

VILLAGE OF ANTIOCH

ORDINANCE NO. 20-03-07

***AN ORDINANCE APPROVING A BUSINESS DISTRICT PLAN AND
DESIGNATING THE ANTIOCH CENTRAL BUSINESS DISTRICT 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

ED MACEK

Trustee

SCOTT A. PIERCE

Trustee

ROBERT J. LONG

Attorney

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 approve a business district plan and designate the Antioch Central Business District of the Village of Antioch, Illinois.

The ordinance in its entirety reads as follows:

ORDINANCE NO. 20-03-07

AN ORDINANCE approving a business district plan and designating the Antioch Central Business District of the Village of Antioch, Lake County, Illinois.

* * * *

WHEREAS, the Village of Antioch, Lake County, Illinois (the “**Village**”) has heretofore proposed the approval of a business district plan and the designation of the Antioch Central Business District (the “**Antioch Central Business District**”) in accordance with and pursuant to the terms of the Business District Development and Redevelopment Law of the State of Illinois (the “**Law**”), 65 ILCS 5/11-74.3-1 *et seq.*, as from time to time amended; and

WHEREAS, the Village, on February 10, 2020, adopted Ordinance No. 20-02-04 proposing the approval of the business district plan and designation of the business district 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 a business district plan and designation of a business district; and

WHEREAS, as set forth in the Antioch Central Business District Plan prepared for the Village by SB Friedman Development Advisors, Chicago, Illinois (the “**Business District**”

Plan”), dated February 3, 2020 and revised March 2, 2020, the Village finds that the Antioch Central Business District 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 business district plan; and

WHEREAS, Exhibit A hereof describes the boundaries of the Antioch Central Business District by legal description and, where possible, by street location; and

WHEREAS, the Village finds that the 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 Central Business District 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 Central Business District 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 business district plan approved hereby.

Section 5. A detailed map, including the street location and legal description, of the Antioch Central Business District is set forth in Exhibit A hereof.

Section 6. A copy of the Antioch Central Business District Plan, as amended, is attached hereto as Exhibit B.

Section 7. Public notice of changes to the business district plan as described in Section 3 above shall be given once in a timely manner by publication as required by the Law. The public notice shall be substantially in the form attached and incorporated to this Ordinance as Exhibit C, Legal Notice for Publication. The Village Clerk and Miller, Canfield, Paddock and Stone, P.L.C., Chicago, Illinois are authorized and directed to take all actions necessary to provide proper notice in accordance with the Law and any and all other notices necessary to achieve compliance with the Law.

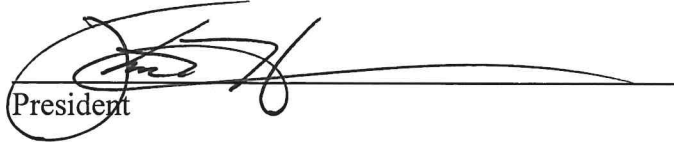
Section 8. If any portion of this Ordinance shall be held invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the remaining portions of this Ordinance.

Section 9. 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 10. 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: 4: Pierce, Poulos, Johnson and Mayor Hanson.

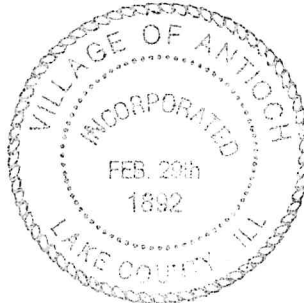
NAYS: 3: Macek, Yost and Dominiak.

ABSENT: 0.

RECORDED in the Village Records on March 9, 2020.

Attest:


Village Clerk



(SEAL)

Exhibit A: Detailed map, street location and legal description of the Antioch Central Business District

Exhibit B: Copy of the Antioch Central Business District Plan

Exhibit C: Legal Notice for Publication – Plan Changes

Trustee Poulos 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: 4: Pierce, Poulos, Johnson and Mayor Hanson.

NAYS: 3: Macek, Yost and Dominiak.

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.


Village Clerk

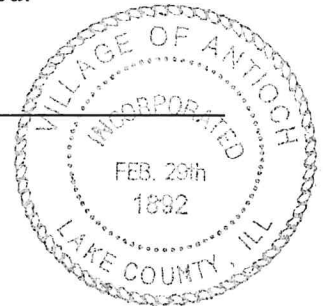
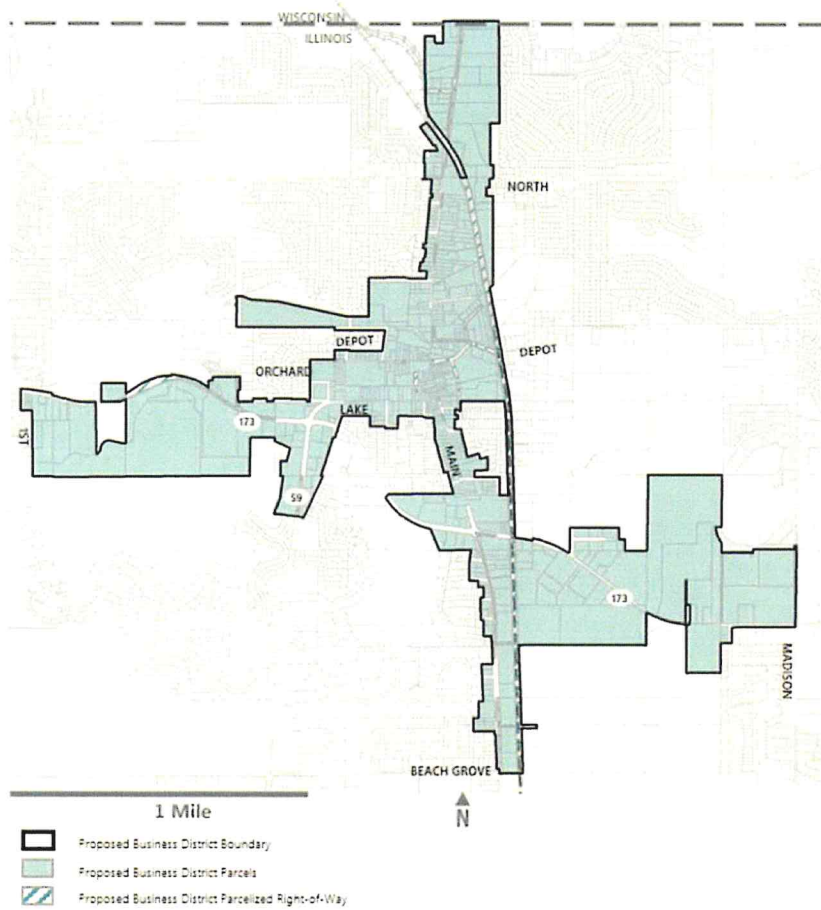


EXHIBIT A

DETAILED MAP, STREET LOCATION AND LEGAL DESCRIPTION OF THE ANTIOCH CENTRAL BUSINESS DISTRICT

Detailed Map:



Street Location: The Antioch Central Business District generally encompasses properties along Illinois Route 173 and Main Street and is roughly bounded by Madison Avenue to the east, 1st Street to the west, Beach Grove Road to the south, and the Illinois-Wisconsin state border to the north.

Legal Description:

The legal description of the Antioch Central Business District is as follows.

That part of Section 12, Township 46 North, Range 9 East of the Third Principal Meridian and Sections 5, 7, 8, 16, 17 and 18, Township 46 North, Range 10 East of the Third Principal Meridian described as follows:

Beginning at the South Quarter Corner of said Section 7; thence Westerly along the South line of the Southwest Quarter of said Section 7 to the Southwest corner of said Southwest Quarter; thence Northerly along the West line of said Southwest Quarter to the Southeast corner of the Southeast Quarter of said Section 12; thence Westerly along the South line of said Southeast Quarter to the West line of the East 360 feet of said Southeast Quarter; thence Northerly along said West line to the Southwest corner of Lot 3 in Plantation Subdivision, according to the plat thereof recorded May 13, 1958 as Document No. 989779 in Book 1620 of Deeds Page 296; thence Northerly along the West line of said Lot 3 to the Southeast corner of Lot 6 in California Ice & Coal's Lake Marie Subdivision, according to the plat thereof recorded October 30, 1923 as Document No. 231690 in Book M of plats Page 36; thence Westerly along the South line of said Lot 6 and the Westerly extension thereof to the West line of 1st Avenue per Document No. 231690; thence Northerly along said West line to the Northerly line of Illinois Route 173; thence Easterly along said Northerly line to the East line of the Southeast Quarter of said Section 12; thence Southerly along said East line to the Westerly Extension of the Southerly line of a parcel of land described per Document No. 7357561, said line being the old centerline of Illinois Route 173; thence Southeasterly along said line to the Southwest corner of a parcel of land described per Document No. 7207178; thence Easterly along the Southerly line of said parcel, said line being the old centerline of Illinois Route 173 to the North line of the Southwest Quarter of the Southwest Quarter of said Section 7; thence Easterly along said North line to the Northerly extension of the West line of a parcel of land described per Document No. 6829215; thence South along said Northerly extension and said West line to the Southwest corner of said parcel; thence Northeasterly along the Southerly line of said parcel to the Southeast corner thereof; thence North along the East line of said

parcel to the Southerly line of Illinois Route 173; thence Southwesterly along said Southerly line to the North line of the Southwest Quarter of the Southwest Quarter of said Section 7; thence West along said North line to the Southwest corner of a parcel of land described per Document No. 5641236; thence Northerly along the West line of said parcel to the Northwest corner thereof; thence Easterly along the North line of said parcel to the Northeast corner thereof; thence Southerly along the East line of said parcel to the Northerly line of Illinois Route 173; thence Easterly along said Northerly line to the Southeast corner of a parcel of land described per Document No. 7211947; thence Northerly along the East line(s) of said parcel to the Northwest corner of a parcel of land described per Document No. 6998308; thence Easterly along the North line of said parcel and the Easterly extension thereof to the centerline of Tiffany Road, being the West line of the West 264 feet of the Northwest Quarter of the Southeast Quarter of said Section 7; thence Southerly along said centerline to the North line of a parcel of land described per Document No. 7250983; thence Southerly along the West line of said parcel to the Southwest corner thereof; thence Easterly along the South line of said parcel, being the South line of the Northwest Quarter of the Southeast Quarter of said Section 7 to the Southeast corner of said parcel; thence Easterly along said South line to the Southwest corner of Lake Street as dedicated per Westgate Subdivision, according to the plat thereof recorded October 10, 1966 as Document No. 1319171; thence North along the West line of said dedication to the North line of said Lake Street; thence Easterly along said North line to the East line of said dedication; thence Southerly along the East line of said dedication to South line of the Northwest Quarter of the Southeast Quarter of said Section 7; thence Easterly along said South line to the Southwest corner of Lake Street as dedicated per said Westgate Subdivision; thence Northerly along the West line of said dedication to the Northline of said Lake Street; thence Easterly along said North line to the West line of Lot 18 in B.F. Naber's and Helen E. Osmond's Subdivision, according to the plat thereof recorded May 3, 1956 as Document No. 726484 in Book 1041 of Deeds Page 411; thence Southerly along said West line to the South line of said subdivision; thence Easterly along said South line to the Southeast corner of Lot 17 in said subdivision; thence Southerly along the Southerly extension of the East line of said Lot 17 to the South line of the Northeast Quarter of the Southeast Quarter of said Section 7; thence Easterly along said South line to the Southerly extension of the West line of Henry Street as shown on said B.F. Naber's and Helen E. Osmond's Subdivision; thence Northerly along said Southerly extension and said West line to the Southwest corner of Lot A in said subdivision; thence Northerly along the West

line of said Lot A and the Northerly extension thereof to the North line of Orchard street as shown on said subdivision; thence Easterly along said North line to the Southwest corner of Lot 7 in Orchard Crest, according to the plat thereof recorded June 11, 1956 as Document No. 911495 in Book 1452 of Deeds Page 170; thence Northerly along the West line of said Orchard Crest Subdivision to the North line of the South 20 feet of Lot 8 in said subdivision; thence Easterly along said North line to the West line of Hillside Avenue as shown on said Orchard Crest Subdivision; thence Easterly to the Southwest corner of Lot 23 in said Orchard Crest Subdivision; thence Easterly along the South lines of Lots 23, 21, 20 & 19 to the East line of said Orchard Crest Subdivision; thence Northeasterly along said East line to the South line of Depot Street as shown on said Orchard Crest Subdivision; thence Westerly along said South line to the West line of said Depot Street; thence Northerly along said West line to the South line of the Northeast Quarter of said Section 7; thence Westerly along said South line to the West line of Tiffany Road as shown per Tiffany Farms Unit 1, according to the plat thereof recorded December 23, 1996 as Document No. 3913272; thence Northerly along said West line(s) to the Westerly extension of the Northerly line of Outlot E in the Woods of Antioch Phase 1, according to the plat thereof recorded February 21, 1995 as Document No. 3646572; thence Southeasterly along said Northerly line(s) to the Northwest corner of Lot 107 in Sequoit Terrace Second Addition, according to the plat thereof recorded July 10, 1971 as Document No. 1566890 in Book 50 of Plats Page 37; thence Southeasterly along the Northerly line of said Lot 107 to the Northeast corner thereof; thence Easterly to the Northwest corner of Lot 108 in said Sequoit Terrace Second Addition; thence Easterly along the North line of said Lot 108 to the Northeast corner of said Lot 108; thence Northerly along the Easterly line of said Sequoit Terrace Second Addition and the Northerly extension thereof to the North line of Poplar Avenue per Document No. 884452; thence Easterly along said North line to the West line of Lot 20 in Williams Bros. Subdivision, according to the plat thereof recorded May 21, 1908 as Document No. 117298 in Book H of Plats Page 5; thence Southerly along the said West line to the Southwest corner of said Lot 20; thence Easterly along the South line of said Lot 20 to the Southwest corner of a parcel of land described per Document No. 7219083; thence Northerly along the West line of said parcel to the South line of a parcel of land described per Document No. 4920478; thence Northerly along the West line of said parcel to the Northwest corner thereof; thence Easterly along the North line of said parcel to the Southwest corner of a parcel of land described per Document No. 5893813; thence Northerly along the West line of said parcel to the Northwest corner

thereof; thence Easterly along the North line of said parcel to the Southwest corner of a parcel of land described as Parcel 2 per Document No. 7591338; thence Northerly along the West line of said parcel to the Northwest corner thereof; thence Northerly across Windsor Drive to the Southwest corner of a parcel of land described per Document No. 7339059; thence Northerly along the West line of said parcel to the Northwest corner thereof; thence Northerly along the West line of a parcel of land described per Document No. 7537705 to the Northwest corner thereof; thence Westerly along the Southerly line of a parcel of land described per Document No. 6694215 to the Southwest corner thereof; thence Northerly along the West line of said parcel to the Northwest corner thereof; thence Easterly along the North line of said parcel to the Southwest corner of a parcel of land described per Document No. 7453913; thence Northerly along the West line of said parcel to the Northwest corner thereof; thence Northerly along the West line of a parcel of land described per Document No. 6006594 to the Northwest corner thereof; thence Northerly to the Southeast corner of Lot 14 in Block A in Craig's Subdivision, according to the plat thereof recorded November 6, 1924 as Document No. 156112 in Book J of Plats Page 24; thence Northerly along the West line of the public alley in said Block A to the Northeast corner of Lot 8 in Block A in said Craig's Subdivision; thence Northerly to the Southeast corner of Lot 12 in Block B in said Craig's Subdivision; thence Northerly along the East line of said Lot 12 to the Northeast corner thereof; thence Easterly along the Westerly extension of the South line of Lot 2 in said Block B and the South line of said Lot 2 to the Southeast corner of the West 30 feet of Lot 2 in said Block B; thence Northerly along the East line of said West 30 feet to the Northeast corner thereof; thence Westerly along the North line of said Lot 2 and the Westerly extension thereof to the Southeast corner of Lot 10 in said Block B; thence Northerly along the West line of the public alley in said Block B to the South line of North Avenue as shown on said Craig's Subdivision; thence Westerly along said South line to the Southerly extension of the East line of a parcel of land described per Document No. 6515484; thence Northerly along said Southerly extension and said East line to the South line of Lot B in the corrected plat of Antioch Manor North, according to the plat thereof recorded August 29, 1986 as Document No. 2477091; thence West along the South line of said Lot B to the Southwest corner thereof; thence Northerly along the West line of said Lot B and the Northerly extension thereof to the South line of Lot 88 in said Antioch Manor North; thence Easterly along said South line to the Southeast corner of said Lot 88 and also the Southeast corner of a parcel of land described per Document No. 7580075; thence Northwesterly along the Easterly line of said parcel to the Northeast corner thereof; thence Westerly along the Northerly

line of said parcel to the Southeast corner of Lot 89 in said Antioch Manor North; thence Northwesterly along the Easterly line of said Lot 89 and the Westerly line of Lot A in said Antioch Manor North to the Northwest corner of said Lot A; thence Northeasterly along the Northwesterly line of said Lot A to the Westerly line of the Wisconsin Central Limited Railroad (Also known as the Canadian National Railway); thence Southerly along said Westerly line to the centerline of North Avenue; thence Easterly along said centerline to the Easterly line of the Wisconsin Central Limited Railroad (Also known as the Canadian National Railway); thence Northerly and Northwesterly along said Easterly line to the Westerly line of a parcel of land described per Document No. 7086798; thence Northerly along said Westerly line to the Southwest corner of Lot 5 in Kairy's Subdivision, according to the plat thereof recorded October 18, 1948 as Document No. 655582 in Book 895 of Deeds Page 587; thence Northerly along the West line of said Kairy's Subdivision to the Northwest corner of Lot 4 in said Kairy's Subdivision; thence Westerly along the Southerly line of a parcel of land per Document No. 4941233 to the West line of the East Half of Government Lot 2 in the West Half of fractional Section 5, Township 46 North, Range 10 East of the Third Principal Meridian; thence Northerly along said West line to the Northwest corner of a parcel of land described as Parcel 1 per Document No. 7279730; thence Easterly along the North line of said Parcel 1 to the Northeast corner thereof; thence Southerly along the East line of said Parcel 1 to the North line of a parcel of land described as Parcel 5 per said Document No. 7279730; thence Easterly along said North line(s) to the Southeast corner of a parcel of land described as Parcel 3 per said Document No. 7279730; thence Northerly along the East line of said Parcel 3 and the West line of a parcel of land described as Parcel 2 per Document No. 6990789 to the North line of the East Half of Government Lot 2 in the West Half of said fractional Section 5; thence Easterly along said North line to the West line of Oakwood Knolls Unit 3; thence Southerly along said West line to the Northeast corner of a parcel of land described as Parcel 2 per Document No. 6298274; thence Westerly along the North line of said Parcel 2 to the Northwest corner thereof; thence Southerly along the West line of said Parcel 2 to the Southwest corner thereof; thence Easterly along the South line of said Parcel 2 to the Northwest corner of a parcel of land described as Parcel 1 per said Document No. 6298274; thence Southerly along the West line of said Parcel 1 to the North line of North Avenue; thence Southerly to the intersection of the South line of North Avenue with the East line of Lot 11 in Wallace E. Drom's Subdivision, according to the plat thereof recorded April 10, 1923 as Document No. 222536 in Book L of Plats Page 59; thence Westerly along said South line to the East

line of Lot 12 in said Wallace E. Drom's Subdivision; thence Southerly along said East line to the Southeast corner of said Lot 12; thence Westerly along the South line of said Lot 12 to the West line of said Wallace E. Drom's Subdivision; thence Southerly along said West line of said Wallace E. Drom's Subdivision and the East line of a parcel of land described as Parcel 7 per Document No. 6298274 to a line 33 feet Southerly of and parallel with the South line of Lot 14 in said Wallace E. Drom's Subdivision; thence Easterly along said parallel line to the West line of Dwight Court as shown on Drom's Industrial Center, according to the plat thereof recorded October 13, 1988 as Document No. 2730219; thence Southerly along said West line and the West line of said Drom's Industrial Center to the Southwest corner of Lot 2 in said Drom's Industrial Center; thence Southwesterly along the Southerly line of a parcel of land described as Parcel 3 per Document No. 6298274 to the Easterly line of the Wisconsin Central Limited Railroad (Also known as the Canadian National Railway); thence Southerly along said Easterly line to the Northerly line of Illinois Route 173 per Document No. 405386; thence Southeasterly along said Northerly line to the Westerly line of McMillen Road as shown per Ram Enterprises Industrial Subdivision, according to the plat thereof recorded October 15, 1981 as Document No. 2135157; thence Northerly along said Westerly line to the Westerly extension of the Northerly line of said Ram Enterprises Industrial Subdivision; thence Easterly along said Northerly line to the Northeast corner thereof; thence Southerly along the Easterly line(s) of said Ram Enterprises Industrial Subdivision to the Southeast corner thereof; thence Easterly along the South line of the Northeast Quarter of the Northeast Quarter of Section 17, Township 46 North, Range 10 East of the Third Principal Meridian; thence Northerly along the East line of said Northeast Quarter to the North line thereof; thence Easterly along the North line of the Northwest Quarter of Section 16, Township 46 North, Range 10 East of the Third Principal Meridian to the West line of the East 10 feet of the Northwest Quarter of said Northwest Quarter; thence Southerly along said West line to a Westerly line of a parcel of land described per Document No. 7562772; thence Westerly and Southerly along said Westerly line to the East line of the Northwest Quarter of said Northwest Quarter; thence Southerly along said East line to the Southwest corner of Lot 1 in Silver Grove Subdivision, according to the plat thereof recorded September 23, 1921 as Document No. 205570; thence Easterly along the South lines of Lots 1 thru 11 in said Silver Grove Subdivision to the Southeast corner of said Lot 11; thence Northerly along the Easterly line of said Lot 11 to the North line of Lot 7 in the School Trustee's Subdivision of Section 16, Township 46 North, Range 10 East of the Third Principal Meridian recorded March 2,

1914 as Document No. 151825; thence Easterly along said North line and the North line of Lot 8 in said School Trustee's Subdivision to the West line of the East 33 feet of the South 69.1 feet of Lot 3 in said School Trustee's Subdivision; thence Northerly along said West line to the North line of the South 69.1 feet of said Lot 3; thence Easterly along said North line to the East line of said Northwest Quarter; thence Southerly along said East line to the South line of Illinois Route 173 per Lagoona Subdivision, according to the plat thereof recorded April 7, 1954 as Document No. 820682 in Book 1238 of Deeds Page 599; thence Westerly along said South line to the East line of Lincoln Avenue per said Lagoona Subdivision; thence Southerly along said East line to the Easterly extension of the South line of Lot 2 in Block 5 in said Lagoona Subdivision; thence Westerly along said Easterly extension and South line to the West line of Block 5 in said Lagoona Subdivision; thence Southerly along said West line to the Southeast corner of a parcel of land described per Document No. 6218028; thence Westerly along the South line of said parcel to the Southwest corner thereof; thence Northerly along the West line of said parcel and the Northerly extension thereof to the Northerly line of Illinois Route 173 as shown on Edward's Subdivision, according to the plat thereof recorded July 17, 1958 as Document No. 996591 in Book 1634 of Deed Page 296; thence Easterly along said Northerly line to the West line of Lot 2 in said Edward's Subdivision; thence Northerly along said Westerly line and the Easterly line of the West 60 feet of said Lot 2 to a line 346.9 feet Northerly of and parallel with the South line of the Northwest Quarter of Section 16, Township 46 North, Range 10 East of the Third Principal Meridian; thence Westerly along said parallel line to the West line of said Lot 2; thence Northerly along said West line to the North line of said Lot 2; thence Westerly along the North line of the West 10 feet of the East 625 feet of the South 774.2 feet of Lot 6 in said School Trustee's Subdivision to the West line of said West 10 feet; thence Southerly along said West line to the Northerly line of Illinois Route 173 per Document No. 405386; thence Northwesterly along said Northerly line to the East line of the Southeast Quarter of Section 17, Township 46 North, Range 10 East of the Third Principal Meridian; thence Southerly along said East line to the centerline of Grimm Road per Boylan Subdivision No. 2, according to the plat thereof recorded December 12, 2017 as Document No. 7450413; thence Westerly along said centerline to the East line of the Wisconsin Central Limited Railroad (Also known as the Canadian National Railway); thence Southerly along said East line to the North line of the South 13.0 chains of the Southeast Quarter of said Section 17; thence Easterly along said North line to the East line of the West 275 feet of the South 13.0 chains of the Southeast Quarter

of said Section 17; thence Southerly along said East line to the South line of the North 60 feet of said South 13.0 chains; thence Westerly along said South line to the East line of Wisconsin Central Limited Railroad (Also known as the Canadian National Railway); thence Southerly along said East line to the South line of the Southeast Quarter of said Section 17; thence Westerly along said South line to the West line of the Wisconsin Central Limited Railroad (Also known as the Canadian National Railway); thence Southerly along said West line to the South line of the North 4 feet of the Northeast Quarter of Section 20, Township 46 North, Range 10 East of the Third Principal Meridian; thence Westerly along said South line to the centerline of Illinois Route 83; thence Northerly along said centerline to the centerline of Beach Grove Road; thence Westerly along said centerline to the Southerly extension of the West line of Illinois Route 83 as shown per Rosing's Subdivision, according to the plat thereof recorded June 22, 1950 as Document No. 701141 in Book 985 of Deed Page 492; thence Northerly along said Southerly extension and said West line to the Southeast corner of Lot 8 in said Rosing's Subdivision; thence Westerly along the Southerly line of said Lot 8 to the East line of the Southwest Quarter of said Section 17; thence Northerly along said East line to the South line of Lot 5 in said Rosing's Subdivision; thence Westerly along said South line and the South line of Lot 6 in said Rosing's Subdivision to the East line of 1st Street per Rosing's Subdivision; thence Northerly along said East line and the Northerly extension thereof to the Southwest corner of Lot 11 in Sunset Ridge, according to the plat thereof recorded November 27, 1957 as Document No. 973402 in Book 34 of Plats Page 55; thence Easterly along the South line of said Lot 11 to the Southeast corner of said Sunset Ridge; thence Northerly along the Easterly line(s) of Lots 10 thru 8 and the Northerly extension of the East line of said Lot 8 to the Southeast corner of Lot 22 in said Sunset Ridge; thence Northerly along the Easterly line of said Lot 22 and Lot 23 in said Sunset Ridge to the Southwest corner of Lot 1 in said Sunset Ridge; thence Easterly along the South line of said Lot 1 to the West line of Illinois Route 83 per Document No. 4683137; thence Northerly along said West line to the Southeast corner of Antioch Hills, according to the plat thereof recorded October 2, 1924 as Document No. 246684 in Book M of Plats Page 94; then Northerly along the East line of said Antioch Hills to the South line of Lot 109 in Antioch Hills, according to the plat thereof recorded October 2, 1924 as Document No. 246684 in Book M of Plats Page 94; thence Westerly along said South line to the Southwest corner of said Lot 109; thence Northerly along the West line of said Lots 109 thru 105 in said Antioch Hills to the Northeast corner of Lot 104 in said Antioch Hills; thence Westerly along the North line of said Lot 104 to the Northwest corner thereof; thence

Northerly to the Southwest corner of Lot 80 in said Antioch Hills; thence Northerly along the West line of said Lot 80 and the West line of Lot 79 to the Southwest corner of Lot 26 in the 1st Addition to Antioch Hills, according to the plat thereof recorded June 4, 1948 as Document No. 644562 in Book 31 of plats Page 32; thence Northerly along the West line of said Lot 26 and the Northerly extension thereof to the Southwest corner of Lot 3 in said 1st Addition to Antioch Hills; thence Easterly along the South line of said Lot 3 to the Southwest corner of Lot 2 in said 1st Addition to Antioch Hills; thence Northerly along the West line of Lots 2 and 1 in said Antioch Hills to the South line of Lot 45 in said Antioch Hills; thence Westerly along said South line to the East line of Lot 43 in said Antioch Hills; thence Northerly along the said East line to the South line of Windsor Terrace per said Antioch Hills; thence Westerly along said South line to the Southerly extension of the West line of Lot 24 in said Antioch Hills; thence Northerly along said South extension and said West line to the Southeast corner of Buena Terrace Subdivision, according to the plat thereof recorded May 4, 2004 as Document No. 5551808; thence Northerly along the East line of said Buena Terrace Subdivision to the North line of the Southwest Quarter of the Northwest Quarter of Section 17, Township 45 North, Range 10 East; thence Westerly along said North line to the Southeast corner of Lot 1 in Antioch Venture 1, according to the plat thereof recorded September 16, 1988 as Document No. 2722207; thence Northerly along the Easterly line of said Lot 1 to the Southerly line of Illinois Route 173 per Document No. 405385; thence Northwesterly along said Southerly line to a perpendicular line from the Northwest corner of Lot 7 in Dupre Antioch South Plaza Subdivision, according to the plat thereof recorded April 25, 1986 as Document No. 2437104, perpendicular to said Southerly line of Illinois Route 173; thence Northeasterly along said perpendicular line to said Northwest corner of Lot 7; thence Easterly along the North line of said Dupre Antioch South Plaza Subdivision and the South line of C.L. Harden's Addition to Antioch, according to the plat thereof recorded October 10, 1894 as Document No. 59984 in Book D of Plats Page 14 to the Southwest corner of Lot 3 in Block 2 in said of C.L. Harden's Addition to Antioch; thence Northerly along the Westerly line of Lots 3 thru 1 in said Block 2 and the Northwesterly extension thereof and Westerly line of lots 3 thru 1 in Block 1 in said C.L. Harden's Addition to Antioch to the South line of Lot 99 in the County Clerk's Subdivision, according to the plat thereof recorded June 20, 1907 as Document No. 112577 in Book G of Plats Page 76; thence Westerly along said South line to the Southwest corner of said Lot 99; thence Northerly along the West line of said Lot 99 and the West line of Wilton's Subdivision, according to the plat thereof recorded March

22, 1887 as Document No. 35298 in Book A of Plats Page 61, to the Northwest corner of Lot 1 in said Wilton's Subdivision; thence Northerly along the West line of Lots 12 thru 14 in Block 1 in Chinn's Addition to the Village of Antioch, according to the plat thereof recorded July 14, 1887 as Document No. 35982 in Book A of Plats Page 65 to the Northwest corner of said Lot 14; thence Northerly to the Southeast corner of Lot 8 in Block 1 in said Chinn's Addition to the Village of Antioch; thence Northerly along the East line of Block 1 said Chinn's Addition to the Village of Antioch to the North line of Lot 6 in Block 1 said Chinn's Addition to the Village of Antioch; thence Westerly along said North line to the Northwest corner of said Lot 6; thence Northwesterly to the Northeast corner of a parcel of land described per Document No. 3307151; thence Westerly along the North line of said parcel to the East line of Lot 18 in S.M. Spafford's Addition of Antioch, according to the plat thereof recorded April 6, 1895 as Document No. 61551 in Book D of Plats Page 25; thence Northerly along said East line to the North line of said S.M. Spafford's Addition of Antioch; thence Westerly along said North line to the Northwest corner of Lot 16 in said S.M. Spafford's Addition of Antioch; thence Southerly along the West line of said Lot 16 to the North line of a parcel of land described as Parcel 2 per Document No. 6875262; thence Westerly along said North line and the North line of a parcel of land described per Document No. 7196484 and the Westerly extension thereof to the West line of Spafford Street per said S.M. Spafford's Addition of Antioch; thence Northerly along said West line to the North line of a parcel of land described per Document No. 7110679; thence Westerly along said North line to the Northeast corner of Lot 28 in B.F. Naber's Third Subdivision, according to the plat thereof recorded April 8, 1946 as Document No. 586561 in Book 30 of Plats Page 48; thence Westerly along the North line of said Lot 28 to the Southerly extension of the West line of Lot 2 in said B.F. Naber's Third Subdivision; thence Northerly along said Southerly extension and said West line to the North line of said B.F. Naber's Third Subdivision; thence Westerly along said North line to the Westerly line of said B.F. Naber's Third Subdivision; thence Southerly along said Westerly line to the Northerly line of Lot 118 in said County Clerk's Subdivision; thence Westerly along said Northerly line to the Westerly line of said Lot 118; thence Southerly along said Westerly line of said Lot 118 and Lot 117 in said County Clerk's Subdivision to the Southwest corner of said Lot 117; thence Southerly to the Northwest corner of Lot A in Henning's Subdivision, according to the plat thereof recorded March 8, 1957 as Document No. 942970 in Book 1524 of Deeds Page 257; thence Southerly along the Westerly line of said Henning's Subdivision to the Southwest corner of said Henning's Subdivision being also the

Northwest corner of Mystic Cove Unit 1, according to the plat thereof recorded August 25, 1993 as Document No. 3388292; thence Southerly along the Westerly line of said Mystic Cove Unit 1 to the Southwest corner of Outlot B in said Mystic Cove Subdivision, also being the Northwest corner of William G. Carney's Subdivision, according to the plat thereof recorded June 21, 1990 as Document No. 2917361; thence Southerly along the Westerly line of said William G. Carney's Subdivision to the Southwest corner thereof, being also the Northwest corner of a parcel of land described per Document No. 7363331; thence Southerly along the Westerly line of said parcel to a perpendicular line drawn from the intersection of the Easterly line of Illinois Route 59 and the Westerly line of Hillside Avenue as shown on said William G. Carney's Subdivision; thence Northwesterly along said perpendicular line to said intersection; thence Westerly to a point on the North line of Heron Harbor Unit 2, according to the plat thereof recorded April 17, 1991 as Document No. 3009036, said point being 70.00 feet Easterly of the Northeast corner of Lot 53 in said Heron Harbor Unit 2; thence Westerly along said North line to the Easterly line of a parcel of land described per Document No. 3424128; thence Northerly along said Easterly line(s) to the South line of Lot 3 in Osmond Brother's Subdivision; thence Westerly along said South line to the Southwest corner thereof; thence Northerly along the West line(s) of said Lot 3 to the Southerly line of Outlot A in Blockbuster Subdivision, according to the plat thereof recorded May 22, 1995 as Document No. 3675953; thence Northwesterly along said Southerly line to the Southwest corner thereof; thence Northerly along the West line of said Outlot A to the North line of the South 660 feet of the Southwest Quarter of the Southeast Quarter of Section 17, Township 46 North, Range 10 East of the Third Principal Meridian; thence Westerly along said North line to the West line of the East 441.64 feet of the South 660 feet of the Southwest Quarter of the Southeast Quarter of said Section 7; thence Southerly along said East line to the South line of said Southeast Quarter; thence Westerly along said South line to the Point of Beginning, all in Lake County, Illinois.

Excepting therefrom Lots 1 thru 13 in Block 1 and that part of Park Street adjoining said Lots 1-13, together with Lots 1 thru 15 in Block 2, all in Renselear Johonnott's Addition, according to the plat thereof recorded October 8, 1890 as Document No. 43085 in Book B of Plats Page 31, all in Lake County, Illinois.

Also excepting Lots 1 thru 12 in Block 1 and the Easterly half of the vacated alley adjoining Lots 1 thru 6 in Block 2, all in Davis Addition to Antioch, according to the plat thereof recorded January

26, 1889 as Document No. 39054 in Book B of Plats Page 2, all in Lake County Illinois.

Also excepting all of the Lots and Streets in Laursen's Resubdivision, according to the plat thereof recorded July 6, 1956 as Document No. 914700 in Book 1460 of Deeds Page 257, together with that part of Ida Avenue adjoining said Laursen's Resubdivision, all in Lake County, Illinois.

Also excepting Lots 2 thru 22 and Lot 32 thru 43 in Charles R. Thorn's Subdivision, according to the plat thereof recorded October 6, 1923 as Document No. 230548 in Book M of Plats Page 22, together with that part of Bishop Street and Ida Avenue adjoining said Lots, all in Lake County, Illinois.

Also excepting a parcel of land described per Document No. 7196490, all in Lake County, Illinois.

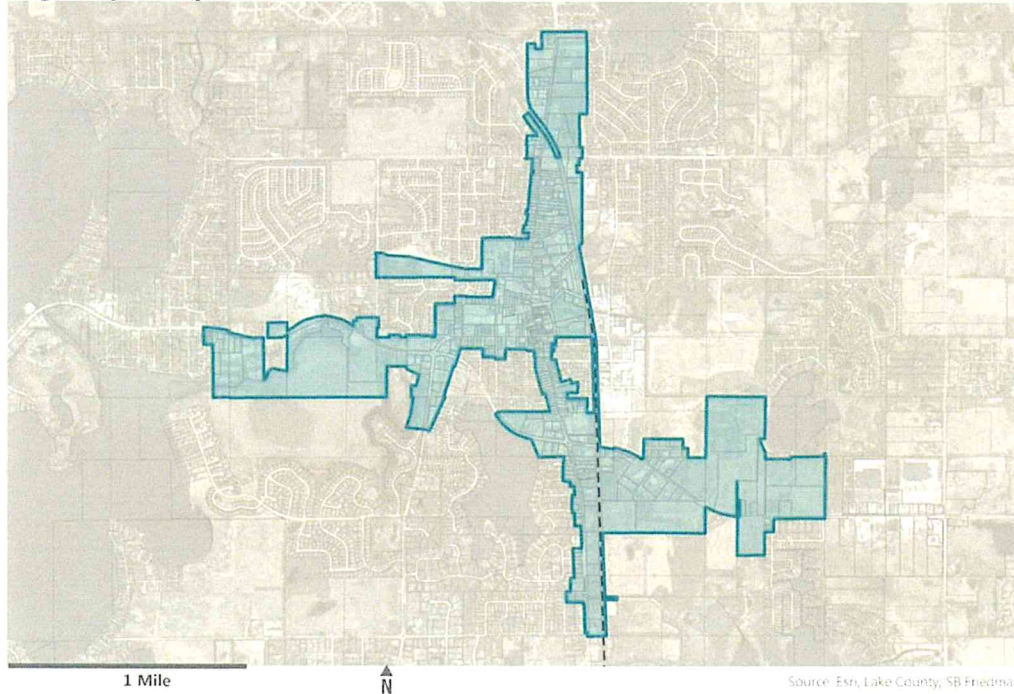
Also excepting that part of the Southwest Quarter of the Southeast Quarter of Section 8, Township 46 North, Range 10 East of the Third Principal Meridian lying Westerly of the Westerly line of the Wisconsin Central Limited Railroad (Also known as the Canadian National Railway) and Lying Northerly of the North line of Ida Avenue per Document No. 230548, all in Lake County, Illinois.

EXHIBIT B
ANTIOCH CENTRAL BUSINESS DISTRICT PLAN

VILLAGE OF ANTIOCH, IL

Antioch Central Business District

Eligibility Study and Business District Plan



FINAL REPORT | February 3, 2020

Revised March 2, 2020



VILLAGE OF ANTIOCH, IL

Antioch Central Business District

Eligibility Study and Business District Plan

February 3, 2020

Revised March 2, 2020

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VILLAGE OF ANTIOCH, IL
Antioch Central Business District

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1. Introduction

The Village of Antioch, Lake County, 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 Central 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.

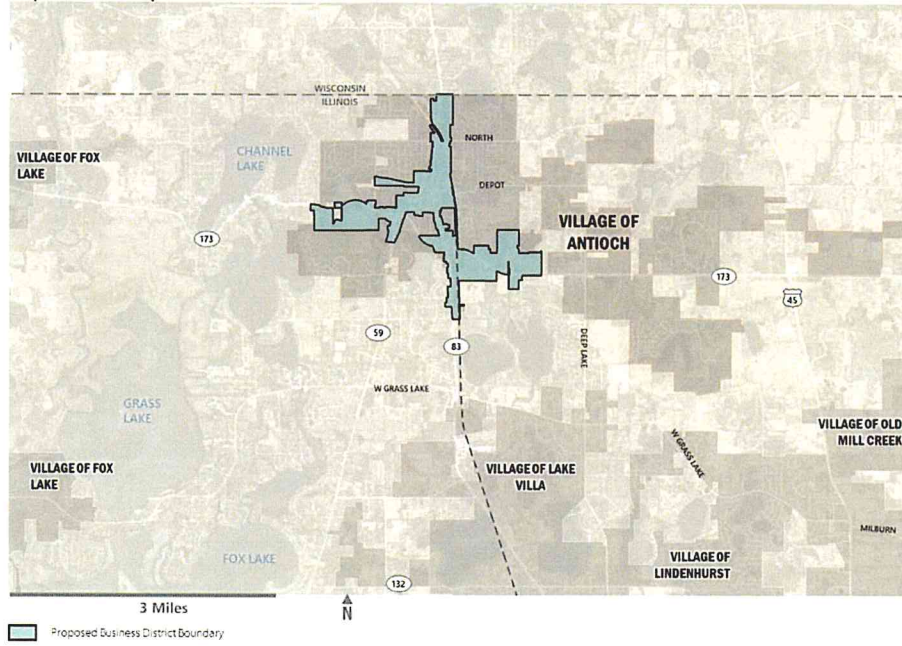
The Study Area

The Study Area for the proposed Business District generally encompasses properties along Illinois Route 173 and Main Street. The Study Area is roughly bound by Madison Avenue to the east, 1st Street to the west, Beach Grove Road to the south, and the Illinois-Wisconsin state border to the north. The area includes the primary commercial corridors in the Village.

The proposed Business District consists of a total of 706 parcels. According to Lake County Assessor data, 58 parcels are public rights-of-way (ROW) and were therefore excluded from the eligibility analysis. Eligibility was assessed for the remaining 648 tax parcels ("non-ROW parcels") in the Study Area. The Study Area contains approximately 836.4 acres of commercial and vacant land, of which approximately 797.8 acres are improved or vacant property and 38.6 acres are rights-of-way.

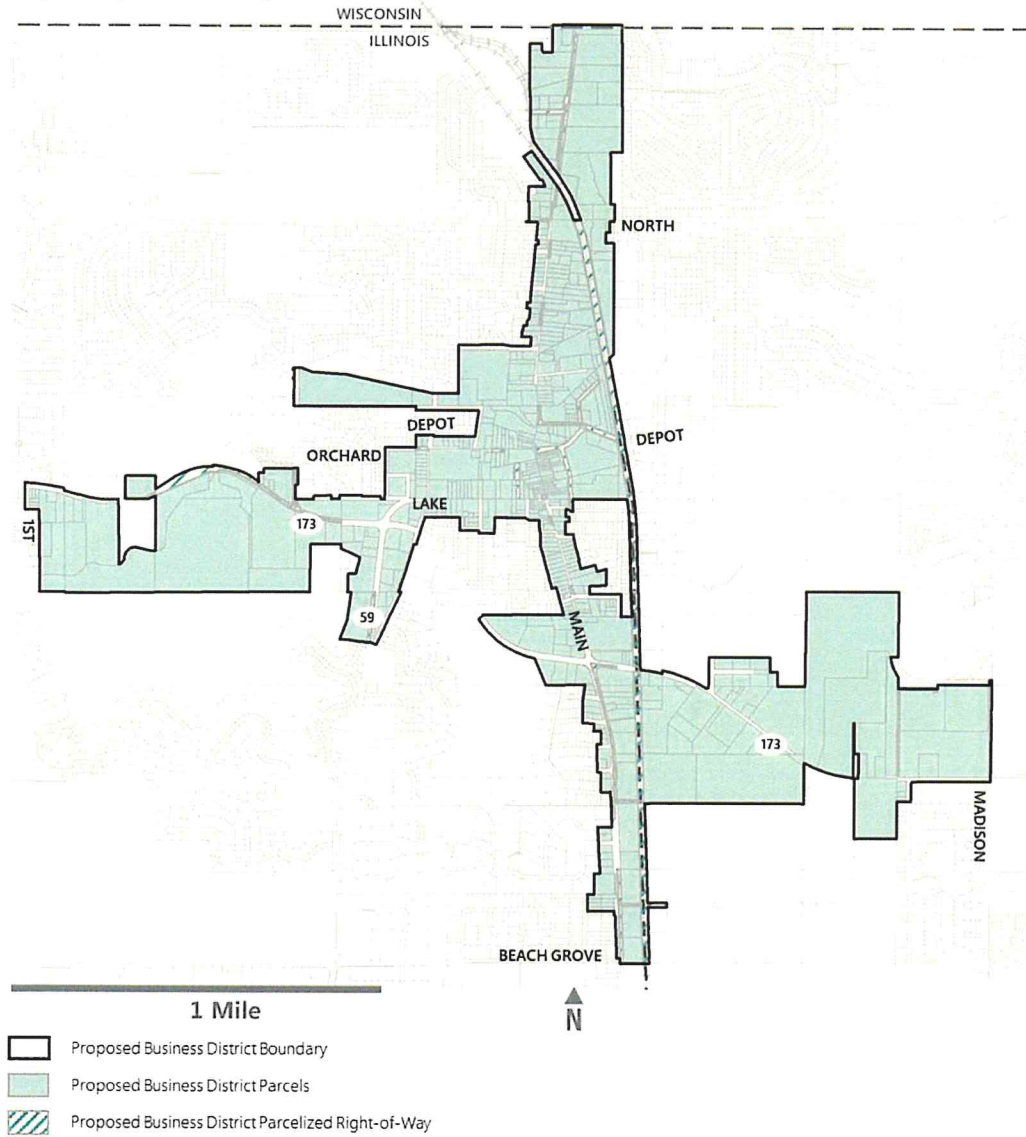
The general location of the Study Area is displayed in **Map 1** on the following page, with a more detailed boundary presented in **Map 2**. The legal description of the proposed Business District and a list of PINs in the District are included in **Appendix 1** and **Appendix 2**.

Map 1: Context Map



Sources: Esri; Lake County; SB Friedman

Map 2: Proposed Boundary



Sources: Esri; Lake County; SB Friedman

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 October and December 2019, and not thereafter. SB Friedman’s findings do not consider events or conditions that may have occurred after completion of field research, 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. 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 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 proposed business district 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 or not the proposed business district has been subject to growth and 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 proposed business district would not reasonably be anticipated to be redeveloped without the adoption of the business district.
3. **Contiguity of Parcels.** The boundaries of the proposed 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 proposed 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 (2013-2018) from the Lake County Assessor's Office;
- Review of building permit records (November 2013-August 2019);
- Review of GIS parcel shapefile data from Lake County; and
- Review of the Village's current comprehensive plan (2019).

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 two factors:

1. Deterioration of Site Improvements
2. Improper Subdivision and Obsolete Platting

Maps 3 and 4 displays the spatial distribution of these factors throughout the Study Area.

DETERIORATION OF SITE IMPROVEMENTS

Of the 648 non-ROW parcels in the Study Area, physical deterioration of surface improvements and/or buildings was observed on 542 parcels (83.6%). 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-damage 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.

IMPROPER SUBDIVISION AND OBSOLETE PLATTING

Within the Study Area, approximately 45% of non-ROW parcels are 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 shapes, 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.

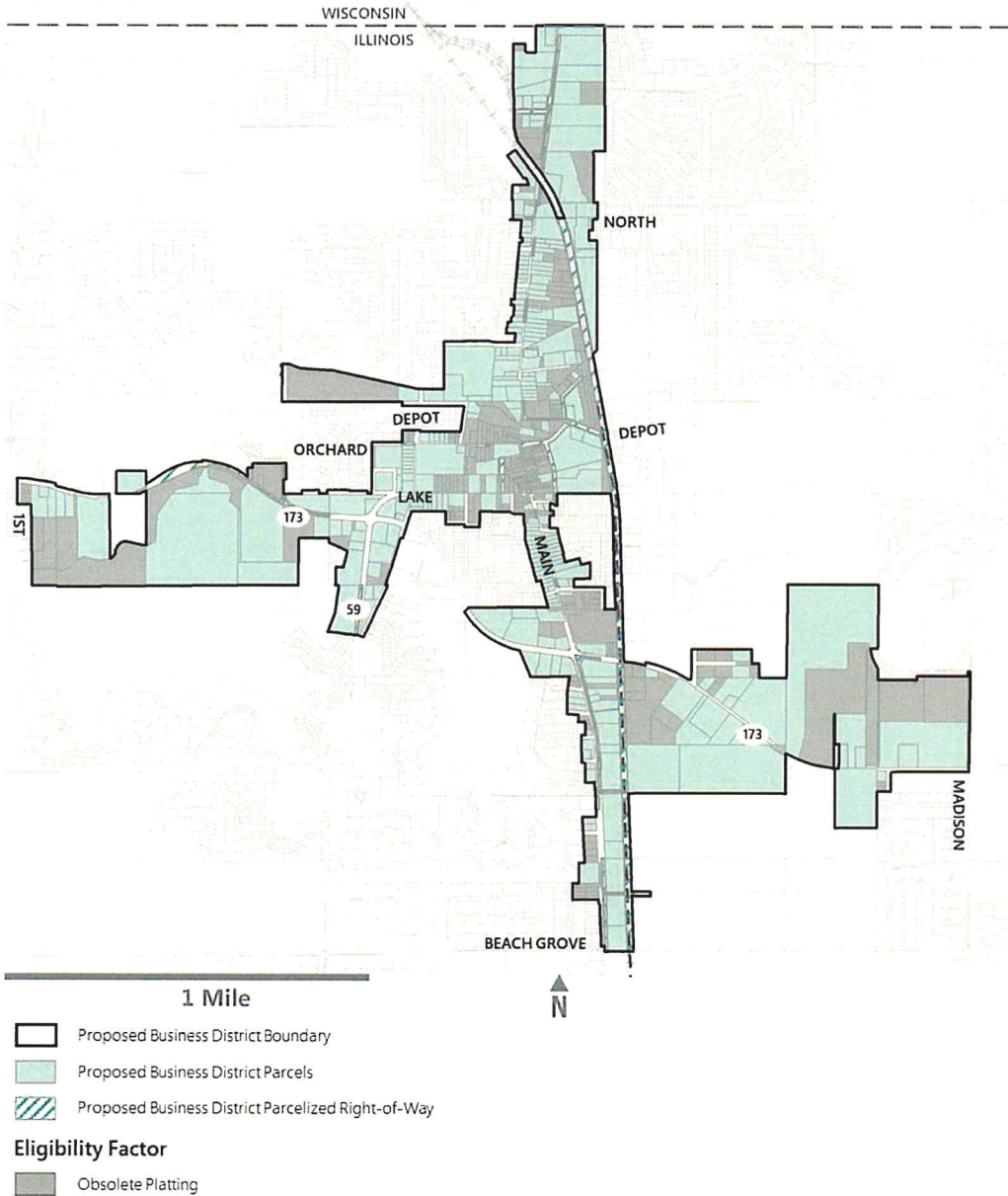
This factor was found to be meaningfully present and reasonably distributed throughout the Study Area

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 2013 to 2018 in comparison to the remainder of the Village.

The Study Area has grown more slowly or declined more quickly than the balance of the Village in four of the past five periods. While the compound annual growth rate ("CAGR") of the EAV for the balance of the Village was approximately 1.9% from 2013 to 2018, the CAGR of EAV in the Study Area was only approximately 0.2%. These results are shown in **Table 1** below.

Table 1: EAV of Study Area and Village from 2013 - 2018

Year	2013	2014	2015	2016	2017	2018	CAGR
Village	\$316.1 M	\$306.4 M	\$303.8 M	\$314.7 M	\$325.6 M	\$343.4 M	1.7%
Study Area	\$39.7 M	\$37.2 M	\$36.7 M	\$37.0 M	\$38.5 M	\$40.0 M	0.2%
Percent Change		-6.3%	-1.3%	0.8%	4.2%	3.8%	
Village less Study Area	\$276.4 M	\$269.2 M	\$267.1 M	\$277.7 M	\$287.1 M	\$303.4 M	1.9%
Percent Change		-2.6%	-0.8%	4.0%	3.4%	9.2%	
Study Area less than Village		YES	YES	YES	NO	YES	

Sources: Lake County Assessor, SB Friedman

The minimal increase in property values within the Study Area since 2013 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 including substantial areas of the primary commercial corridors in the Village, the Study Area's property values have grown substantially more slowly from 2013 to 2018 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 attain property value growth on par with the remainder of the Village, 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 grown more slowly or declined more quickly than the balance of the Village (four of five periods). Annual growth in property value within the Study Area has been substantially lower than the remainder of the Village from 2013 to 2018. These metrics indicate 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 August 2019, there were only five new commercial buildings constructed within the Study Area, totaling approximately \$4.3 million in estimated value. The largest new construction project, Tractor Supply Company, has an estimated construction value of \$2.3 million, but received public financial support and would not have likely occurred without public assistance. The remaining four new construction projects were smaller in scale and include two industrial buildings in Eagle Creek Business Park, Antioch Automotive and Fire Guys Tinting. In addition to new construction, Antioch Chrysler received a permit for an expansion project.

While there has been some limited new construction and expansion within the Study Area over the past six years, the private market has been unable to support substantial new commercial development without public assistance. Furthermore, despite some additional renovation and maintenance, overall EAV has grown at a rate less than the balance of the Village over the six-year period. Therefore, the Study Area overall has exhibited a lack of growth and 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, consolidate or subdivide parcels for redevelopment, 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 without public assistance, 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 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 Plan conforms to the Village's Comprehensive Plan.

3. Business District Redevelopment Plan and Project

Redevelopment Needs of 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 improvement 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 will 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 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 vibrant commercial corridors 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 and Main Street will increase the economic viability of businesses within and adjacent to the proposed Business District. The anticipated components of the 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, roadways, sidewalks, utility lines, trails and streetscaping.

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

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.

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 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 Redevelopment 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, porting of funds from contiguous business districts, 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.)	\$600,000
Property Assembly (including acquisition, reimbursement for developer assembly costs)	\$4,230,000
Site Preparation (including clearance, demolition, clearing & grading)	\$4,230,000
Public Works or Improvements (within or without Business District, which are essential to Plan, including streets, utilities and other public site improvements)	\$18,140,000
Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements (including renovation, relocation, repair and remodeling)	\$18,140,000
Construction or Installation of Buildings, Improvements, Fixtures, Equipment or Utilities	\$12,090,000
Financing Costs (including expenses related to issuance, interest and reserves related to obligations)	\$1,810,000
Relocation Costs (to the extent municipality deems necessary)	\$1,210,000
TOTAL BUSINESS DISTRICT PROJECT COSTS [2] [3]	\$60,450,000

[1] Costs are shown in 2020 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 reevaluated 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 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 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 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 development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other lawful sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

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 2** 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 Central 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 East Business District. The Village anticipates utilizing business district sales tax revenues received from the Antioch East Business District in order to achieve the goals and objectives of this Plan, and vice versa.

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 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 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 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 District.

6. Provisions for Amending Plan

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

Appendix 1: Boundary Legal Description

That part of Section 12, Township 46 North, Range 9 East of the Third Principal Meridian and Sections 5, 7, 8, 16, 17 and 18, Township 46 North, Range 10 East of the Third Principal Meridian described as follows:

Beginning at the South Quarter Corner of said Section 7; thence Westerly along the South line of the Southwest Quarter of said Section 7 to the Southwest corner of said Southwest Quarter; thence Northerly along the West line of said Southwest Quarter to the Southeast corner of the Southeast Quarter of said Section 12; thence Westerly along the South line of said Southeast Quarter to the West line of the East 360 feet of said Southeast Quarter; thence Northerly along said West line to the Southwest corner of Lot 3 in Plantation Subdivision, according to the plat thereof recorded May 13, 1958 as Document No. 989779 in Book 1620 of Deeds Page 296; thence Northerly along the West line of said Lot 3 to the Southeast corner of Lot 6 in California Ice & Coal's Lake Marie Subdivision, according to the plat thereof recorded October 30, 1923 as Document No. 231690 in Book M of plats Page 36; thence Westerly along the South line of said Lot 6 and the Westerly extension thereof to the West line of 1st Avenue per Document No. 231690; thence Northerly along said West line to the Northerly line of Illinois Route 173; thence Easterly along said Northerly line to the East line of the Southeast Quarter of said Section 12; thence Southerly along said East line to the Westerly Extension of the Southerly line of a parcel of land described per Document No. 7357561, said line being the old centerline of Illinois Route 173; thence Southeasterly along said line to the Southwest corner of a parcel of land described per Document No. 7207178; thence Easterly along the Southerly line of said parcel, said line being the old centerline of Illinois Route 173 to the North line of the Southwest Quarter of the Southwest Quarter of said Section 7; thence Easterly along said North line to the Northerly extension of the West line of a parcel of land described per Document No. 6829215; thence South along said Northerly extension and said West line to the Southwest corner of said parcel; thence Northeasterly along the Southerly line of said parcel to the Southeast corner thereof; thence North along the East line of said parcel to the Southerly line of Illinois Route 173; thence Southwesterly along said Southerly line to the North line of the Southwest Quarter of the Southwest Quarter of said Section 7; thence West along said North line to the Southwest corner of a parcel of land described per Document No. 5641236; thence Northerly along the West line of said parcel to the Northwest corner thereof; thence Easterly along the North line of said parcel to the Northeast corner thereof; thence Southerly along the East line of said parcel to the Northerly line of Illinois Route 173; thence Easterly along said Northerly line to the Southeast corner of a parcel of land described per Document No. 7211947; thence Northerly along the East line(s) of said parcel to the Northwest corner of a parcel of land described per Document No. 6998308; thence Easterly along the North line of said parcel and the Easterly extension thereof to the centerline of Tiffany Road, being the West line of the West 264 feet of the Northwest Quarter of the Southeast Quarter of said Section 7; thence Southerly along said centerline to the North line of a parcel of land described per Document No. 7250983; thence Southerly along the West line of said parcel to the Southwest corner thereof; thence Easterly along the South line of said parcel, being the South line of the Northwest Quarter of the Southeast Quarter of said Section 7 to the Southeast corner of said parcel; thence Easterly along said South line to the Southwest corner of Lake Street as dedicated per Westgate Subdivision, according to the plat thereof recorded October 10, 1966 as Document No. 1319171; thence North along the West line of said dedication to the North line of said Lake Street; thence Easterly along said North line to the East line of said dedication; thence Southerly along the East line of said dedication to South line of the Northwest Quarter of the Southeast Quarter of said Section 7; thence Easterly along said South line to the Southwest corner of Lake Street as dedicated per said Westgate Subdivision; thence Northerly along the West line of said dedication to the Northline of said Lake Street; thence Easterly along said North line to the West line of Lot 18 in B.F. Naber's and Helen E. Osmond's Subdivision, according to the plat thereof recorded May 3, 1956 as Document No. 726484 in Book 1041 of

Deeds Page 411; thence Southerly along said West line to the South line of said subdivision; thence Easterly along said South line to the Southeast corner of Lot 17 in said subdivision; thence Southerly along the Southerly extension of the East line of said Lot 17 to the South line of the Northeast Quarter of the Southeast Quarter of said Section 7; thence Easterly along said South line to the Southerly extension of the West line of Henry Street as shown on said B.F. Naber's and Helen E. Osmond's Subdivision; thence Northerly along said Southerly extension and said West line to the Southwest corner of Lot A in said subdivision; thence Northerly along the West line of said Lot A and the Northerly extension thereof to the North line of Orchard street as shown on said subdivision; thence Easterly along said North line to the Southwest corner of Lot 7 in Orchard Crest, according to the plat thereof recorded June 11, 1956 as Document No. 911495 in Book 1452 of Deeds Page 170; thence Northerly along the West line of said Orchard Crest Subdivision to the North line of the South 20 feet of Lot 8 in said subdivision; thence Easterly along said North line to the West line of Hillside Avenue as shown on said Orchard Crest Subdivision; thence Easterly to the Southwest corner of Lot 23 in said Orchard Crest Subdivision; thence Easterly along the South lines of Lots 23, 21, 20 & 19 to the East line of said Orchard Crest Subdivision; thence Northeasterly along said East line to the South line of Depot Street as shown on said Orchard Crest Subdivision; thence Westerly along said South line to the West line of said Depot Street; thence Northerly along said West line to the South line of the Northeast Quarter of said Section 7; thence Westerly along said South line to the West line of Tiffany Road as shown per Tiffany Farms Unit 1, according to the plat thereof recorded December 23, 1996 as Document No. 3913272; thence Northerly along said West line(s) to the Westerly extension of the Northerly line of Outlot E in the Woods of Antioch Phase 1, according to the plat thereof recorded February 21, 1995 as Document No. 3646572; thence Southeasterly along said Northerly line(s) to the Northwest corner of Lot 107 in Sequoit Terrace Second Addition, according to the plat thereof recorded July 10, 1971 as Document No. 1566890 in Book 50 of Plats Page 37; thence Southeasterly along the Northerly line of said Lot 107 to the Northeast corner thereof; thence Easterly to the Northwest corner of Lot 108 in said Sequoit Terrace Second Addition; thence Easterly along the North line of said Lot 108 to the Northeast corner of said Lot 108; thence Northerly along the Easterly line of said Sequoit Terrace Second Addition and the Northerly extension thereof to the North line of Poplar Avenue per Document No. 884452; thence Easterly along said North line to the West line of Lot 20 in Williams Bros. Subdivision, according to the plat thereof recorded May 21, 1908 as Document No. 117298 in Book H of Plats Page 5; thence Southerly along the said West line to the Southwest corner of said Lot 20; thence Easterly along the South line of said Lot 20 to the Southwest corner of a parcel of land described per Document No. 7219083; thence Northerly along the West line of said parcel to the South line of a parcel of land described per Document No. 4920478; thence Northerly along the West line of said parcel to the Northwest corner thereof; thence Easterly along the North line of said parcel to the Southwest corner of a parcel of land described per Document No. 5893813; thence Northerly along the West line of said parcel to the Northwest corner thereof; thence Easterly along the North line of said parcel to the Southwest corner of a parcel of land described as Parcel 2 per Document No. 7591338; thence Northerly along the West line of said parcel to the Northwest corner thereof; thence Northerly across Windsor Drive to the Southwest corner of a parcel of land described per Document No. 7339059; thence Northerly along the West line of said parcel to the Northwest corner thereof; thence Northerly along the West line of a parcel of land described per Document No. 7537705 to the Northwest corner thereof; thence Westerly along the Southerly line of a parcel of land described per Document No. 6694215 to the Southwest corner thereof; thence Northerly along the West line of said parcel to the Northwest corner thereof; thence Easterly along the North line of said parcel to the Southwest corner of a parcel of land described per Document No. 7453913; thence Northerly along the West line of said parcel to the Northwest corner thereof; thence Northerly along the West line of a parcel of land described per Document No. 6006594 to the Northwest corner thereof; thence Northerly to the Southeast corner of Lot 14 in Block A in Craig's Subdivision, according to the plat thereof recorded November 6, 1924 as Document No. 156112 in Book J of Plats Page 24; thence Northerly along the West line of the public alley in said Block A to the Northeast corner of Lot 8 in Block A in said Craig's

Subdivision; thence Northerly to the Southeast corner of Lot 12 in Block B in said Craig's Subdivision; thence Northerly along the East line of said Lot 12 to the Northeast corner thereof; thence Easterly along the Westerly extension of the South line of Lot 2 in said Block B and the South line of said Lot 2 to the Southeast corner of the West 30 feet of Lot 2 in said Block B; thence Northerly along the East line of said West 30 feet to the Northeast corner thereof; thence Westerly along the North line of said Lot 2 and the Westerly extension thereof to the Southeast corner of Lot 10 in said Block B; thence Northerly along the West line of the public alley in said Block B to the South line of North Avenue as shown on said Craig's Subdivision; thence Westerly along said South line to the Southerly extension of the East line of a parcel of land described per Document No. 6515484; thence Northerly along said Southerly extension and said East line to the South line of Lot B in the corrected plat of Antioch Manor North, according to the plat thereof recorded August 29, 1986 as Document No. 2477091; thence West along the South line of said Lot B to the Southwest corner thereof; thence Northerly along the West line of said Lot B and the Northerly extension thereof to the South line of Lot 88 in said Antioch Manor North; thence Easterly along said South line to the Southeast corner of said Lot 88 and also the Southeast corner of a parcel of land described per Document No. 7580075; thence Northwesterly along the Easterly line of said parcel to the Northeast corner thereof; thence Westerly along the Northerly line of said parcel to the Southeast corner of Lot 89 in said Antioch Manor North; thence Northwesterly along the Easterly line of said Lot 89 and the Westerly line of Lot A in said Antioch Manor North to the Northwest corner of said Lot A; thence Northeasterly along the Northwesterly line of said Lot A to the Westerly line of the Wisconsin Central Limited Railroad (Also known as the Canadian National Railway); thence Southerly along said Westerly line to the centerline of North Avenue; thence Easterly along said centerline to the Easterly line of the Wisconsin Central Limited Railroad (Also known as the Canadian National Railway); thence Northerly and Northwesterly along said Easterly line to the Westerly line of a parcel of land described per Document No. 7086798; thence Northerly along said Westerly line to the Southwest corner of Lot 5 in Kairy's Subdivision, according to the plat thereof recorded October 18, 1948 as Document No. 655582 in Book 895 of Deeds Page 587; thence Northerly along the West line of said Kairy's Subdivision to the Northwest corner of Lot 4 in said Kairy's Subdivision; thence Westerly along the Southerly line of a parcel of land per Document No. 4941233 to the West line of the East Half of Government Lot 2 in the West Half of fractional Section 5, Township 46 North, Range 10 East of the Third Principal Meridian; thence Northerly along said West line to the Northwest corner of a parcel of land described as Parcel 1 per Document No. 7279730; thence Easterly along the North line of said Parcel 1 to the Northeast corner thereof; thence Southerly along the East line of said Parcel 1 to the North line of a parcel of land described as Parcel 5 per said Document No. 7279730; thence Easterly along said North line(s) to the Southeast corner of a parcel of land described as Parcel 3 per said Document No. 7279730; thence Northerly along the East line of said Parcel 3 and the West line of a parcel of land described as Parcel 2 per Document No. 6990789 to the North line of the East Half of Government Lot 2 in the West Half of said fractional Section 5; thence Easterly along said North line to the West line of Oakwood Knolls Unit 3; thence Southerly along said West line to the Northeast corner of a parcel of land described as Parcel 2 per Document No. 6298274; thence Westerly along the North line of said Parcel 2 to the Northwest corner thereof; thence Southerly along the West line of said Parcel 2 to the Southwest corner thereof; thence Easterly along the South line of said Parcel 2 to the Northwest corner of a parcel of land described as Parcel 1 per said Document No. 6298274; thence Southerly along the West line of said Parcel 1 to the North line of North Avenue; thence Southerly to the intersection of the South line of North Avenue with the East line of Lot 11 in Wallace E. Drom's Subdivision, according to the plat thereof recorded April 10, 1923 as Document No. 222536 in Book L of Plats Page 59; thence Westerly along said South line to the East line of Lot 12 in said Wallace E. Drom's Subdivision; thence Southerly along said East line to the Southeast corner of said Lot 12; thence Westerly along the South line of said Lot 12 to the West line of said Wallace E. Drom's Subdivision; thence Southerly along said West line of said Wallace E. Drom's Subdivision and the East line of a parcel of land described as Parcel 7 per Document No. 6298274 to a line 33 feet Southerly of and parallel with the South line of Lot 14 in said Wallace E. Drom's

Subdivision; thence Easterly along said parallel line to the West line of Dwight Court as shown on Drom's Industrial Center, according to the plat thereof recorded October 13, 1988 as Document No. 2730219; thence Southerly along said West line and the West line of said Drom's Industrial Center to the Southwest corner of Lot 2 in said Drom's Industrial Center; thence Southwesterly along the Southerly line of a parcel of land described as Parcel 3 per Document No. 6298274 to the Easterly line of the Wisconsin Central Limited Railroad (Also known as the Canadian National Railway); thence Southerly along said Easterly line to the Northerly line of Illinois Route 173 per Document No. 405386; thence Southeasterly along said Northerly line to the Westerly line of McMillen Road as shown per Ram Enterprises Industrial Subdivision, according to the plat thereof recorded October 15, 1981 as Document No. 2135157; thence Northerly along said Westerly line to the Westerly extension of the Northerly line of said Ram Enterprises Industrial Subdivision; thence Easterly along said Northerly line to the Northeast corner thereof; thence Southerly along the Easterly line(s) of said Ram Enterprises Industrial Subdivision to the Southeast corner thereof; thence Easterly along the South line of the Northeast Quarter of the Northeast Quarter of Section 17, Township 46 North, Range 10 East of the Third Principal Meridian; thence Northerly along the East line of said Northeast Quarter to the North line thereof; thence Easterly along the North line of the Northwest Quarter of Section 16, Township 46 North, Range 10 East of the Third Principal Meridian to the West line of the East 10 feet of the Northwest Quarter of said Northwest Quarter; thence Southerly along said West line to a Westerly line of a parcel of land described per Document No. 7562772; thence Westerly and Southerly along said Westerly line to the East line of the Northwest Quarter of said Northwest Quarter; thence Southerly along said East line to the Southwest corner of Lot 1 in Silver Grove Subdivision, according to the plat thereof recorded September 23, 1921 as Document No. 205570; thence Easterly along the South lines of Lots 1 thru 11 in said Silver Grove Subdivision to the Southeast corner of said Lot 11; thence Northerly along the Easterly line of said Lot 11 to the North line of Lot 7 in the School Trustee's Subdivision of Section 16, Township 46 North, Range 10 East of the Third Principal Meridian recorded March 2, 1914 as Document No. 151825; thence Easterly along said North line and the North line of Lot 8 in said School Trustee's Subdivision to the West line of the East 33 feet of the South 69.1 feet of Lot 3 in said School Trustee's Subdivision; thence Northerly along said West line to the North line of the South 69.1 feet of said Lot 3; thence Easterly along said North line to the East line of said Northwest Quarter; thence Southerly along said East line to the South line of Illinois Route 173 per Lagoona Subdivision, according to the plat thereof recorded April 7, 1954 as Document No. 820682 in Book 1238 of Deeds Page 599; thence Westerly along said South line to the East line of Lincoln Avenue per said Lagoona Subdivision; thence Southerly along said East line to the Easterly extension of the South line of Lot 2 in Block 5 in said Lagoona Subdivision; thence Westerly along said Easterly extension and South line to the West line of Block 5 in said Lagoona Subdivision; thence Southerly along said West line to the Southeast corner of a parcel of land described per Document No. 6218028; thence Westerly along the South line of said parcel to the Southwest corner thereof; thence Northerly along the West line of said parcel and the Northerly extension thereof to the Northerly line of Illinois Route 173 as shown on Edward's Subdivision, according to the plat thereof recorded July 17, 1958 as Document No. 996591 in Book 1634 of Deed Page 296; thence Easterly along said Northerly line to the West line of Lot 2 in said Edward's Subdivision; thence Northerly along said Westerly line and the Easterly line of the West 60 feet of said Lot 2 to a line 346.9 feet Northerly of and parallel with the South line of the Northwest Quarter of Section 16, Township 46 North, Range 10 East of the Third Principal Meridian; thence Westerly along said parallel line to the West line of said Lot 2; thence Northerly along said West line to the North line of said Lot 2; thence Westerly along the North line of the West 10 feet of the East 625 feet of the South 774.2 feet of Lot 6 in said School Trustee's Subdivision to the West line of said West 10 feet; thence Southerly along said West line to the Northerly line of Illinois Route 173 per Document No. 405386; thence Northwesterly along said Northerly line to the East line of the Southeast Quarter of Section 17, Township 46 North, Range 10 East of the Third Principal Meridian; thence Southerly along said East line to the centerline of Grimm Road per Boylan Subdivision No. 2, according to the plat thereof recorded December 12, 2017 as Document No. 7450413; thence Westerly along said centerline to

the East line of the Wisconsin Central Limited Railroad (Also known as the Canadian National Railway); thence Southerly along said East line to the North line of the South 13.0 chains of the Southeast Quarter of said Section 17; thence Easterly along said North line to the East line of the West 275 feet of the South 13.0 chains of the Southeast Quarter of said Section 17; thence Southerly along said East line to the South line of the North 60 feet of said South 13.0 chains; thence Westerly along said South line to the East line of Wisconsin Central Limited Railroad (Also known as the Canadian National Railway); thence Southerly along said East line to the South line of the Southeast Quarter of said Section 17; thence Westerly along said South line to the West line of the Wisconsin Central Limited Railroad (Also known as the Canadian National Railway); thence Southerly along said West line to the South line of the North 4 feet of the Northeast Quarter of Section 20, Township 46 North, Range 10 East of the Third Principal Meridian; thence Westerly along said South line to the centerline of Illinois Route 83; thence Northerly along said centerline to the centerline of Beach Grove Road; thence Westerly along said centerline to the Southerly extension of the West line of Illinois Route 83 as shown per Rosing's Subdivision, according to the plat thereof recorded June 22, 1950 as Document No. 701141 in Book 985 of Deed Page 492; thence Northerly along said Southerly extension and said West line to the Southeast corner of Lot 8 in said Rosing's Subdivision; thence Westerly along the Southerly line of said Lot 8 to the East line of the Southwest Quarter of said Section 17; thence Northerly along said East line to the South line of Lot 5 in said Rosing's Subdivision; thence Westerly along said South line and the South line of Lot 6 in said Rosing's Subdivision to the East line of 1st Street per Rosing's Subdivision; thence Northerly along said East line and the Northerly extension thereof to the Southwest corner of Lot 11 in Sunset Ridge, according to the plat thereof recorded November 27, 1957 as Document No. 973402 in Book 34 of Plats Page 55; thence Easterly along the South line of said Lot 11 to the Southeast corner of said Sunset Ridge; thence Northerly along the Easterly line(s) of Lots 10 thru 8 and the Northerly extension of the East line of said Lot 8 to the Southeast corner of Lot 22 in said Sunset Ridge; thence Northerly along the Easterly line of said Lot 22 and Lot 23 in said Sunset Ridge to the Southwest corner of Lot 1 in said Sunset Ridge; thence Easterly along the South line of said Lot 1 to the West line of Illinois Route 83 per Document No. 4683137; thence Northerly along said West line to the Southeast corner of Antioch Hills, according to the plat thereof recorded October 2, 1924 as Document No. 246684 in Book M of Plats Page 94; then Northerly along the East line of said Antioch Hills to the South line of Lot 109 in Antioch Hills, according to the plat thereof recorded October 2, 1924 as Document No. 246684 in Book M of Plats Page 94; thence Westerly along said South line to the Southwest corner of said Lot 109; thence Northerly along the West line of said Lots 109 thru 105 in said Antioch Hills to the Northeast corner of Lot 104 in said Antioch Hills; thence Westerly along the North line of said Lot 104 to the Northwest corner thereof; thence Northerly to the Southwest corner of Lot 80 in said Antioch Hills; thence Northerly along the West line of said Lot 80 and the West line of Lot 79 to the Southwest corner of Lot 26 in the 1st Addition to Antioch Hills, according to the plat thereof recorded June 4, 1948 as Document No. 644562 in Book 31 of plats Page 32; thence Northerly along the West line of said Lot 26 and the Northerly extension thereof to the Southwest corner of Lot 3 in said 1st Addition to Antioch Hills; thence Easterly along the South line of said Lot 3 to the Southwest corner of Lot 2 in said 1st Addition to Antioch Hills; thence Northerly along the West line of Lots 2 and 1 in said Antioch Hills to the South line of Lot 45 in said Antioch Hills; thence Westerly along said South line to the East line of Lot 43 in said Antioch Hills; thence Northerly along the said East line to the South line of Windsor Terrace per said Antioch Hills; thence Westerly along said South line to the Southerly extension of the West line of Lot 24 in said Antioch Hills; thence Northerly along said South extension and said West line to the Southeast corner of Buena Terrace Subdivision, according to the plat thereof recorded May 4, 2004 as Document No. 5551808; thence Northerly along the East line of said Buena Terrace Subdivision to the North line of the Southwest Quarter of the Northwest Quarter of Section 17, Township 45 North, Range 10 East; thence Westerly along said North line to the Southeast corner of Lot 1 in Antioch Venture 1, according to the plat thereof recorded September 16, 1988 as Document No. 2722207; thence Northerly along the Easterly line of said Lot 1 to the Southerly line of Illinois Route 173 per Document No. 405385; thence Northwesterly along

said Southerly line to a perpendicular line from the Northwest corner of Lot 7 in Dupre Antioch South Plaza Subdivision, according to the plat thereof recorded April 25, 1986 as Document No. 2437104, perpendicular to said Southerly line of Illinois Route 173; thence Northeasterly along said perpendicular line to said Northwest corner of Lot 7; thence Easterly along the North line of said Dupre Antioch South Plaza Subdivision and the South line of C.L. Harden's Addition to Antioch, according to the plat thereof recorded October 10, 1894 as Document No. 59984 in Book D of Plats Page 14 to the Southwest corner of Lot 3 in Block 2 in said of C.L. Harden's Addition to Antioch; thence Northerly along the Westerly line of Lots 3 thru 1 in said Block 2 and the Northwesterly extension thereof and Westerly line of lots 3 thru 1 in Block 1 in said C.L. Harden's Addition to Antioch to the South line of Lot 99 in the County Clerk's Subdivision, according to the plat thereof recorded June 20, 1907 as Document No. 112577 in Book G of Plats Page 76; thence Westerly along said South line to the Southwest corner of said Lot 99; thence Northerly along the West line of said Lot 99 and the West line of Wilton's Subdivision, according to the plat thereof recorded March 22, 1887 as Document No. 35298 in Book A of Plats Page 61, to the Northwest corner of Lot 1 in said Wilton's Subdivision; thence Northerly along the West line of Lots 12 thru 14 in Block 1 in Chinn's Addition to the Village of Antioch, according to the plat thereof recorded July 14, 1887 as Document No. 35982 in Book A of Plats Page 65 to the Northwest corner of said Lot 14; thence Northerly to the Southeast corner of Lot 8 in Block 1 in said Chinn's Addition to the Village of Antioch; thence Northerly along the East line of Block 1 said Chinn's Addition to the Village of Antioch to the North line of Lot 6 in Block 1 said Chinn's Addition to the Village of Antioch; thence Westerly along said North line to the Northwest corner of said Lot 6; thence Northwesterly to the Northeast corner of a parcel of land described per Document No. 3307151; thence Westerly along the North line of said parcel to the East line of Lot 18 in S.M. Spafford's Addition of Antioch, according to the plat thereof recorded April 6, 1895 as Document No. 61551 in Book D of Plats Page 25; thence Northerly along said East line to the North line of said S.M. Spafford's Addition of Antioch; thence Westerly along said North line to the Northwest corner of Lot 16 in said S.M. Spafford's Addition of Antioch; thence Southerly along the West line of said Lot 16 to the North line of a parcel of land described as Parcel 2 per Document No. 6875262; thence Westerly along said North line and the North line of a parcel of land described per Document No. 7196484 and the Westerly extension thereof to the West line of Spafford Street per said S.M. Spafford's Addition of Antioch; thence Northerly along said West line to the North line of a parcel of land described per Document No. 7110679; thence Westerly along said North line to the Northeast corner of Lot 28 in B.F. Naber's Third Subdivision, according to the plat thereof recorded April 8, 1946 as Document No. 586561 in Book 30 of Plats Page 48; thence Westerly along the North line of said Lot 28 to the Southerly extension of the West line of Lot 2 in said B.F. Naber's Third Subdivision; thence Northerly along said Southerly extension and said West line to the North line of said B.F. Naber's Third Subdivision; thence Westerly along said North line to the Westerly line of said B.F. Naber's Third Subdivision; thence Southerly along said Westerly line to the Northerly line of Lot 118 in said County Clerk's Subdivision; thence Westerly along said Northerly line to the Westerly line of said Lot 118; thence Southerly along said Westerly line of said Lot 118 and Lot 117 in said County Clerk's Subdivision to the Southwest corner of said Lot 117; thence Southerly to the Northwest corner of Lot A in Henning's Subdivision, according to the plat thereof recorded March 8, 1957 as Document No. 942970 in Book 1524 of Deeds Page 257; thence Southerly along the Westerly line of said Henning's Subdivision to the Southwest corner of said Henning's Subdivision being also the Northwest corner of Mystic Cove Unit 1, according to the plat thereof recorded August 25, 1993 as Document No. 3388292; thence Southerly along the Westerly line of said Mystic Cove Unit 1 to the Southwest corner of Outlot B in said Mystic Cove Subdivision, also being the Northwest corner of William G. Carney's Subdivision, according to the plat thereof recorded June 21, 1990 as Document No. 2917361; thence Southerly along the Westerly line of said William G. Carney's Subdivision to the Southwest corner thereof, being also the Northwest corner of a parcel of land described per Document No. 7363331; thence Southerly along the Westerly line of said parcel to a perpendicular line drawn from the intersection of the Easterly line of Illinois Route 59 and the Westerly line of Hillside Avenue as shown on said William G. Carney's Subdivision; thence

Northwesterly along said perpendicular line to said intersection; thence Westerly to a point on the North line of Heron Harbor Unit 2, according to the plat thereof recorded April 17, 1991 as Document No. 3009036, said point being 70.00 feet Easterly of the Northeast corner of Lot 53 in said Heron Harbor Unit 2; thence Westerly along said North line to the Easterly line of a parcel of land described per Document No. 3424128; thence Northerly along said Easterly line(s) to the South line of Lot 3 in Osmond Brother's Subdivision; thence Westerly along said South line to the Southwest corner thereof; thence Northerly along the West line(s) of said Lot 3 to the Southerly line of Outlot A in Blockbuster Subdivision, according to the plat thereof recorded May 22, 1995 as Document No. 3675953; thence Northwesterly along said Southerly line to the Southwest corner thereof; thence Northerly along the West line of said Outlot A to the North line of the South 660 feet of the Southwest Quarter of the Southeast Quarter of Section 17, Township 46 North, Range 10 East of the Third Principal Meridian; thence Westerly along said North line to the West line of the East 441.64 feet of the South 660 feet of the Southwest Quarter of the Southeast Quarter of said Section 7; thence Southerly along said East line to the South line of said Southeast Quarter; thence Westerly along said South line to the Point of Beginning, all in Lake County, Illinois.

Excepting therefrom Lots 1 thru 13 in Block 1 and that part of Park Street adjoining said Lots 1-13, together with Lots 1 thru 15 in Block 2, all in Renselear Johonnott's Addition, according to the plat thereof recorded October 8, 1890 as Document No. 43085 in Book B of Plats Page 31, all in Lake County, Illinois.

Also excepting Lots 1 thru 12 in Block 1 and the Easterly half of the vacated alley adjoining Lots 1 thru 6 in Block 2, all in Davis Addition to Antioch, according to the plat thereof recorded January 26, 1889 as Document No. 39054 in Book B of Plats Page 2, all in Lake County Illinois.

Also excepting all of the Lots and Streets in Laursen's Resubdivision, according to the plat thereof recorded July 6, 1956 as Document No. 914700 in Book 1460 of Deeds Page 257, together with that part of Ida Avenue adjoining said Laursen's Resubdivision, all in Lake County, Illinois.

Also excepting Lots 2 thru 22 and Lot 32 thru 43 in Charles R. Thorn's Subdivision, according to the plat thereof recorded October 6, 1923 as Document No. 230548 in Book M of Plats Page 22, together with that part of Bishop Street and Ida Avenue adjoining said Lots, all in Lake County, Illinois.

Also excepting a parcel of land described per Document No. 7196490, all in Lake County, Illinois.

Also excepting that part of the Southwest Quarter of the Southeast Quarter of Section 8, Township 46 North, Range 10 East of the Third Principal Meridian lying Westerly of the Westerly line of the Wisconsin Central Limited Railroad (Also known as the Canadian National Railway) and Lying Northerly of the North line of Ida Avenue per Document No. 230548, all in Lake County, Illinois.

Appendix 2: List of PINs in Business District

Parcel	Parcel	Parcel	Parcel
01-12-400-031	02-05-300-073	02-07-300-036	02-07-400-043
01-12-400-032	02-05-300-074	02-07-300-037	02-07-401-070
01-12-416-199	02-05-300-075	02-07-300-038	02-07-401-071
01-12-416-200	02-05-300-076	02-07-300-039	02-07-401-072
01-12-416-201	02-05-300-077	02-07-300-040	02-07-401-077
01-12-416-202	02-05-300-078	02-07-300-041	02-07-401-078
01-12-416-203	02-05-300-079	02-07-300-043	02-07-401-079
01-12-416-204	02-05-301-001	02-07-300-044	02-07-401-080
01-12-416-217	02-05-301-002	02-07-300-045	02-07-401-081
01-12-416-218	02-05-301-003	02-07-300-046	02-07-401-082
01-12-416-220	02-05-301-004	02-07-300-047	02-07-401-083
01-12-416-221	02-05-302-002	02-07-300-048	02-07-401-084
02-05-300-006	02-05-302-003	02-07-300-049	02-07-401-085
02-05-300-007	02-05-302-010	02-07-300-050	02-07-401-086
02-05-300-009	02-05-302-011	02-07-300-051	02-07-401-087
02-05-300-010	02-05-302-013	02-07-300-052	02-07-401-088
02-05-300-015	02-05-302-014	02-07-300-053	02-07-401-089
02-05-300-029	02-05-302-015	02-07-300-054	02-07-403-001
02-05-300-034	02-05-302-016	02-07-300-055	02-07-404-003
02-05-300-041	02-05-305-046	02-07-300-056	02-07-404-004
02-05-300-048	02-05-305-047	02-07-300-057	02-07-405-002
02-05-300-051	02-05-305-063	02-07-300-058	02-07-405-003
02-05-300-052	02-05-305-066	02-07-300-059	02-07-405-004
02-05-300-053	02-05-312-004	02-07-300-060	02-07-406-001
02-05-300-059	02-05-312-005	02-07-400-007	02-07-406-002
02-05-300-060	02-05-312-006	02-07-400-009	02-07-408-003
02-05-300-061	02-05-312-007	02-07-400-033	02-07-408-004
02-05-300-062	02-07-201-035	02-07-400-036	02-07-408-005
02-05-300-064	02-07-201-070	02-07-400-038	02-07-408-006
02-05-300-066	02-07-300-014	02-07-400-038	02-07-408-007
02-05-300-068	02-07-300-015	02-07-400-039	02-07-410-001
02-05-300-069	02-07-300-016	02-07-400-040	02-07-410-002
02-05-300-071	02-07-300-019	02-07-400-041	02-07-410-003
02-05-300-072	02-07-300-022	02-07-400-042	02-07-410-004

Parcel	Parcel	Parcel	Parcel
02-07-410-005	02-08-104-044	02-08-104-090	02-08-107-019
02-07-410-006	02-08-104-045	02-08-104-091	02-08-109-034
02-07-410-007	02-08-104-046	02-08-104-092	02-08-109-036
02-07-410-008	02-08-104-049	02-08-104-093	02-08-109-039
02-08-103-016	02-08-104-050	02-08-104-094	02-08-109-042
02-08-103-018	02-08-104-051	02-08-104-095	02-08-109-044
02-08-103-019	02-08-104-052	02-08-104-096	02-08-109-045
02-08-103-020	02-08-104-053	02-08-104-098	02-08-109-063
02-08-103-021	02-08-104-054	02-08-104-099	02-08-109-071
02-08-103-023	02-08-104-055	02-08-104-100	02-08-109-072
02-08-103-024	02-08-104-056	02-08-104-101	02-08-109-073
02-08-103-025	02-08-104-057	02-08-104-102	02-08-109-074
02-08-103-026	02-08-104-058	02-08-104-103	02-08-112-009
02-08-103-027	02-08-104-059	02-08-104-104	02-08-112-010
02-08-104-009	02-08-104-060	02-08-104-105	02-08-112-011
02-08-104-010	02-08-104-061	02-08-104-106	02-08-112-012
02-08-104-011	02-08-104-062	02-08-104-107	02-08-112-014
02-08-104-012	02-08-104-063	02-08-104-108	02-08-112-017
02-08-104-015	02-08-104-064	02-08-104-109	02-08-112-018
02-08-104-016	02-08-104-068	02-08-104-110	02-08-112-019
02-08-104-017	02-08-104-070	02-08-104-111	02-08-112-021
02-08-104-019	02-08-104-071	02-08-104-112	02-08-112-022
02-08-104-020	02-08-104-072	02-08-104-113	02-08-112-023
02-08-104-021	02-08-104-074	02-08-104-114	02-08-112-024
02-08-104-022	02-08-104-074	02-08-104-115	02-08-112-025
02-08-104-023	02-08-104-075	02-08-104-116	02-08-112-029
02-08-104-024	02-08-104-076	02-08-105-001	02-08-112-030
02-08-104-025	02-08-104-077	02-08-105-002	02-08-302-001
02-08-104-026	02-08-104-078	02-08-105-003	02-08-302-002
02-08-104-028	02-08-104-079	02-08-105-009	02-08-302-003
02-08-104-030	02-08-104-080	02-08-105-010	02-08-302-004
02-08-104-031	02-08-104-081	02-08-105-011	02-08-302-006
02-08-104-034	02-08-104-082	02-08-107-008	02-08-302-007
02-08-104-035	02-08-104-083	02-08-107-009	02-08-302-008
02-08-104-037	02-08-104-084	02-08-107-010	02-08-302-009
02-08-104-038	02-08-104-085	02-08-107-011	02-08-302-010
02-08-104-040	02-08-104-086	02-08-107-012	02-08-302-011
02-08-104-041	02-08-104-087	02-08-107-016	02-08-302-012
02-08-104-042	02-08-104-088	02-08-107-017	02-08-302-013
02-08-104-043	02-08-104-089	02-08-107-018	02-08-302-014

Parcel	Parcel	Parcel	Parcel
02-08-302-015	02-08-306-023	02-08-306-106	02-08-307-043
02-08-302-016	02-08-306-027	02-08-306-107	02-08-307-044
02-08-302-017	02-08-306-028	02-08-306-108	02-08-307-045
02-08-302-018	02-08-306-029	02-08-306-109	02-08-307-046
02-08-302-019	02-08-306-030	02-08-306-110	02-08-307-047
02-08-302-020	02-08-306-031	02-08-306-111	02-08-307-048
02-08-302-021	02-08-306-032	02-08-307-005	02-08-307-049
02-08-302-022	02-08-306-033	02-08-307-006	02-08-307-050
02-08-302-023	02-08-306-036	02-08-307-007	02-08-307-051
02-08-302-024	02-08-306-038	02-08-307-008	02-08-307-054
02-08-302-025	02-08-306-039	02-08-307-009	02-08-307-057
02-08-303-001	02-08-306-045	02-08-307-010	02-08-307-058
02-08-303-002	02-08-306-046	02-08-307-011	02-08-307-059
02-08-303-003	02-08-306-048	02-08-307-012	02-08-307-060
02-08-303-004	02-08-306-049	02-08-307-013	02-08-307-061
02-08-303-005	02-08-306-068	02-08-307-014	02-08-307-062
02-08-303-006	02-08-306-069	02-08-307-015	02-08-307-063
02-08-303-007	02-08-306-071	02-08-307-016	02-08-307-064
02-08-304-010	02-08-306-078	02-08-307-017	02-08-307-065
02-08-304-011	02-08-306-080	02-08-307-020	02-08-307-066
02-08-304-012	02-08-306-081	02-08-307-022	02-08-307-067
02-08-304-013	02-08-306-083	02-08-307-023	02-08-307-068
02-08-305-008	02-08-306-085	02-08-307-024	02-08-308-001
02-08-305-009	02-08-306-087	02-08-307-025	02-08-308-002
02-08-305-010	02-08-306-089	02-08-307-026	02-08-308-003
02-08-305-011	02-08-306-090	02-08-307-027	02-08-308-006
02-08-305-012	02-08-306-091	02-08-307-028	02-08-308-016
02-08-305-013	02-08-306-092	02-08-307-029	02-08-308-017
02-08-305-014	02-08-306-093	02-08-307-030	02-08-308-018
02-08-306-001	02-08-306-094	02-08-307-032	02-08-308-019
02-08-306-002	02-08-306-095	02-08-307-033	02-08-308-020
02-08-306-003	02-08-306-097	02-08-307-034	02-08-308-021
02-08-306-004	02-08-306-098	02-08-307-035	02-08-308-022
02-08-306-005	02-08-306-099	02-08-307-036	02-08-308-024
02-08-306-006	02-08-306-100	02-08-307-037	02-08-308-025
02-08-306-012	02-08-306-101	02-08-307-038	02-08-308-026
02-08-306-014	02-08-306-102	02-08-307-039	02-08-309-009
02-08-306-017	02-08-306-103	02-08-307-040	02-08-309-010
02-08-306-021	02-08-306-104	02-08-307-041	02-08-309-045
02-08-306-022	02-08-306-105	02-08-307-042	02-08-309-046

Parcel	Parcel	Parcel	Parcel
02-08-309-068	02-08-311-001	02-17-100-006	02-17-104-003
02-08-309-069	02-08-311-002	02-17-100-007	02-17-104-004
02-08-309-072	02-08-311-019	02-17-100-008	02-17-104-005
02-08-310-001	02-08-311-020	02-17-100-009	02-17-104-006
02-08-310-002	02-08-311-041	02-17-100-010	02-17-104-007
02-08-310-003	02-08-311-042	02-17-100-011	02-17-104-008
02-08-310-004	02-08-314-005	02-17-100-012	02-17-104-009
02-08-310-005	02-08-314-006	02-17-100-013	02-17-104-010
02-08-310-006	02-08-314-007	02-17-100-014	02-17-104-011
02-08-310-007	02-08-314-008	02-17-100-015	02-17-104-012
02-08-310-008	02-08-314-009	02-17-100-016	02-17-104-013
02-08-310-009	02-08-314-010	02-17-101-021	02-17-104-014
02-08-310-010	02-08-314-032	02-17-101-022	02-17-104-015
02-08-310-011	02-08-314-042	02-17-101-023	02-17-104-016
02-08-310-012	02-08-314-043	02-17-101-024	02-17-104-021
02-08-310-013	02-08-314-044	02-17-101-048	02-17-104-024
02-08-310-014	02-08-314-048	02-17-101-049	02-17-105-002
02-08-310-035	02-08-314-049	02-17-101-050	02-17-105-003
02-08-310-038	02-08-314-050	02-17-101-051	02-17-106-003
02-08-310-039	02-08-314-051	02-17-101-052	02-17-106-011
02-08-310-041	02-08-400-015	02-17-101-053	02-17-106-012
02-08-310-042	02-08-406-001	02-17-101-061	02-17-107-005
02-08-310-045	02-16-100-008	02-17-101-062	02-17-107-006
02-08-310-046	02-16-100-009	02-17-101-063	02-17-107-018
02-08-310-048	02-16-100-010	02-17-101-093	02-17-107-024
02-08-310-049	02-16-100-012	02-17-101-094	02-17-108-025
02-08-310-050	02-16-100-013	02-17-101-095	02-17-108-026
02-08-310-051	02-16-100-020	02-17-101-096	02-17-109-010
02-08-310-052	02-16-100-024	02-17-101-097	02-17-200-005
02-08-310-053	02-16-100-025	02-17-101-098	02-17-200-006
02-08-310-055	02-16-100-026	02-17-101-099	02-17-200-008
02-08-310-056	02-16-102-012	02-17-101-100	02-17-200-010
02-08-310-059	02-16-105-001	02-17-101-101	02-17-200-012
02-08-310-060	02-16-105-003	02-17-101-102	02-17-200-017
02-08-310-061	02-16-105-005	02-17-102-007	02-17-200-018
02-08-310-062	02-16-300-005	02-17-102-009	02-17-200-019
02-08-310-063	02-16-300-018	02-17-102-011	02-17-200-020
02-08-310-064	02-16-301-001	02-17-102-012	02-17-200-021
02-08-310-065	02-16-301-002	02-17-104-001	02-17-200-022
02-08-310-066	02-17-100-005	02-17-104-002	02-17-200-023

Parcel	Parcel	Parcel	Parcel
02-17-200-025	02-17-201-010	02-17-302-010	02-17-400-044
02-17-200-026	02-17-201-011	02-17-304-019	02-17-400-046
02-17-200-035	02-17-203-001	02-17-304-020	02-17-400-047
02-17-200-035	02-17-203-002	02-17-304-021	02-17-400-048
02-17-200-036	02-17-204-001	02-17-304-022	02-17-400-052
02-17-200-037	02-17-204-002	02-17-306-001	02-17-400-053
02-17-200-038	02-17-204-003	02-17-306-002	02-17-401-001
02-17-200-042	02-17-204-004	02-17-306-003	02-17-401-003
02-17-200-044	02-17-204-007	02-17-306-011	02-17-402-001
02-17-200-045	02-17-204-008	02-17-306-029	02-17-402-002
02-17-200-046	02-17-204-010	02-17-306-031	02-17-403-001
02-17-200-047	02-17-204-011	02-17-400-016	02-17-403-002
02-17-200-048	02-17-300-005	02-17-400-023	02-18-200-003
02-17-200-049	02-17-300-006	02-17-400-031	02-18-200-042
02-17-200-051	02-17-300-019	02-17-400-032	02-18-200-047
02-17-200-052	02-17-300-021	02-17-400-033	02-18-200-051
02-17-200-053	02-17-300-022	02-17-400-034	02-18-201-001
02-17-200-055	02-17-301-056	02-17-400-035	02-07-401-069
02-17-200-056	02-17-301-057	02-17-400-036	
02-17-200-057	02-17-301-067	02-17-400-036	
02-17-201-009	02-17-301-069	02-17-400-041	

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 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 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.

EXHIBIT C

**LEGAL NOTICE FOR PUBLICATION – NOTICE OF
CHANGES TO THE ANTIOCH CENTRAL BUSINESS DISTRICT PLAN**

LEGAL NOTICE
VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS
ANTIOCH CENTRAL BUSINESS DISTRICT
NOTICE OF CHANGES TO THE BUSINESS DISTRICT PLAN

PLEASE TAKE NOTICE that, pursuant to the Business District Development and Redevelopment Law of the State of Illinois, 65 ILCS § 5/11-74.3-1 *et seq.* (the “**Law**”) and particularly § 5/11-74.3-2, the Village of Antioch, Lake County, Illinois (the “**Village**”) has adopted the Antioch Central Business District Plan (the “**Plan**”), and designated the Antioch Central Business District (the “**Business District**”), being the approval of a business district plan and designation of a business district, pursuant to an Ordinance adopted on March 9, 2020.

Please take notice that the Plan has been changed as follows (all page references are in reference to the document dated February 3, 2020, revised March 2, 2020):

Page 16, **Table 2. Total Business District Costs**, Budget amounts were changed as follows:

<u>Eligible Cost Categories</u>	<u>Budget</u>
Professional Services	\$600,000
Property Assembly	\$4,230,000
Site Preparation	\$4,230,000
Public Works or Improvements	\$18,140,000
Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements	\$18,140,000
Construction or Installation of Buildings, Improvements, Fixtures, Equipment or Utilities	\$12,090,000
Financing Costs	\$1,810,000
Relocation Costs	\$1,210,000

Dated March 18, 2020

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

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 a business district plan and designating the Antioch Central Business District 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

