

VILLAGE OF ANTIOCH

ORDINANCE NO. 20-03-05

AN ORDINANCE APPROVING THE ADOPTION OF AMENDMENT NO. 1 TO THE ANTIOCH BUSINESS DISTRICT PLAN, CHANGING THE NAME OF THE ANTIOCH BUSINESS DISTRICT TO THE ANTIOCH EAST BUSINESS DISTRICT, ALTERING THE BOUNDARIES THEREOF AND IMPOSING CERTAIN BUSINESS DISTRICT TAXES THEREIN OF THE VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

March 9, 2020

Published in pamphlet form by authority of the Village Board
of the Village of Antioch, Lake County, Illinois,
this 11th day of March, 2020

LAWRENCE M. HANSON	President	MARY C. DOMINIAK	Trustee
LORI K. ROMINE	Clerk	JERRY T. JOHNSON	Trustee
ROBERT J. LONG	Attorney	ED MACEK	Trustee
		SCOTT A. PIERCE	Trustee
		TED P. POULOS	Trustee
		DANIEL YOST	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 Village Hall, located at 874 Main Street, Antioch, Illinois 60002, in said Village, at 7:00 p.m., on the 9th day of March, 2020.

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 Pierce, Macek, Yost, Dominiak, Poulos and Johnson.

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 be approving the adoption of Amendment No. 1 to the Antioch Business District Plan, changing the name of the Antioch Business District to the Antioch East Business District, altering the boundaries thereof and imposing certain business district taxes therein in the Village of Antioch, Illinois.

The ordinance in its entirety reads as follows:

ORDINANCE NO. 20-03-05

AN ORDINANCE approving the adoption of Amendment No. 1 to the Antioch Business District Plan, changing the name of the Antioch Business District to the Antioch East Business District, altering the boundaries thereof and imposing certain business district taxes therein of the Village of Antioch, Lake County, Illinois.

* * * *

WHEREAS, the Village of Antioch, Lake County, Illinois (the “**Village**”) pursuant to its Ordinance No. 19-03-09 adopted the Antioch Business District Plan (the “**Plan**”) for the development and redevelopment of the Antioch Business District (the “**Business District**”), pursuant to the Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1, et seq., as amended (the “**Law**”); and

WHEREAS, the Village desires to amend the Plan, re-name the Business District, alter its boundaries and impose additional business district sales taxes within its altered boundaries (collectively, “**Amendment No. 1**”); and

WHEREAS, pursuant to Section 11-74.3-2(a) of the Law, the Village must fix a time and place for a public hearing prior to the adoption of an ordinance to adopt Amendment No. 1; and

WHEREAS, the Village, on February 10, 2020, adopted Ordinance No. 20-02-03 proposing Amendment No. 1 to the Plan and fixed a time and place for a public hearing (the “**Public Hearing**”); and

WHEREAS, the form of notice approved by the Village for the Public Hearing on February 26, 2020 was published on February 14, 2020 and February 17, 2020 in The News Sun, being a newspaper of general circulation in the Village and the Public Hearing was held on February 26, 2020; and

WHEREAS, at the Public Hearing, all persons desiring to be heard presenting written or oral testimony were heard and the Public Hearing was adjourned; and

WHEREAS, upon review of the written and oral testimony, the President and Board of Trustees deems it advisable, necessary and in the best interests of the Village to proceed with the approval of Amendment No. 1; and

WHEREAS, as set forth in Amendment No. 1 prepared for the Village by SB Friedman Development Advisors, Chicago, Illinois (the “**Business District Plan**”), dated February 3, 2020, the Village finds that the Antioch East Business District, as amended by Amendment No. 1, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed or redeveloped without the adoption of the amended business district plan; and

WHEREAS, Exhibit A hereof describes the boundaries of the Antioch East Business District, as amended by Amendment No. 1, by legal description and, where possible, by street location; and

WHEREAS, the Village finds that the amended business district plan conforms to the comprehensive plan for the development of the Village as a whole; and

WHEREAS, the Village intends to impose taxes as provided in Section 11-74.3-3 of the Law and finds that the Antioch East Business District, as amended by Amendment No. 1, qualifies as a blighted area as defined in Section 11-74.3-5 of the Law:

NOW THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Antioch, Lake County, Illinois, as follows:

Section 1. The statements set forth in the preambles of this Ordinance are found to be true and correct and are adopted as part of this Ordinance.

Section 2. The Village designates the real estate described in the attached Exhibit A as a business district pursuant to the Law.

Section 3. The Village approves the business district plan, as amended and described in the attached Exhibit B as a business district plan pursuant to the Law.

Section 4. The Village finds that the conditions and findings set forth in Section 2 of the Business District Plan establish the territory of the Antioch East Business District, as amended by Amendment No. 1, as a “blighted area,” as defined in Section 5 of the Law, and the Village may impose a retailers’ occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the amended business district plan approved hereby.

Section 5. A detailed map, including the street location and legal description, of the Antioch East Business District, as amended by Amendment No. 1, is set forth in Exhibit A hereof.

Section 6. A copy of the Antioch East Business District Plan, as amended by Amendment No. 1, is attached hereto as Exhibit B.

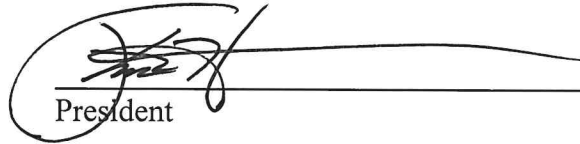
Section 7. If any portion of this Ordinance shall be held invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the remaining portions of this Ordinance.

Section 8. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this ordinance are to the extent of such conflict hereby repealed.

Section 9. This Ordinance shall be in full force and effect immediately upon its passage and approval and the Village Clerk is authorized to provide certified copies to all governmental entities or others as provided or required by the Law to effect the purposes hereof.

PASSED by the Corporate Authorities on March 9, 2020.

APPROVED: March 9, 2020.



President

AYES: 5: Pierce, Yost, Dominiak, Poulos and Johnson.

NAYS: 1: Macek

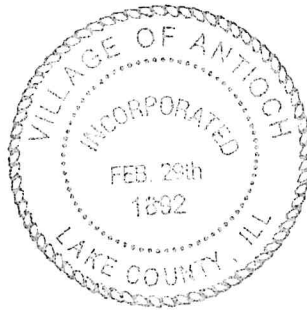
ABSENT: 0.

RECORDED in the Village Records on March 9, 2020.

Attest:



Village Clerk



(SEAL)

Exhibit A: Amendment No. 1: Detailed map, street location and legal description of the Antioch East Business District

Exhibit B: Amendment No. 1: Copy of the Antioch East Business District Plan

Trustee Pierce moved and Trustee Poulos 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: 5: Pierce, Yost, Dominiak, Poulos and Johnson.

NAYS: 1: Macek.

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.

Lain K. Romine
Village Clerk

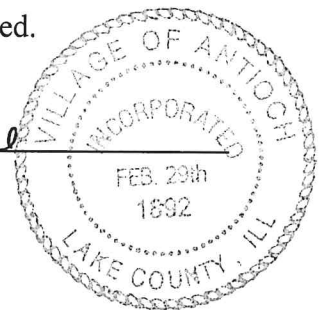
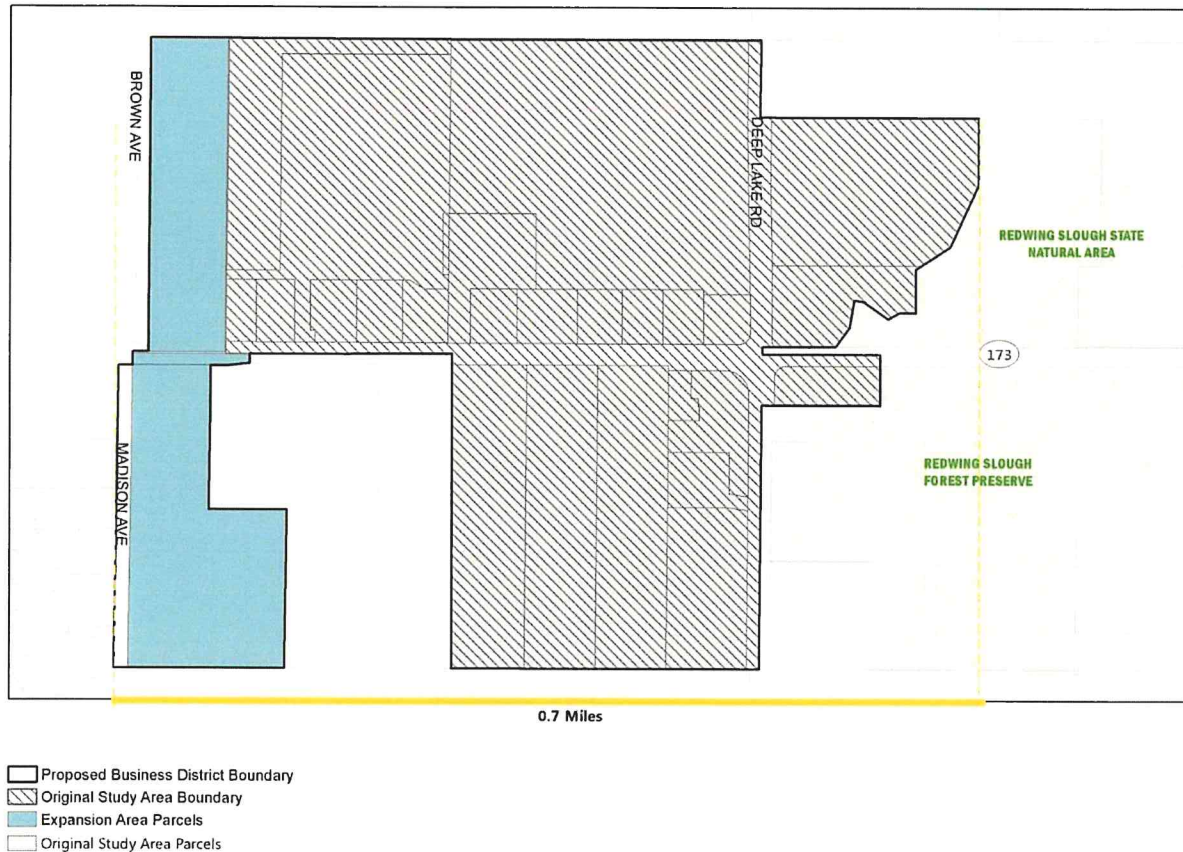


EXHIBIT A

DETAILED MAP, STREET LOCATION AND LEGAL DESCRIPTION OF AMENDMENT NO. 1: ANTIOCH EAST BUSINESS DISTRICT

Detailed Map:



Street Location: The Antioch Business District, as amended pursuant to Amendment No. 1 for both the existing territory and the territory proposed to be added pursuant to Amendment No. 1, is generally bounded along Illinois Route 173, mainly between Brown Avenue and Madison Avenue on the west and Deep Lake Road on the east.

Legal Description:

The legal description of the Antioch East Business District, as amended pursuant to Amendment No. 1, is as follows.

A part of the Northeast Quarter and Southeast Quarter of Section 16, and part of the Northwest Quarter and Southwest Quarter of Section 15, Township 46 North, Range 10 East of the Third Principal Meridian in Lake County, Illinois, described as follows:

Beginning at the northwest corner of Outlot 6 in Antioch Crossing Phase 2 Amended Plat of Subdivision according to the plat thereof Recorded August 30, 2006 as Document No. 6050640; thence easterly along the north line of said Outlot 6, to the northwest corner of Lot 1 in Wal-Mart Subdivision according to the plat thereof Recorded October 15, 2004 as Document No. 5664657; thence easterly along the north line of said Lot 1, to the northeast corner of said Lot 1; thence easterly along the easterly extension of said north line, to the northeast corner of the Southeast Quarter of said Northeast Quarter of Section 16; thence southerly along the east line of said Southeast Quarter of the Northeast Quarter, to the north line of a parcel of land described in Quit Claim Deed in Trust recorded as Document No. 2676871, also being the south line of the North 330 feet of the South Half of the Northwest Quarter of said Section 15; thence easterly along said north line, to the westerly line of the Illinois Department of Natural Resources Redwing Slough Parcel 701-2A according to the Agreed Final Judgment Order filed in the Circuit Court of the Nineteenth Circuit Lake County, Illinois as Case No. 00ED22; thence in a general southerly and southwesterly direction along ten described courses of said westerly lines of the Illinois Department of Natural Resources Redwing Slough Parcel 701-2A, to the northerly right of way line of Illinois Route 173 according to Document No. 374073; thence westerly along said northerly right of way line, to the west line of the said Northwest Quarter of Section 15; thence southerly along said west line, to the north line of the Southwest Quarter of said Section 15; thence easterly along said north line, to the east line of the West 500 feet of the North 215 feet of the Northwest Quarter of said Southwest Quarter as described in Independent Executor's Deed recorded as Document No. 4512609; thence southerly along said east line, to the south line of said North 215 feet; thence westerly along said south line, to the east line of the Southeast Quarter of said Section 16; thence southerly along said east line, to the southeast corner of the Northeast Quarter of said Southeast Quarter of said Section 16, also being the southeast corner of Lot 19 in the School Trustee's Subdivision according to the plat thereof recorded March 2, 1914 as Document No. 151825; thence westerly along the south line of said Northeast Quarter of the Southeast Quarter, also being the south line of Lot 19 and 18 of said School Trustee's Subdivision and the south line of Lot 4 of Lavelle Subdivision according to the plat thereof Recorded March 15, 2012 as Document No. 6830374, to the west line of a parcel of land described in Warranty Deed recorded as

Document No. 6245768; thence northerly along said west line, to the north line of said Southeast Quarter of Section 16; thence westerly along said north line, to the east line of a parcel of land taken for right of way per Warranty Deed recorded as Document No. 1711939; thence southerly along said east line, to the southerly line of said parcel being the south line of Illinois Route 173; thence westerly along said southerly line, to an east line of a parcel of land described in Warranty Deed recorded as Document No. 7555435; thence southerly along said east line to a north line of said parcel; thence easterly along said north line, to the most easterly east line of said parcel; thence southerly along said east line, to the southeast corner thereof; thence westerly along the south line of said parcel and the westerly extension thereof, to the west right of way line of North Madison Avenue per Lagoon Subdivision according to the plat thereof recorded April 7, 1954 as Document No. 820682; thence northerly along said west line, to the intersection of said west line and the westerly extension of the said south line of Illinois Route 173; thence easterly along said westerly extension, to the west line of said right of way per Document No. 1711939; thence northerly along said west line, to the said north line of the Southeast Quarter of Section 16; thence easterly along said north line, to the west line of a parcel of land described in Quit Claim Deed in Trust recorded as Document No. 6448736; thence northerly along said west line, to the northwest corner of said parcel; thence easterly along the north line of said parcel to the to the northwest corner of said Outlot 6 in Antioch Crossing Phase 2 and the Point of Beginning, all in Lake County, Illinois.

EXHIBIT B

**ANTIOCH EAST BUSINESS DISTRICT PLAN,
AS AMENDED BY AMENDMENT NO. 1**



VILLAGE OF ANTIOCH, IL

Antioch Business District (East Business District)

Eligibility Study and Business District Plan

February 8, 2019

Amendment No. 1

February 3, 2020



VILLAGE OF ANTIOCH, IL

Antioch Business District (East Business District)

Eligibility Study and Business District Plan

February 8, 2019

Amendment No. 1

February 3, 2020

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VILLAGE OF ANTIOCH, IL
Antioch Business District

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1. Executive Summary

To induce redevelopment, pursuant to the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1 *et seq.*, as amended from time to time (the "Act"), the Village Board of the Village of Antioch (the "Village") adopted two ordinances on March 11, 2019 approving the Antioch Business District Eligibility Study and Business District Plan (the "Original Plan"). This action designated the Antioch Business District Study Area (the "Original Study Area") as a Business District under the Act, and imposed business district taxes for the Original Study Area. The Original Plan was completed in February 2019 with assistance from SB Friedman Development Advisors ("SB Friedman") and is attached as **Appendix D**.

In 2019, the Village re-engaged SB Friedman to amend the Original Plan. As part of the amendment process, the Village requested the Business District be renamed as the "Antioch East Business District". All references to the Business District in the Original Plan and this amendment document refer to this renamed district.

SB Friedman was also engaged to evaluate whether three (3) additional parcels and the adjacent right of-way along Illinois Route 173 (the "Expansion Area") would qualify as a "blighted area" under the Act, in order to be incorporated into the Original Study Area. SB Friedman conducted a business district eligibility study for the Expansion Area, finding that it was eligible for a "blighted area" designation, thus supporting its designation as a business district under the Act. The results of the study and related text amending the Original Plan to incorporate the Expansion Area are presented in the following section entitled "Modifications to the Original Plan."

The Original Study Area together with the Expansion Area are referred to in the remainder of this amendment document and updated Plan document as the "Study Area." Any references to the "Antioch Business District," "Business District" or "the Study Area" in the Original Plan should be understood to refer to the renamed Study Area as amended (i.e., the Original Study Area and Expansion Area combined as the Antioch East Business District), except as noted. The Antioch East Business District Eligibility Study and Business District Plan, as amended, is referred to in the remainder of this document as the "Business District Plan."

The Original Plan is being amended through this document ("Amendment No. 1") to:

1. Rename Antioch Business District as Antioch East Business District;
2. Include three (3) additional tax parcels in the Expansion Area within the Study Area;
3. Update the language relating to the utilization of business district taxes among business districts and the powers of the Village;
4. Revise the legal description for the Study Area; and
5. Revise the PIN list for the Study Area.

Amendment No. 1 includes the analyses and findings of the consultant's work, which, unless otherwise noted, is the responsibility of the consultant, SB Friedman. The Village is entitled to rely on the findings and conclusions of Amendment No. 1 in amending the Original Plan under the Act. The consultant has prepared Amendment No. 1 with the understanding that the Village would rely: 1) on the previous eligibility findings and conclusions of the Original Plan; and 2) on the fact that the Original Plan contains the necessary information to be compliant with the Act.

2. Modifications to the Original Plan

Section 1: Introduction

Under Section 1, in the first sentence of the first paragraph, replace the name "Antioch Business District" with the following name:

"Antioch East Business District"

Under Section 1, after the first paragraph, insert the following text in a new paragraph:

In November 2019, the Village re-engaged SB Friedman to evaluate the eligibility of three (3) additional parcels and adjacent rights-of-way along Illinois Route 173 (the "Expansion Area") and amend the Antioch Business District to include the Expansion Area and additional clarifying language detailing the powers of the municipality and the utilization of business district taxes among business districts. SB Friedman conducted a Business District Eligibility Study on the Expansion Area and prepared an amended Business District Plan.

Under Section 1, under the subsection "The Study Area" in the first sentence of the second paragraph, replace the phrase "Proposed Business District" with the following:

"Original Study Area"

Under Section 1, under the subsection "The Study Area" in the second paragraph, replace the phrase "Study Area" with the following:

"Original Study Area"

Under Section 1, under the subsection "The Study Area" after the second paragraph, insert the following text in a new paragraph:

The Expansion Area consists of a total of three (3) parcels, of which one parcel is public right-of-way according to Lake County Assessor data, and was therefore excluded from the eligibility analysis. Eligibility was assessed for the remaining two parcels in the Expansion Area. The Expansion Area contains approximately 25 acres of land, of which approximately 24 acres are improved commercial or vacant property and 1 acre is right-of-way.

Under Section 1, under the subsection "The Study Area", replace the title "Map 1: Context Map" and associated map with the following title and associated amended map provided in the Attachments section of Amendment No. 1:

"Map 1: Amended Context Map"

*Under **Section 1**, under the subsection “The Study Area”, replace the title “Map 2: Proposed Boundary” and associated map with the following title and associated amended map provided in the Attachments section of Amendment No. 1:*

“Map 2: Proposed Amended Boundary Map”

Section 2: Eligibility Factors and Other Required Findings

Under Section 2, in the first sentence of the second paragraph, after the phrase "The eligibility findings", insert the following text:

"for the Original Study Area"

Under Section 2, after the first sentence of the second paragraph, insert the following text:

The eligibility findings for the Expansion Area presented herein cover events and conditions that were determined to support the designation of the Expansion Area as a "blighted area" under the Act at the completion of our field research in October and December 2019 and finalization of our analysis in January 2020 and not thereafter.

Under Section 2, under the subsection "Methodology Overview," in the bulleted list following the first sentence, replace the second and third bullets with the following text:

- Analysis of historic trends in equalized assessed value for the last six years (five year-to-year periods) for which data were available and final from the Lake County Assessor's Office. For the Original Study Area, data from 2012 through 2017 were utilized. For the Expansion Area, data from 2013 through 2018 were utilized;
- Review of building permit records (November 2013-November 2018 for the Original Study Area and November 2013-August 2019 for the Expansion Area);

Under Section 2, under the subsection "Eligibility Findings," under the subtitle "Major Factor: Deterioration" in the first sentence of the first paragraph, replace the phrase "Study Area" with the following text:

"Original Study Area"

Under Section 2, under the subsection "Eligibility Findings", under the subtitle "Major Factor: Deterioration" after the first sentence of the first paragraph, insert the following text:

Physical deterioration of surface improvements and/or buildings was observed on 2 of 2 non-ROW tax parcels (100%) in the Expansion Area.

Under Section 2, under the subsection "Eligibility Findings", under the subtitle "Minor Supporting Factor: Improper Subdivision and Obsolete Platting" in the first sentence of the first paragraph, replace the phrase "Study Area" with following text"

"Original Study Area"

Under Section 2, under the subsection "Eligibility Findings", under the subtitle "Minor Supporting Factor: Improper Subdivision and Obsolete Platting" after the first sentence of the first paragraph, insert the following text:

Within the Expansion Area, 50% of the geographical area of tax parcels for which eligibility was analyzed is characterized by improper subdivision or obsolete platting.

Under Section 2, under the subsection "Eligibility Findings," replace the title "Map 3: Deterioration of Site Improvements" with the following title:

"Map 3a: Original Study Area – Deterioration of Site Improvements"

Under Section 2, under the subsection "Eligibility Findings," after Map 3a, insert the associated amendment map with the following title provided in the Attachments section of Amendment No. 1:

"Map 3b: Expansion Area – Deterioration of Site Improvements"

Under Section 2, under the subsection "Eligibility Findings," replace the title "Map 4: Improper Subdivision or Obsolete Platting" with the following title:

"Map 4a: Original Study Area – Improper Subdivision or Obsolete Platting"

Under Section 2, under the subsection "Eligibility Findings," after Map 4a, insert the associated amendment map with the following title provided in the Attachments section of Amendment No. 1:

"Map 4b: Expansion Area – Improper Subdivision or Obsolete Platting"

Under Section 2, under the subsection "Findings Regarding Effect of Blighting Factors on Study Area," under the subtitle "Economic Underutilization of the Area," in the first paragraph, second paragraph and Table 1, replace the phrase "Study Area" with the following text:

"Original Study Area"

Under Section 2, under the subsection "Findings Regarding Effect of Blighting Factors on Study Area," under the subtitle "Economic Underutilization of the Area" after Table 1, insert the following text in a new paragraph followed by Table 2:

SB Friedman analyzed change in the EAV of the properties in the Expansion Area from 2013 to 2018 in comparison to the remainder of the Village. The EAV of properties in the Expansion Area has grown more slowly or declined more quickly than the balance of the Village in three of the past five periods. While EAV for the balance of the Village increased by nearly 9% overall from 2013 to 2018, EAV in the Expansion Area increased by only 5%. These results are shown in Table 2 below.

Table 2: Percent Change in Equalized Assessed Value: Expansion Area Compared to Balance of Village

	2013-14	2014-15	2015-16	2016-17	2017-18
EAV Change - Study Area (%)	0.0%	-5.6%	2.6%	3.6%	5.1%
EAV Change -Balance of Village (%)	-3.1%	-0.9%	3.6%	3.5%	9.1%
Growth Less Than Balance of Village	NO	YES	YES	NO	YES

Sources: Lake County Assessor, SB Friedman

Under Section 2, under the subsection "Findings Regarding Effect of Blighting Factors on Study Area," under the subtitle "Economic Underutilization of the Area" in first sentence of the third paragraph (of the Original Plan), replace the phrase "decline" with the following text:

"trends"

Under Section 2, under the subsection "Findings Regarding Effect of Blighting Factors on Study Area," under the subtitle "Economic Underutilization of the Area," replace the second sentence of the third paragraph (of the Original Plan) with the following text:

"Despite being one of the primary commercial centers in the Village, the Study Area's property values have increased at a lesser rate than the remainder of the Village during the periods of analysis."

Under Section 2, under the subsection "Other Required Findings and Tests," under the subtitle "Lack of Growth and Development through Private Investment" in second sentence of the first paragraph, replace the phrase "Study Area", with the following text:

"Original Study Area"

Under Section 2, under the subsection "Other Required Findings and Tests," under the subtitle "Lack of Growth and Development through Private Investment" after the second sentence of the first paragraph, insert the following text:

The EAV of the properties in the Expansion Area has also grown more slowly or declined more quickly than the balance of the Village (three of five periods), as shown in **Table 2**.

Under Section 2, under the subsection "Other Required Findings and Tests," under the subtitle "Lack of Growth and Development through Private Investment" in the second and third sentences of the second paragraph, replace the phrase "Study Area" with the following:

"Original Study Area"

Under Section 2, under the subsection "Other Required Findings and Tests," under the subtitle "Lack of Growth and Development through Private Investment" after the fourth sentence of the second paragraph, insert the following text:

According to Village data for November 2013 to August 2019, there were no new construction or renovation permits issued in the Expansion Area.

Section 3: Business District Redevelopment Plan and Project

Under Section 3, after the subsection "Redevelopment Project," insert the following text in a new subsection:

Powers of the Municipality

The Act grants municipalities various powers to designate, implement and maintain a business district. In addition to the powers a municipality may now have, a municipality shall have the following powers:

- To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan, as more fully set forth in 65 ILCS 5/11-74.3-3(1);
- The acquisition by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests within the Business District, as more fully set forth in 65 ILCS 5/11-74.3-3(2) and 65 ILCS 5/11-74.3-3(2.5);
- To clear any area within a business district by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land;
- To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan;
- To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district;
- To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district;
- To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district;
- To pay or cause to be paid business district project costs, as more fully set forth in 65 ILCS 5/11-74.3-3(8). Such eligible project costs are defined in **Section 4** of the Plan. As per 65 ILCS 5/11-74.3-3(8.5), the Act also empowers the Village to utilize up to 1% of the revenue from a business district retailers' occupation tax and service occupation tax and/or a hotel operators' occupation tax ("porting") for business district eligible costs from another business district that is:
 - contiguous to the business district from which the revenues are received;
 - separated only by a public right of way from the business district from which the revenues are received; or
 - separated only by forest preserve property from the business district from which the revenues are received if the closest boundaries of the business districts that are separated by the forest preserve property are less than one mile apart.
- To apply for and accept grants, guarantees donations of property or labor or any other thing of value for use in connection with a business district project;
- To impose a retailers' occupation tax and a service occupation tax in the business district at a rate not to exceed 1.0% of the gross receipts from the sales made (to be imposed only in 0.25% increments) for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality; and

- To impose a hotel operators' occupation tax in the business district at a rate not to exceed 1.0% of the gross receipts from the sales made (to be imposed only in 0.25% increments) for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.

Section 4: Financial Plan

Under Section 4, under the subsection "Anticipated Project Costs" in the first paragraph, replace the phrase "Table 2" with the following text:

"Table 3"

Under Section 4, under the subsection "Anticipated Project Costs," in the third sentence of the first paragraph, following the phrase "private developer contributions," insert the following text:

"porting of funds from contiguous business districts,"

Under Section 4, under the subsection "Anticipated Project Costs," replace the title "Table 2. Total Business District Project Costs" with the following title:

"Table 3. Total Business District Project Costs""

Under Section 4, under the subsection "Anticipated Project Costs" in the second paragraph, replace the phrase "Table 2" with the following text:

"Table 3"

Under Section 4, under the subsection "Anticipated Source to Pay Project Costs," under the subtitle "Other Sources of Funds" after the first paragraph, insert the following text in a new paragraph:

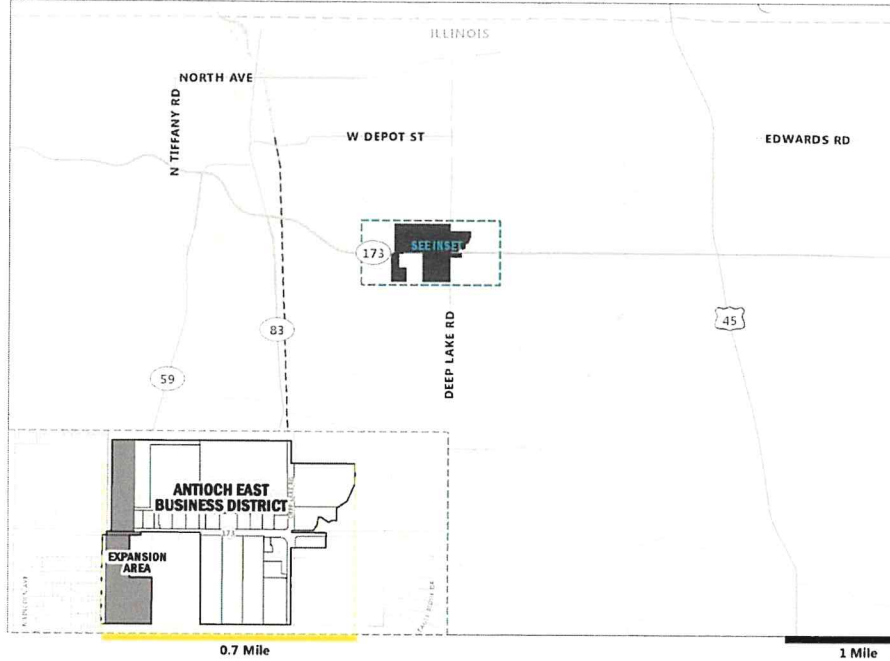
The Business District may be or become contiguous to or be separated only by a public right-of-way or forest preserve district property from one or more other business districts created by the Village in accordance with the Act (65 ILCS 5/11 74.4 4 et. seq.). The Village may utilize business district sales tax revenues received from the Business District to pay eligible costs, or obligations issued to pay such costs, in such other business districts, and vice versa. The amount of revenue from the proposed Business District made available to support such business districts, when added to all amounts used to pay eligible business district project costs within the proposed Business District, shall not at any time exceed the Total Business District Project Costs described in **Table 3** of this Plan.

If necessary, the plans for other business districts 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 the transfer and utilization of relevant sales tax revenues between such districts.

The Antioch East Business District may be or become contiguous to or be separated only by a public right-of-way or forest preserve district property from the Antioch Central Business District. The Village anticipates utilizing business district sales tax revenues received from the Antioch East Business District into the Antioch Central Business District in order to achieve the goals and objectives of the Antioch Central Business District Plan, and vice versa.

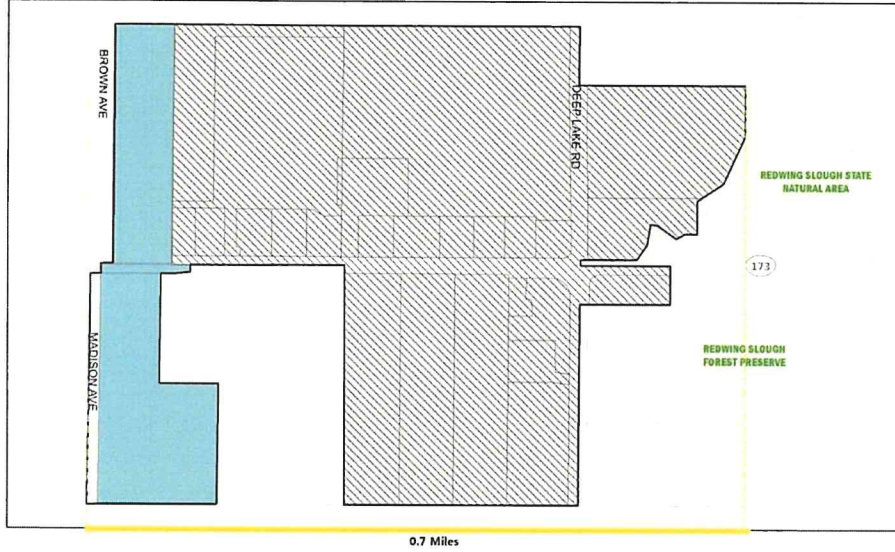
3. Attachments

Map 1: Amended Context Map



Sources: Esri; Lake County; SB Friedman; Village of Antioch

Map 2: Proposed Amended Boundary Map



- Proposed Business District Boundary
- ▨ Original Study Area Boundary
- Expansion Area Parcels
- Original Study Area Parcels

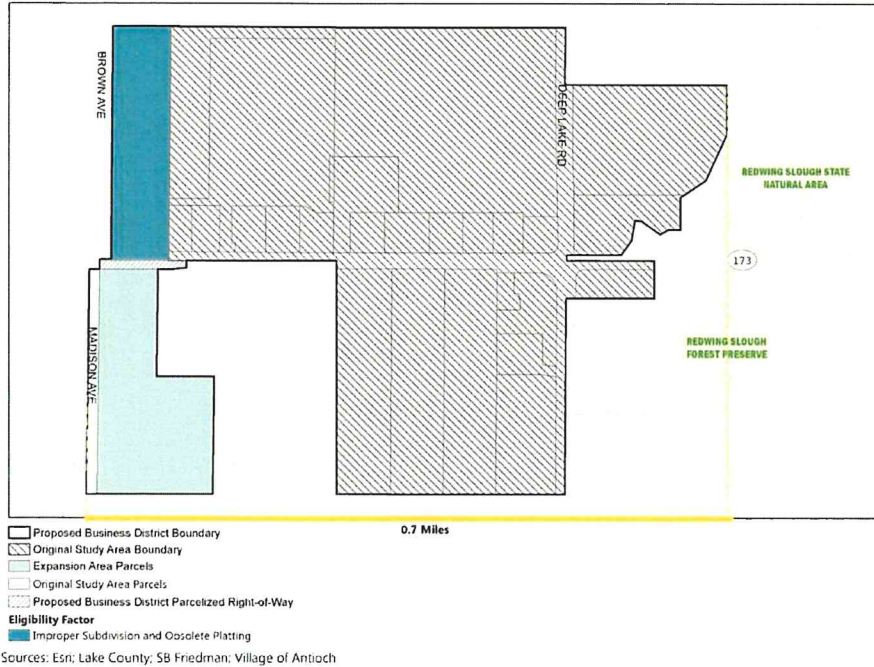
Sources: Esri; Lake County; SB Friedman; Village of Antioch

Map 3b: Expansion Area - Deterioration of Site Improvements



Sources: Esri; Lake County; SB Friedman; Village of Antioch

Map 4b: Expansion Area - Improper Subdivision and Obsolete Platting



Appendix A: Boundary Legal Description, as Amended

A part of the Northeast Quarter and Southeast Quarter of Section 16, and part of the Northwest Quarter and Southwest Quarter of Section 15, Township 46 North, Range 10 East of the Third Principal Meridian in Lake County, Illinois, described as follows:

Beginning at the northwest corner of Outlot 6 in Antioch Crossing Phase 2 Amended Plat of Subdivision according to the plat thereof Recorded August 30, 2006 as Document No. 6050640; thence easterly along the north line of said Outlot 6, to the northwest corner of Lot 1 in Wal-Mart Subdivision according to the plat thereof Recorded October 15, 2004 as Document No. 5664657; thence easterly along the north line of said Lot 1, to the northeast corner of said Lot 1; thence easterly along the easterly extension of said north line, to the northeast corner of the Southeast Quarter of said Northeast Quarter of Section 16; thence southerly along the east line of said Southeast Quarter of the Northeast Quarter, to the north line of a parcel of land described in Quit Claim Deed in Trust recorded as Document No. 2676871, also being the south line of the North 330 feet of the South Half of the Northwest Quarter of said Section 15; thence easterly along said north line, to the westerly line of the Illinois Department of Natural Resources Redwing Slough Parcel 701-2A according to the Agreed Final Judgment Order filed in the Circuit Court of the Nineteenth Circuit Lake County, Illinois as Case No. 00ED22; thence in a general southerly and southwesterly direction along ten described courses of said westerly lines of the Illinois Department of Natural Resources Redwing Slough Parcel 701-2A, to the northerly right of way line of Illinois Route 173 according to Document No. 374073; thence westerly along said northerly right of way line, to the west line of the said Northwest Quarter of Section 15; thence southerly along said west line, to the north line of the Southwest Quarter of said Section 15; thence easterly along said north line, to the east line of the West 500 feet of the North 215 feet of the Northwest Quarter of said Southwest Quarter as described in Independent Executor's Deed recorded as Document No. 4512609; thence southerly along said east line, to the south line of said North 215 feet; thence westerly along said south line, to the east line of the Southeast Quarter of said Section 16; thence southerly along said east line, to the southeast corner of the Northeast Quarter of said Southeast Quarter of said Section 16, also being the southeast corner of Lot 19 in the School Trustee's Subdivision according to the plat thereof recorded March 2, 1914 as Document No. 151825; thence westerly along the south line of said Northeast Quarter of the Southeast Quarter, also being the south line of Lot 19 and 18 of said School Trustee's Subdivision and the south line of Lot 4 of Lavelle Subdivision according to the plat thereof Recorded March 15, 2012 as Document No. 6830374, to the west line of a parcel of land described in Warranty Deed recorded as Document No. 6245768; thence northerly along said west line, to the north line of said Southeast Quarter of Section 16; thence westerly along said north line, to the east line of a parcel of land taken for right of way per Warranty Deed recorded as Document No. 1711939; thence southerly along said east line, to the southerly line of said parcel being the south line of Illinois Route 173; thence westerly along said southerly line, to an east line of a parcel of land described in Warranty Deed recorded as Document No. 7555435; thence southerly along said east line to a north line of said parcel; thence easterly along said north line, to the most easterly east line of said parcel; thence southerly along said east line, to the southeast corner thereof; thence westerly along the south line of said parcel and the westerly extension thereof, to the west right of way line of North Madison Avenue per Lagoona Subdivision according to the plat thereof recorded April 7, 1954 as Document No. 820682; thence northerly along said west line, to the intersection of said west line and the westerly extension of the said south line of Illinois Route 173; thence easterly along said westerly extension, to the west line of said right of way per Document No. 1711939; thence northerly along said west line, to the said north line of the Southeast Quarter of Section 16; thence easterly

along said north line, to the west line of a parcel of land described in Quit Claim Deed in Trust recorded as Document No. 6448736; thence northerly along said west line, to the northwest corner of said parcel; thence easterly along the north line of said parcel to the to the northwest corner of said Outlot 6 in Antioch Crossing Phase 2 and the Point of Beginning, all in Lake County, Illinois.

Appendix B: List of PINS in Business District, as Amended

PIN		2018 EAV
02-15-100-013		\$72,904
02-15-300-022	*	-
02-15-300-023		\$23,159
02-16-200-005	*	-
02-16-200-026	*	-
02-16-200-031	*	-
02-16-200-032	*	-
02-16-200-033	*	-
02-16-200-035	*	-
02-16-201-001		\$3,664,847
02-15-100-015		\$21,326
02-16-200-034		\$333,300
02-16-201-002		\$1,038,956
02-16-201-003		\$410,238
02-16-201-004		\$491,455
02-16-201-005	†	\$189,935
02-16-201-006		\$345,740
02-16-201-007		\$252,814
02-16-201-008		\$11,898
02-16-201-009		\$2,380,749
02-16-201-010		\$3,108
02-16-201-013		\$278,752
02-16-201-014		\$550,586
02-16-201-015		\$426,057
02-16-201-016	*	-
02-16-201-017		\$259,835
02-16-201-018		\$367,673
02-16-400-013		\$417,191
02-16-400-015		\$213,686
02-16-400-021	*†	-
02-16-400-023	*	-
02-16-400-024	†	\$186
02-16-400-025		\$298,901
02-16-400-026	*	-
02-16-407-001		\$18,825

PIN	2018 EAV
02-16-407-002	\$473,625
02-16-407-003	\$336,750
02-16-407-004	\$49,329
TOTAL EAV	\$12, 931, 825

* Parcelized rights-of-way excluded from analysis

† Expansion Area parcels

Sources: Lake County; SB Friedman

Appendix C. Limitations of Engagement

The Eligibility Study covers events and conditions that were determined to support the designation of the Expansion Area as a “blighted area” under the Act at the completion of our field research in October and December 2019, and finalization of our analysis in January 2020 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study and Business District Plan document, as amended (the “Amended Report”) 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 the Amended Report in designating the Study Area as a business district under the Act. SB Friedman has prepared the Amended Report with the understanding that the City would rely: (1) on the findings and conclusions of this Amended Report in proceeding with the designation of the business district and the adoption and implementation of this Business District Plan; and (2) on the fact that SB Friedman has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the Expansion Area, so that the Amended Report will comply with the Act and that the Expansion Area can be designated as a business district in compliance with the Act.

The Amended Report is based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Amended Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved will necessarily vary from those described in our Amended Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Amended Report to reflect events or conditions which occur subsequent to the date of the Amended Report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we will be available to discuss the necessity for revision in view of changes in economic or market factors.

Neither the Amended Report nor its contents, nor any reference to SB Friedman, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.

Appendix D: Original Antioch Business District Eligibility Study and Business District Plan



VILLAGE OF ANTIOCH, IL

Antioch Business District

Eligibility Study and Business District Plan

FINAL REPORT | February 8, 2019



VILLAGE OF ANTIOCH, IL

Antioch Business District

Eligibility Study and Business District Plan

February 8, 2019

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VILLAGE OF ANTIOCH, IL
Antioch Business District

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1.Introduction

The Village of Antioch, Illinois (the "Village") engaged SB Friedman Development Advisors ("SB Friedman") to conduct an Eligibility Study and prepare a Business District Plan for the designation of a commercial area in the Village ("Study Area") as the Antioch Business District (the "Business District") under the provisions of the Illinois Business District Development and Redevelopment Law (65 ILCS 5/11-74.3-1 et seq., as amended) (the "Act"). This Business District Plan (the "Plan") includes: a description of the Study Area; detailed information on the eligibility factors and other findings necessary to designate the Study Area as a business district under the Act; a description of the proposed redevelopment project; and the financial plan for the Business District.

The Village has determined that economic development, and, specifically, infrastructure improvements and redevelopment within the Study Area will reduce or remove blighting influences within the Study Area and enhance the welfare of the Village and its residents by encouraging economic growth within the Study Area.

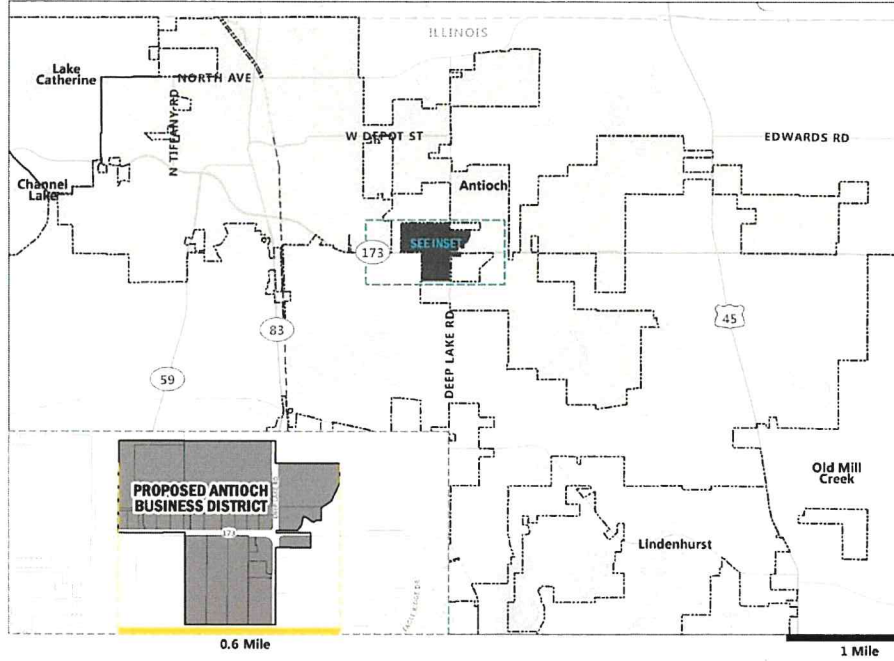
The Study Area

The Study Area for the proposed Business District encompasses properties along Illinois Route 173 mainly between Brown Avenue on the west and Deep Lake Road on the east. The area constitutes one of the primary commercial clusters in the Village.

The proposed Business District consists of a total of 35 parcels. Nine parcels are public rights-of-way according to Lake County Assessor data, and were therefore excluded from the eligibility analysis. Eligibility was assessed for the remaining 26 tax parcels in the Study Area. The Study Area contains approximately 128 acres of land, of which approximately 119 acres are improved commercial or vacant property and 9 acres are rights-of-way.

The general location of the Study Area is displayed in **Map 1** on the following page, with a more detailed boundary presented in **Map 2**. The legal description of the proposed Business District and a list of PINs in the District are included in **Appendix 1 and Appendix 2**.

Map 1: Context Map



Sources: Esri; Lake County; SB Friedman; Village of Antioch

Map 2: Proposed Boundary



- Proposed Business District Boundary
- Proposed Business District Parcels

Sources: Esri; Lake County; SB Friedman; Village of Antioch

2. Eligibility Factors and Other Required Findings

The Study Area suffers from deteriorated site improvements and buildings and obsolete platting, which appear to be hindering the economic potential of the Study Area. In order to enhance its economic viability, it is critical that the physical conditions of the Study Area be improved. Without required infrastructure, buildings, and development sites that meet modern business and development standards, the economic viability of the Study Area will continue to be challenged. The proposed Business District will benefit from a strategy that improves physical conditions and addresses deteriorating infrastructure, allowing for economic growth and redevelopment.

The eligibility findings presented herein cover events and conditions that were determined to support the designation of the Business District as a “blighted area” under the Act at the completion of our field research in November 2018 and finalization of our analysis in January 2019 and not thereafter. SB Friedman’s findings do not consider events or conditions that may have occurred after this time period, including, without limitation, governmental actions and additional development.

This report 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 Plan in designating the Business District under the Act.

SB Friedman has prepared this Plan with the understanding that the Village would rely on: (1) the findings and conclusions of this Plan in proceeding with the designation of the Business District and the adoption and implementation of this Plan; and (2) the fact that SB Friedman obtained the necessary information, including, without limitation, information relating to the equalized assessed value of parcels comprising the Business District, so that this Plan would comply with the Act and that the Study Area could be designated a business district in compliance with the Act.

Provisions of the Illinois Business District Development and Redevelopment Act

A proposed business district in which a municipality seeks to impose taxes must meet the “blighted area” provision under the Act, in addition to satisfying several other findings and tests to qualify as a business district. These eligibility criteria are summarized below.

BLIGHTED AREA DEFINITION

A study area can be considered a blighted area under the Act by the predominance of at least one of the following five factors:

- Defective, Non-Existent or Inadequate Street Layout
- Unsanitary or Unsafe Conditions
- Deterioration of Site Improvements
- Improper Subdivision or Obsolete Platting
- Existence of Conditions which Endanger Life or Property by Fire or Other Causes

In addition, the presence of the factor(s) must have one of the following four effects on the study area:

- Retard(s) the Provision of Housing Accommodations
- Constitute(s) an Economic or Social Liability
- Constitute(s) an Economic Underutilization of the Area
- Constitute(s) a Menace to the Public Health, Safety, Morals or Welfare

OTHER REQUIRED FINDINGS AND TESTS

In addition to the blighted requirement for areas in which taxes will be imposed, the Act specifies four separate findings and tests required for designation of a business district, including:

1. **Lack of Growth and Development through Private Investment.** The Village is required to evaluate whether the study area has been subject to growth and development through private investment and must substantiate a finding of lack of such investment prior to establishing a business district.
2. **“But For” the Business District, Study Area Would Not Be Redeveloped.** The Village must find that the study area would not reasonably be anticipated to be redeveloped without the adoption of the business district.
3. **Contiguity of Parcels.** The boundaries of the business district must contain contiguous parcels that are directly and substantially benefited by the proposed Plan.
4. **Conformance to the Plans of the Village.** The Plan must conform to the comprehensive plan of the Village.

Methodology Overview

SB Friedman conducted the following analyses to determine whether the Study Area qualifies as a blighted area, as defined by the Act:

- Parcel-by-parcel fieldwork documenting external property conditions of commercial properties and infrastructure;
- 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 building permit records (November 2013-November 2018);
- Review of GIS parcel shapefile data from Lake County; and
- Review of the Village’s current comprehensive plan (the “2019 Comprehensive Plan”).

All properties were examined for qualification factors consistent with the blighted area requirements of the Act. Based upon these criteria, SB Friedman concluded that the properties within the Study Area exhibit the necessary eligibility factors to qualify for business district designation.

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. When appropriate, the presence of eligibility factors was calculated on adjacent infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to tax parcels and buildings using aerial photographs, property files created from field observations, and record searches. The information was then graphically plotted on a

parcel map of the Study Area to establish the distribution of eligibility factors, and to determine which factors were present to a meaningful extent and reasonably distributed throughout the Study Area.

Eligibility Findings

BLIGHTED AREA FINDING

Our research indicates the Study Area would qualify as a blighted area due to the predominance of the following factor:

1. Deterioration of Site Improvements

SB Friedman observed deterioration on a majority of parcels throughout the Study Area. **Map 3** displays the factor's spatial distribution.

In addition, one supporting eligibility factor has been found to be present, though to a lesser extent, in the Study Area:

1. Improper Subdivision and Obsolete Platting

SB Friedman identified improper subdivision or obsolete platting on approximately one-third of the geographic area of eligibility parcels in the Study Area. **Map 4** displays the spatial distribution of this factor.

MAJOR FACTOR: DETERIORATION

Of the 26 eligible tax parcels in the Study Area, physical deterioration of surface improvements and/or buildings was observed on 22 parcels (85%). The most common form of deterioration was on surface improvements, especially parking surfaces. Catalogued surface improvement deterioration included cracking and alligatoring in asphalt and concrete. Catalogued building deterioration included water-damaged and cracking brick walls. Deterioration of buildings and surface improvements can make it appear as though the Study Area lacks investment and can make it more difficult to attract new businesses or consumers. This factor was found to be meaningfully present and reasonably distributed throughout the Study Area.

MINOR SUPPORTING FACTOR: IMPROPER SUBDIVISION AND OBSOLETE PLATTING

Within the Study Area, 31% of the geographical area of tax parcels for which eligibility was analyzed is characterized by improper subdivision or obsolete platting. The existing platting does not meet current standards or the needs of the contemporary commercial users, making the area difficult to redevelop on a planned basis. The characteristics of the area are described further below:

- Several parcels throughout the Study Area are irregularly sized or shaped, making them difficult to fully develop on a planned basis.
- The platting in some parts of the Study Area failed to create rights-of-way for streets adjacent to parcels, leaving several parcels without access to rights-of-way.

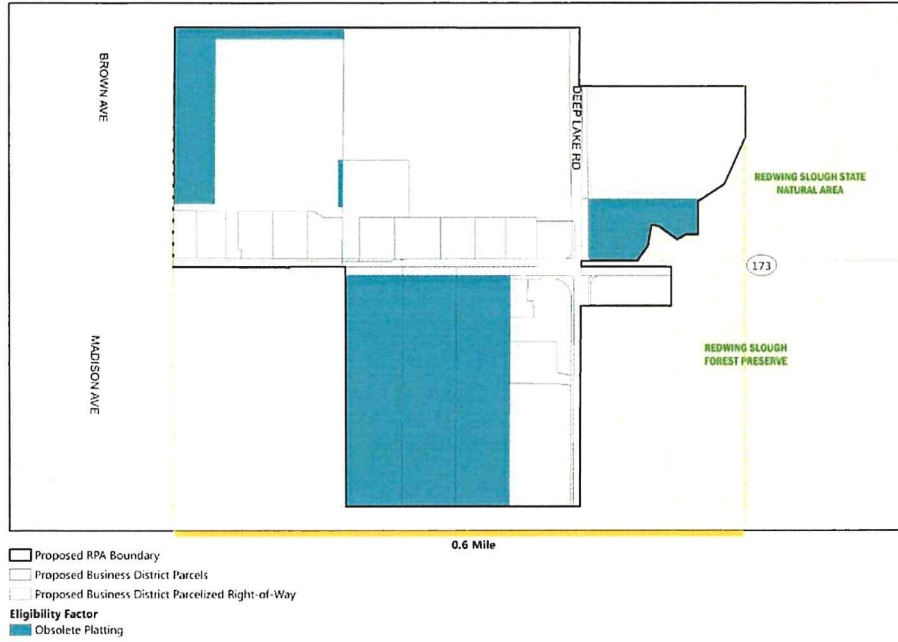
This factor was found to be present and meaningfully distributed throughout the Study Area, though to a lesser extent than deterioration.

Map 3: Deterioration of Site Improvements



Sources: Esri; Lake County; SB Friedman; Village of Antioch

Map 4: Improper Subdivision or Obsolete Platting



Sources: Esri; Lake County; SB Friedman; Village of Antioch

Findings Regarding Effect of Blighting Factors on Study Area

It appears the blighting factors have the following effect on the Study Area:

1. Constitutes an Economic Underutilization of the Area

ECONOMIC UNDERUTILIZATION OF THE AREA

An evaluation of change in property values over time is one of the clearest indicators of whether an area is meeting its economic potential. SB Friedman analyzed change in the equalized assessed value (EAV) – property values as determined by the Lake County Assessor – of the properties in the Study Area from 2012 to 2017 in comparison to the remainder of the Village and the consumer price index (CPI) for the Chicago-Gary-Kenosha Metropolitan Statistical Area.

The EAV of properties in the Study Area has declined in three of the past five year-to-year periods. The Study Area has also grown more slowly or declined more quickly than the balance of the Village in four of the past five periods. While EAV for the balance of the Village decreased by 5% overall from 2012 to 2017, EAV in the Study Area declined by 12%. Study Area EAV growth has, similarly, been less than the change in CPI in all five of the past five periods. These results are shown in **Table 1** below.

Table 1: Percent Change in Equalized Assessed Value: Study Area Compared to Balance of Village and CPI

	2012-13	2013-14	2014-15	2015-16	2016-17
EAV Change - Study Area (%)	-2.4%	-6.1%	-4.0%	0.6%	0.1%
Decline in Study Area EAV	YES	YES	YES	NO	NO
EAV Change –Balance of Village (%)	-7.2%	-2.9%	-0.7%	1.9%	3.9%
Growth Less Than Balance of Village	NO	YES	YES	YES	YES
Change in CPI (%)	1.1%	1.7%	-0.3%	0.7%	1.9%
Growth Less than CPI	YES	YES	YES	YES	YES

Sources: Bureau of Labor Statistics, CPI: Chicago-Gary-Kenosha Metropolitan Statistical Area, Lake County Assessor, SB Friedman

The overall decline in property values within the Study Area since 2012 suggests that deterioration and obsolete platting may be affecting the economic potential of the area, reducing its commercial appeal to both businesses and consumers. Despite being one of the primary commercial centers in the Village, the Study Area's property values have declined more between 2012 and 2017 than the remainder of the Village. Existing physical conditions, including deterioration and obsolete platting, appear to be hindering the ability of the Study Area to attract sufficient investment and development to reverse declining property value trends, and therefore, constitutes an economic underutilization of the area.

Other Required Findings and Tests

In addition to finding of blight, the Act specifies four separate required findings and tests for designation. Our research, as described below, indicates that the Study Area will satisfy these requirements.

LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT

The Village is required to evaluate whether the Study Area has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a business district. As described above and shown in **Table 1**, the EAV of the properties in the Study Area has declined in three of the last five year-to-year periods analyzed, and has also grown more slowly or declined more quickly than the balance of the Village (four of five periods) and CPI (five of five periods). Each of these metrics indicates a lack of growth and private investment in the Study Area.

A second key indicator of private investment is construction-related permit activity. According to Village data for November 2013 to November 2018, there was only one new construction permit issued in the Study Area, totaling \$1.3 million, in 2016. During the five-year period, 14 commercial alteration permits for rehabilitation of existing buildings were issued within the Study Area, averaging about \$575,000 annually in construction value. Despite some renovation and maintenance, these investments have been insufficient to reverse the trend of declining EAV, which declined to a greater extent than the remainder of the Village over the five-year period. Thus, the Study Area as a whole has not been subject to growth and development through private investment.

“BUT FOR” BUSINESS DISTRICT, STUDY AREA WOULD NOT BE REDEVELOPED

The Village is required to find that, but for the designation of the Business District, it is unlikely that significant investment would occur in the Study Area.

Without the support of public resources, the redevelopment objectives for the Study Area would most likely not be realized. The area-wide improvements and development assistance resources needed to upgrade existing infrastructure, provide infrastructure to undeveloped properties, rehabilitate commercial buildings, and support new development and redevelopment are extensive and costly, and the private market, on its own, has shown little ability to absorb all such costs. The Village has limited capacity to fund capital improvements of the sort that appear necessary to remove blighting factors.

Given the overall decline in property value, limited new private investment, obsolete platting, and existing surface and building deterioration, it appears unlikely that significant private investment would occur in the Study Area without creation of the Business District. Accordingly, but for the designation of the Business District, projects which would contribute substantially to area-wide redevelopment and economic growth are unlikely to occur.

CONTIGUITY OF PARCELS

No business district can be designated unless a plan is approved prior to the designation of the district; and the district can only include those contiguous parcels that are to be directly and substantially benefited by the Business District Plan.

All parcels in the Study Area are contiguous, and are expected to directly and substantially benefit from the Plan.

CONFORMANCE TO THE PLANS OF THE VILLAGE

The 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 2019 Comprehensive Plan, the proposed Business District Plan conforms to the Village's Comprehensive Plan.

3. Business District Redevelopment Plan and Project

Redevelopment Needs of the Business District

The economic potential of the Study Area is currently hampered by deterioration of surface improvements and buildings and obsolete platting. Investment in buildings, infrastructure and improvements in roadways, parking and sidewalks in the Study Area are necessary to increase the economic viability within and adjacent to the proposed Business District. The existing conditions of the Study Area suggest four major redevelopment needs for the Business District:

1. Rehabilitation of existing buildings;
2. Infrastructure and capital improvements;
3. Resources for new commercial development; and
4. Site preparation.

This Redevelopment Plan identifies tools for the Village to support the development and redevelopment of the Study Area through provision of necessary infrastructure improvements and other public and private improvements to best serve the interests of the Village, local business owners and residents.

The public and private improvements outlined in this Redevelopment Plan are expected to create an environment conducive to economic growth and development within the proposed Business District and the Village overall.

Goals and Objectives

The overall goal of this Business District Redevelopment Plan is to reduce or eliminate conditions that qualify the Study Area as a blighted area under the Act and to provide the direction and mechanisms necessary to create a vibrant commercial district that will strengthen the economic base and enhance the quality of life of the Study Area and Village as a whole.

The following five objectives support the overall goal of area-wide revitalization of the proposed Business District:

1. Enhance the Village's tax base by encouraging investment and redevelopment within the Business District;
2. Foster the construction, improvement, replacement and/or repair of public infrastructure;
3. Provide improved pedestrian and bicycle access throughout the Business District;
4. Promote the improvement of façades and signage within the Business District; and
5. Promote private investment within the Village.

Redevelopment Project

The proposed redevelopment project is intended to ameliorate blighting conditions so as to promote economic growth in the proposed Business District and the Village overall. Public and private improvements along Illinois Route 173 will increase the economic viability of businesses within and adjacent to the proposed

Business District. The anticipated components of the business district development and redevelopment project are as follows:

- Support improvements to public and private property, including improvements to existing structures within the Study Area;
- Facilitate and encourage development of underutilized properties within the Study Area; and
- Foster the construction, improvement, replacement and/or repair of public infrastructure, including but not limited to, utility lines, trails and streetscaping.

The redevelopment project is expected to affect each of the properties in the proposed Business District.

4. Financial Plan

Eligible Costs

Under the Act, eligible Business District Project Costs include all costs incurred by the municipality, other governmental entity or nongovernmental entity in the furtherance of the Business District Plan, and may include:

- Costs of studies, surveys, development of plans and specifications, implementation and administration of a Plan, and personnel and professional service costs including architectural, engineering, legal, market, financial, planning, or other professional services, provided no charges for professional services may be based on a percentage of tax revenues received by the municipality;
- Property assembly costs, including but not limited to, acquisition of land and other real or personal property or rights or interests therein, and specifically including payments to developers or other nongovernmental persons as reimbursement for property assembly costs incurred by that developer or other nongovernmental person;
- Site preparation costs including but not limited to, clearance, demolition or removal of any existing buildings, structures, fixtures, utilities, and improvements, and clearing and grading of land;
- Costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the Plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person;
- Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of any existing buildings, improvements and fixtures within the business district, and specifically including payments to developers or other nongovernmental persons as reimbursement for costs incurred by such developer or nongovernmental person;
- Costs of installation or construction within the business district of buildings, structures, works, streets, improvements, equipment, utilities, or fixtures, and specifically including payments to developers or other nongovernmental persons as reimbursements for such costs incurred by such developer or nongovernmental person;
- Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations, payment of any interest on any obligations issued under the Act that accrues during the estimated period of construction of any redevelopment project for which obligations are issued and for not exceeding 36 months thereafter, and any reasonable reserves related to the issuance of those obligations; and
- Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.

Anticipated Project Costs

The estimated eligible costs of this Business District Plan are shown in **Table 2** below. The Total Business District Project Costs shown in **Table 2** provides an upper limit on expenditures that are to be funded using Business District revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Additional funding in the form of county, 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 that are of benefit to the general community.

Table 2. Total Business District Project Costs

Eligible Cost Categories [1]	Budget
Professional Services (including analysis, administration, studies, surveys, legal, marketing, etc.)	\$500,000
Property Assembly (including acquisition, reimbursement for developer assembly costs)	\$2,000,000
Site Preparation (including clearance, demolition, clearing & grading)	\$5,000,000
Public Works or Improvements (within or without Business District, which are essential to Plan, including streets, utilities and other public site improvements)	\$15,000,000
Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements (including renovation, relocation, repair and remodeling)	\$15,000,000
Construction or Installation of Buildings, Improvements, Fixtures, Equipment or Utilities	\$10,000,000
Financing Costs (including expenses related to issuance, interest and reserves related to obligations)	\$1,500,000
Relocation Costs (to the extent municipality deems necessary)	\$1,000,000
TOTAL BUSINESS DISTRICT PROJECT COSTS [2] [3]	\$50,000,000

[1] Costs are shown in 2019 dollars and shall be adjusted from time to time to reflect changes in the cost of living, as measured by the U. S. Department of Labor's Consumer Price Index.

[2] Increases in estimated Total Business District Project Costs of more than 5%, after adjustment for inflation from the date this Redevelopment Plan is approved, are subject to the amendment procedures as provided under the Act.

[3] Adjustments may be made among line items in the budget without amendment, as provided under the Act.

Each individual Business District Project Cost will be evaluated in light of Business District goals as it is considered for public financing under the provisions of the Act. The totals of line items set forth in **Table 2** are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs because of changed business district development and redevelopment costs and needs. Within the Total Business District Project Costs limit, adjustments to the estimated line item costs in **Table 2** are expected and may be made by the Village without amendment to this Business District Plan.

The Business District Project Costs described above are intended to further the goals outlined in this Plan, and will benefit the owners and tenants of commercial businesses in the proposed Business District, as well as Village residents and patrons of local businesses.

Anticipated Sources of Funds to Pay Project Costs

As required by the Act, the Village shall establish and maintain a Business District Tax Allocation Fund ("the Fund") to which Business District revenues generated through the Business District Retailers' Occupation Tax and Business District Service Occupation Tax shall be deposited or credited. The Business District Taxes shall be administered as provided in the Act. Eligible Business District Project Costs are to be paid or reimbursed from these sources of revenue, as described below.

BUSINESS DISTRICT RETAILERS' OCCUPATION TAX

A Business District Retailers' Occupation Tax will be imposed upon persons engaged in the business of selling tangible personal property at retail (excluding property titled or registered with an agency of the State of Illinois government) in the District at a rate of 1.0% of the gross receipts from the sales made in the course of such business. The tax may not be imposed on food for human consumption that is to be consumed off the premises from which it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purposes of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.

BUSINESS DISTRICT SERVICE OCCUPATION TAX

A Business District Service Occupation Tax will be imposed upon all persons in the District engaged in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the Business District, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. This tax will be imposed at a rate of 1.0% and may not be imposed on food for human consumption that is to be consumed off the premises from which it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purposes of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.

OTHER SOURCES OF FUNDS

Other sources of funds that may be used to pay for business district development and redevelopment costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and all other lawful sources of funds and revenues as the municipality and developer or other non-governmental entity from time to time may deem appropriate.

Issuance of Obligations

To finance Business District Project Costs, the Village may issue bonds or obligations secured by the anticipated Business District Retailers' Occupation Tax and Business District Service Occupation Tax generated within the Business District, or such other bonds or obligations as the Village may deem as appropriate.

All obligations issued by the Village pursuant to this Business District Plan and the Act shall be retired in the manner provided in the ordinance authorizing issuance of such obligations, by the receipts of taxes from the Business District and by any other revenue designated or pledged by the Village. The final maturity date of any such obligations that are issued may not be later than 20 years from their respective dates of issue or the dissolution of the Business District, whichever is earlier.

In addition to paying or reimbursing Business District Project Costs, Business District revenues may be used for the scheduled and/or early retirement of obligations, as provided in the ordinance issuing such obligations. As provided in the Act, following payment or reimbursement for all Business District Project Costs, any surplus funds in the Fund will be deposited into the Village's general corporate fund.

5. Establishment and Term of Business District

Pursuant to the Act, the term of the Business District shall not exceed 23 years from the date the ordinance approving this Plan and designating the District is approved. The Business District Retailers' Occupation Tax and Business District Service Occupation Tax will be imposed for no longer than the term of the Business District.

6. Provisions for Amending Business District Plan

This Business District Plan may be amended pursuant to the provisions of the Act.

Appendix 1: Boundary Legal Description

A part of the Northeast Quarter and Southeast Quarter of Section 16, and part of the Northwest Quarter and Southwest Quarter of Section 15, Township 46 North, Range 10 East of the Third Principal Meridian in Lake County, Illinois, described as follows:

Beginning at the northwest corner of Outlot 6 in Antioch Crossing Phase 2 Amended Plat of Subdivision according to the plat thereof Recorded August 30, 2006 as Document No. 6050640; thence easterly along the north line of said Outlot 6, to the northwest corner of Lot 1 in Wal-Mart Subdivision according to the plat thereof Recorded October 15, 2004 as Document No. 5664657; thence easterly along the north line of said Lot 1, to the northeast corner of said Lot 1; thence easterly along the easterly extension of said north line, to the northeast corner of the Southeast Quarter of said Northeast Quarter of Section 16; thence southerly along the east line of said Southeast Quarter of the Northeast Quarter, to the north line of a parcel of land described in Quit Claim Deed in Trust recorded as Document No. 2676871, also being the south line of the North 330 feet of the South Half of the Northwest Quarter of said Section 15; thence easterly along said north line, to the westerly line of the Illinois Department of Natural Resources Redwing Slough Parcel 701-2A according to the Agreed Final Judgment Order filed in the Circuit Court of the Nineteenth Circuit Lake County, Illinois as Case No. 00ED22; thence in a general southerly and southwesterly direction along ten described courses of said westerly lines of the Illinois Department of Natural Resources Redwing Slough Parcel 701-2A, to the northerly right of way line of Illinois Route 173 according to Document No. 374073; thence westerly along said northerly right of way line, to the west line of the said Northwest Quarter of Section 15; thence southerly along said west line, to the north line of the Southwest Quarter of said Section 15; thence easterly along said north line, to the east line of the West 500 feet of the North 215 feet of the Northwest Quarter of said Southwest Quarter as described in Independent Executor's Deed recorded as Document No. 4512609; thence southerly along said east line, to the south line of said North 215 feet; thence westerly along said south line, to the east line of the Southeast Quarter of said Section 16; thence southerly along said east line, to the southeast corner of the Northeast Quarter of said Southeast Quarter of said Section 16, also being the southeast corner of Lot 19 in the School Trustee's Subdivision according to the plat thereof recorded March 2, 1914 as Document No. 151825; thence westerly along the south line of said Northeast Quarter of the Southeast Quarter, also being the south line of Lot 19 and 18 of said School Trustee's Subdivision and the south line of Lot 4 of Lavelle Subdivision according to the plat thereof Recorded March 15, 2012 as Document No. 6830374, to the west line of a parcel of land described in Warranty Deed recorded as Document No. 6245768; thence northerly along said west line, to the north line of said Southeast Quarter of Section 16; thence westerly along said north line, to the southerly extension of the west line of Outlot 5 in said Antioch Crossing Phase 2; thence northerly along said west line, the most westerly west line of said Lot 1, and the west line of said Outlot 6, to the northwest corner of said Outlot 6 and the Point of Beginning, all in Lake County, Illinois.

Appendix 2: List of PINs in Business District

PIN	2017 EAV
02-15-100-013	\$69,393
02-15-300-022 *	-
02-15-300-023	\$22,044
02-16-200-026 *	-
02-16-200-031 *	-
02-16-200-032 *	-
02-16-200-033 *	-
02-16-200-035 *	-
02-16-201-001	\$3,664,847
02-15-100-015	\$20,299
02-16-200-034	\$333,300
02-16-201-002	\$988,916
02-16-201-003	\$390,480
02-16-201-004	\$467,785
02-16-201-005	\$180,787
02-16-201-006	\$329,088
02-16-201-007	\$240,638
02-16-201-008	\$11,325
02-16-201-009	\$2,407,803
02-16-201-010	\$2,958
02-16-201-013	\$278,753
02-16-201-014	\$524,068
02-16-201-015	\$405,536
02-16-201-016 *	-
02-16-201-017	\$247,320
02-16-201-018	\$349,965
02-16-400-013	\$397,098
02-16-400-015	\$203,395
02-16-400-023 *	-
02-16-400-025	\$284,505
02-16-400-026 *	-
02-16-407-001	\$17,918
02-16-407-002	\$450,814
02-16-407-003	\$320,531
02-16-407-004	\$969
TOTAL EAV	\$12,610,535

* Parcelized rights-of-way excluded from analysis.

Sources: Lake County; SB Friedman

Appendix 3. Limitations of Engagement

The Eligibility Study covers events and conditions that were determined to support the designation of the Study Area as a “blighted area” under the Act at the completion of our field research in November 2018 and finalization of our analysis in January 2019 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study and Business District Plan document (the “Report”) 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 the Report in designating the Study Area as a business district under the Act. SB Friedman has prepared the Report with the understanding that the City would rely: (1) on the findings and conclusions of this Report in proceeding with the designation of the business district and the adoption and implementation of this Business District Plan; and (2) on the fact that SB Friedman has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the RPA, so that the Report will comply with the Act and that the Study Area can be designated as a business district in compliance with the Act.

The Report is based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the Report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we will be available to discuss the necessity for revision in view of changes in economic or market factors.

Preliminary business district revenue projections were prepared for the purpose of estimating the approximate level of revenues that could be generated by proposed projects and other properties within the proposed business district boundary and from inflationary increases in sales. These projections were intended only to assist in preparing a budget for the Business District Plan.

As such, our Report and the preliminary projections prepared under this engagement are intended solely for your information, for the purpose of establishing a business district. These projections should not be relied upon for purposes of evaluating potential debt obligations or by any other person, firm or corporation, or for any other purposes. Neither the Report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.

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 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 9th day of March, 2020, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE approving the adoption of Amendment No. 1 to the Antioch Business District Plan, changing the name of the Antioch Business District to the Antioch East Business District, altering the boundaries thereof and imposing certain business district taxes therein of 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 11th day of March, 2020.



Village Clerk

