the territory legally described in Exhibit 1 attached and is generally depicted on the map.

The Redevelopment Project Area is generally described as the parcels to be located in the 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th, 101st, 102nd, 103rd, 104th, 105th, 106th, 107th, 108th, 109th, 110th, 111th, 112th, 113th, 114th, 115th, 116th, 117th, 118th, 119th, 120th, 121st, 122nd, 123rd, 124th, 125th, 126th, 127th, 128th, 129th, 130th, 131st, 132nd, 133rd, 134th, 135th, 136th, 137th, 138th, 139th, 140th, 141st, 142nd, 143rd, 144th, 145th, 146th, 147th, 148th, 149th, 150th, 151st, 152nd, 153rd, 154th, 155th, 156th, 157th, 158th, 159th, 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## Certificate of Publication:

Order Number: 5470908  
Purchase Order: Lori K. Folbric

State of Illinois - Lake

**Chicago Tribune Media Group** does hereby certify that it is the publisher of the Lake County News-Sun. The Lake County News-Sun is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Waukegan, Township of Waukegan, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Lake County News-Sun, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 2/22/2018, and the last publication of the notice was made in the newspaper dated and published on 2/22/2018.

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

PUBLICATION DATES: Feb 22, 2018.

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Lake County News-Sun  
In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in  
Chicago, Illinois on this

22nd Day of February, 2018 by

**Chicago Tribune Media Group**

Stefanie Sobiech

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Exhibit F-13



Village of Antioch, Illinois

**EXHIBIT G**

**Minutes of JRB Meeting**

**JOINT REVIEW BOARD MEETING  
Route 83 Redevelopment Project Area TIF  
Municipal Building: 874 Main Street, Antioch, IL  
February 6, 2018**

**I. CALL TO ORDER**

Administrator James Keim of the Village of Antioch called the February 6, 2018 Joint Review Board Meeting to order at 10:00 am in the Municipal Building: 874 Main Street, Antioch, IL.

**II. INTRODUCTION OF REPRESENTATIVES**

The following members were present representing their respective agencies:

James Keim – Village of Antioch  
Jon Cokefair – First Fire Protection District of Antioch  
Tom Shaughnessy – Antioch Township  
Connie Kravitz - College of Lake County  
Tom Hausman – Antioch Public Library District  
Jennifer Nolde – Community High School District #117

**III. SELECTION OF PUBLIC MEMBER**

Member Keim moved, seconded by Member Cokefair, to select Mr. Rich Lubicz as public member. Upon a voice vote, all voted aye and the motion was carried.

**IV. SELECTION OF CHAIRPERSON**

Member Hausman moved, seconded by Member Shaughnessy, to select Member Keim as Chairperson for the Joint Review Board. Upon a voice vote, all voted aye and the motion was carried.

**V. REVIEW OF JOINT REVIEW BOARD PROCEDURES AND DUTIES**

Mr. Darryl Davidson of Miller Canfield, reviewed the procedures and duties of the joint review board. He encouraged members to raise questions or relay questions from their governing boards or public. The goal is to form some sense of how this area qualifies, and to look at the proposed redevelopment plan. He stated that there will be a public hearing, and the Village will have a time period upon which it will adopt or revise the redevelopment plan and project. Member Cokefair asked if the group could reject the proposed in its entirety or partially. Mr. Davidson said the board can continue the hearing, can make recommendations to change the plan, or can reject the plan in its totality. He added that a rejection of the plan does not stop the process, and the Village Board would have the opportunity to continue with the plan with a super majority vote. Member Kravitz asked what the EAV is that will be frozen. Ms. Fran Lefor from SB Friedman replied it is approximately \$40,000. Attorney Long mentioned that much of the property is owned by the Village at the present time, which is why the EAV is so low.

**VI. OVERVIEW OF PROPOSED TIF DISTRICT AND ELIGIBILITY/REDEVELOPMENT PLAN**

Ms. Fran Lefor Rood, Caitlin Amos and Brock Thompson of SB Friedman, provided an overview of the proposed Route 83 Redevelopment Project Area. They discussed the characteristics of the property, the eligibility analysis, methodology, findings, lack of growth in the EAV, required findings and tests. They further spoke about the major redevelopment objectives of the RPA, the proposed budget, and reviewed the future land use map.

**VII. QUESTIONS/COMMENTS (Chairperson)**

Member Kravitz asked about the potential for future bonds. Administrator Keim said there is no current plan for bonds, but it is allowed and may be considered in the future. Member Kravitz relayed that the College of Lake County would be happy to assist with job training. Member Cokefair asked how the plan may affect public safety. Ms. Lefor said the impact on fire and police is currently unknown, and would depend on the future use of the property. Member Kravitz asked if there were any residential properties within the district.

Ms. Lefor replied that the entire RPA is vacant, and described adjacent property characteristics. Those present discussed the intersection of Grimm Road and Route 173 and the potential for its relocation in the future to increase safety. They further discussed Village ownership and its impact on the EAV as well as the exclusion of already developed properties.

**VIII. CONSIDERATION OF RECOMMENDATION TO THE VILLAGE BOARD (Chairperson) –**

Member Lubicz moved, seconded by Member Shaughnessy, to recommend the redevelopment plan as presented to the Village Board.

Member Hausman asked what the impact is on the library. Those present agreed that the impact is next to nothing for any of the members. Member Cokefair asked if there would be a possibility for cost sharing under this plan with the Fire District in the case specialized equipment is needed. Mr. Davidson said that they can enter into an agreement together to use incremental taxes if a need is identified, and this can be done throughout the life of the TIF. Member Shaughnessy asked if there is an advantage to include the car dealership or body shop. Ms. Lefor said if improved properties were included, they would need to find more factors in order to be eligible.

There being no further discussion, upon roll call of the motion to recommend the redevelopment plan as present to the Village Board was:

**YES: 6:** Cokefair, Lubicz, Shaughnessy, Kravitz, Hausman and Keim.

**NO: 0.**

**ABSTAIN: 1:** Nodle.

**THE MOTION CARRIED.**

**IX. REVIEW OF TIMETABLE & NEXT STEPS**

Ms. Lefor provided an overview of the timetable and next steps, including the public hearing scheduled for March 12, 2018 at 7pm at the Village Hall. Following the hearing, the Village Board may consider ordinances after a 2 week period. A formal summary will be sent to the Joint Review Board Members and then to the Village Board.

**IX. ADJOURNMENT**

There being no further discussion, the Joint Review Board meeting adjourned at 10:44 a.m.

Respectfully submitted,

s/Lori K. Romine

\_\_\_\_\_  
Lori K. Romine, RMC/CMC  
Village Clerk

Trustees  
Mary C. Dominiak  
Jerry T. Johnson  
Jay Jozwiak



Trustees  
Ed Macek  
Scott A. Pierce  
Ted P. Poulos

Lawrence M. Hanson, Mayor  
Lori K. Romine, Village Clerk

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**Joint Review Board Meeting  
Route 83 Redevelopment Project Area TIF  
874 Main Street  
February 6, 2018 – 10:00 am**

**Meeting Agenda**

- I. Call to Order (Village)
- II. Introduction of Representatives
- III. Selection of Public Member
- IV. Selection of Chairperson
- V. Review of Joint Review Board Procedures and Duties
- VI. Overview of Proposed TIF District and Eligibility/Redevelopment Plan
- VII. Questions/Comments (Chairperson)
- VIII. Consideration of Recommendation to the Village Board (Chairperson)
- IX. Review of Timetable & Next Steps
- X. Adjournment

Posted at Village Hall 02/02/18

874 Main Street | Antioch, IL 60002 | phone: 847.395.1000 | fax: 847.395.1920 | [www.antioch.il.gov](http://www.antioch.il.gov)

Village of Antioch, Illinois

STATE OF ILLINOIS     )  
                                      ) SS  
COUNTY OF LAKE        )

**CERTIFICATION OF ORDINANCE AND MINUTES**

I, Cheryl Mateja, do hereby certify that I am the duly qualified and acting Deputy Village Clerk of the Village of Antioch, Lake County, Illinois (the “**Village**”), and as such officer I am the keeper of the books, records, files, and journal of proceedings of the Village and of the President and Board of Trustees (the “**Corporate Authorities**”) thereof.

I do further certify that the foregoing constitutes a full, true and complete transcript of the minutes of the legally convened meeting of the Corporate Authorities held on the 14th day of May, 2018, insofar as same relates to the adoption of an ordinance entitled:

**AN ORDINANCE** approving a Tax Increment Redevelopment Plan and Project for the Route 83 Redevelopment Project Area in the Village of Antioch, Lake County, Illinois

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were taken openly; that the vote on the adoption of said ordinance was taken openly; that said meeting was held at a specified time and place convenient to the public; that notice of said meeting was duly given to all of the news media requesting such notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the principal office of the Corporate Authorities at least forty-eight (48) hours in advance of the holding of such meeting; that said meeting was called and held in strict accordance with the provisions of the Open Meetings Act of the State of Illinois, as amended; and



that the Corporate Authorities have complied with all of the applicable provisions of said Act and their procedural rules in the adoption of said ordinance.

**IN WITNESS WHEREOF**, I have hereunto affixed my official signature and the seal of the Village, this 17th day of May, 2018.

  
\_\_\_\_\_  
Deputy Village Clerk

(SEAL)



Village of Antioch, Illinois

STATE OF ILLINOIS       )  
                                      ) SS  
COUNTY OF LAKE        )

**FILING CERTIFICATE**

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of Lake, Illinois, and as such official I do further certify that on the \_\_\_\_ day of May, 2018, there was filed in my office a duly certified copy of an ordinance numbered 18-05-20 and entitled:

**AN ORDINANCE** approving a Tax Increment Redevelopment Plan and Project for the Route 83 Redevelopment Project Area in the Village of Antioch, Lake County, Illinois

duly adopted by the President and Board of Trustees of the Village of Antioch, Lake County, Illinois, on the 9th day of April, 2018, and that the same has been deposited in the official files and records of my office.

**IN WITNESS WHEREOF**, I hereunto affix my official signature and the seal of said County, this \_\_\_\_ day of May, 2018.

---

County Clerk of Lake County,  
Illinois

[SEAL]