

VILLAGE OF ANTIOCH

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18-05-22

***AN ORDINANCE ADOPTING THE USE OF TAX INCREMENT ALLOCATION  
REDEVELOPMENT FINANCING FOR THE ROUTE 83 REDEVELOPMENT  
PROJECT AREA IN THE VILLAGE OF ANTIOCH, 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
LORI K. ROMINE	Clerk	JERRY T. JOHNSON	Trustee
ROBERT J. LONG	Attorney	JAY JOZWIAK	Trustee
		ED MACEK	Trustee
		SCOTT A. PIERCE	Trustee
		TED P. POULOS	Trustee

**RECEIVED**

**JUN 12 2018**

**LAKE COUNTY CLERK  
CARLA N. WYCKOFF**

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**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 14th 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 adopt the use of Tax Increment Allocation Redevelopment Financing for the Route 83 Redevelopment Project Area in the Village of Antioch, Illinois.

The ordinance in its entirety reads as follows:

**VILLAGE OF ANTIOCH**

**ORDINANCE NO. 18-05-22**

**AN ORDINANCE ADOPTING THE USE OF TAX  
INCREMENT ALLOCATION REDEVELOPMENT  
FINANCING FOR THE ROUTE 83 REDEVELOPMENT  
PROJECT AREA IN THE VILLAGE OF ANTIOCH,  
ILLINOIS.**

\* \* \* \*

**WHEREAS**, it is desirable and for the best interests of the citizens of the Village of Antioch, Lake County, Illinois (the “**Village**”), for the Village to adopt the use of tax increment allocation redevelopment financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “**Act**”), for the Route 83 Redevelopment Plan and Project (the “**Plan**”) with respect to the Route 83 Redevelopment Project Area (the “**Project Area**”) described in Section 1 of this Ordinance; and

**WHEREAS**, pursuant to the Act, the President and Board of Trustees of the Village (the “**Corporate Authorities**”) have approved an Ordinance adopting the Route 83 Redevelopment Plan and Project (the “**Plan Adoption Ordinance**”), and have approved an Ordinance designating the Route 83 Redevelopment Project Area (the “**Project Area Designation Ordinance**”), and the Village has otherwise complied with all other conditions precedent required by the Act:

**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.

(b) The Plan Adoption Ordinance and Project Area Designation Ordinance, including all exhibits are incorporated herein as if set out in full by this reference.

(c) The Project Area generally and legally described in **EXHIBIT A** is incorporated herein as if set out in full by this reference. The boundary of the Project Area is illustrated in Appendix 1 and Map 2 contained in the Plan and attached to the Plan Adoption Ordinance as Exhibit B, incorporated herein as if set out in full by this reference.

(d) The Plan included as Exhibit B to the Plan Adoption Ordinance, including an estimate of redevelopment project costs, and an identification of the sources and uses of funds and nature and term of obligations to pay redevelopment costs, is incorporated herein as if set out in full by this reference.

## **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 findings contained in the Plan Adoption Ordinance and Project Area Designation Ordinance are incorporated herein as if set out in full by this reference.

(b) The Exhibits attached to the Plan Adoption Ordinance and Project Area Designation Ordinance are incorporated herein as if set out in full by this reference.

(c) The 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.

(d) 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.

(e) The estimate of redevelopment project costs contained in the Plan (see Exhibit C, Estimated Redevelopment Project Costs, contained within the Plan) mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Plan and redevelopment projects in connection with the Plan.

(f) It is hereby expressly found and determined that the year the County Clerk of The County of Lake, Illinois (the “**County Clerk**”) shall use for determining the total initial equalized assessed valuation for the Project Area pursuant to the Act is 2017.

#### **Section 4. Adoption of Tax Increment Allocation Financing**

(a) Tax increment allocation financing is hereby adopted to pay Project Costs incurred and obligations issued in connection with the Project Area as set forth in the Plan, and as defined in the Act.

#### **Section 5. Allocation of Ad Valorem Taxes; and Transmittal to Lake County**

(a) Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in such redevelopment project area by taxing districts and tax rates

determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of the Ordinance until Project Costs and all municipal obligations financing Project Costs incurred have been paid shall be divided as follows:

(i) That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the redevelopment project area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

(ii) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Project Area over and above the initial equalized assessed value of each property in the Project Area shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said taxes into a special fund, hereby created and designated the “**Route 83 Special Tax Allocation Fund**” of the Village, for the purpose of paying Project Costs and obligations incurred in the payment thereof.

(b) It is hereby expressly found and determined that the Village extends an ad valorem tax on taxable real property, which is included in the determination of incremental revenue in the manner provided above; and

(c) It is hereby expressly found and determined that the year the County Clerk of The County of Lake, Illinois (the “**County Clerk**”) shall use for determining the total initial equalized assessed valuation (“**EAV**”) for the Project Area pursuant to the Act is 2017.

(d) It is further hereby expressly found and determined that the estimate of initial EAV is \$40,448, and the list of parcel identification numbers (the “PIN”s) and the EAV of each parcel of property included in the Project Area is attached hereto as **EXHIBIT B** and included herein by this reference is a true, correct and complete list of said numbers for said parcels of property.

(e) 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 section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining sections, paragraphs or provisions of this Ordinance, and to that effect all sections, paragraphs and provisions of this Ordinance are deemed severable.

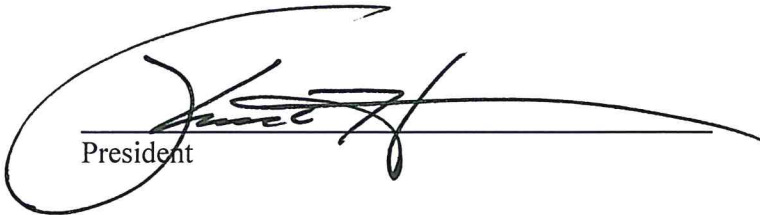
#### **Section 7. Superseder and Effective Date**

All Ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and 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 17, 2018.

**APPROVED:** May 17, 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 Project Area

Exhibit B: List of PINs and Most Recent EAV

Trustee Dominiak moved and Trustee Johnson 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:

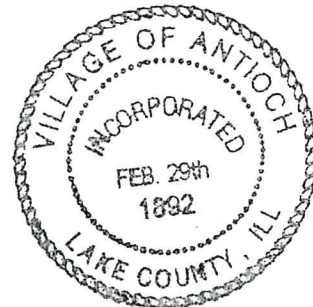
**ABSENT:** 0:

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



## **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.

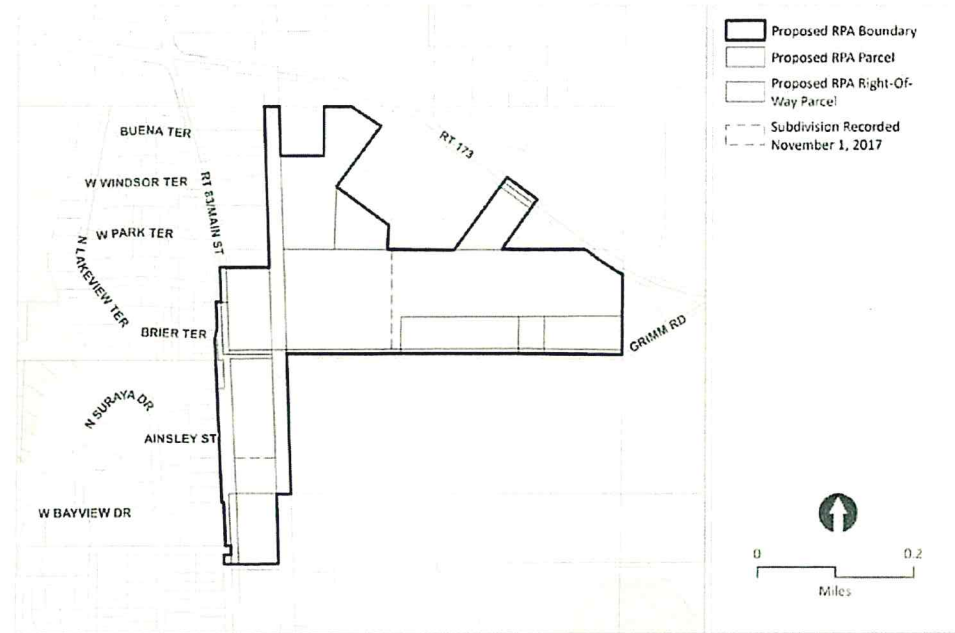
## EXHIBIT A, Continued

### Route 83 Redevelopment Project Area

Village of Antioch

Route 83 RPA – Eligibility Study and Redevelopment Plan

Map 2: Study Area Boundary Map



Source: Esri, Lake County, SB Friedman

## EXHIBIT B

### List of PINs and Most Recent EAV

### Parcel Identification Number

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]	\$ -
TOTAL		\$ 40,448

Source: Lake County, *SB Friedman*

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

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



STATE OF ILLINOIS     )  
                                      ) SS  
COUNTY OF LAKE        )

**CERTIFICATION OF ORDINANCE AND MINUTES**

I, the undersigned, 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** adopting the use of Tax Increment Allocation  
Redevelopment Financing for the Route 83 Redevelopment Project  
Area in the Village of Antioch, 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)



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 18-05-22 and entitled:

**AN ORDINANCE** adopting the use of Tax Increment Allocation  
Redevelopment Financing for the Route 83 Redevelopment Project  
Area in the Village of Antioch, Illinois

duly adopted by the President and Board of Trustees of the Village of Antioch, Lake County, Illinois, on the 14th day of May, 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]