

# Request For Board Action

**REFERRED TO BOARD:** September 10, 2018

**AGENDA ITEM NO:** 9

**ORIGINATING DEPARTMENT:** Community Development

**SUBJECT:** Consideration of and Ordinance Amending Ordinance No. 18-07-28 of the Village of Antioch, Lake County Illinois ad Proposing the Amendment of the Redevelopment Plan and Adding Properties to the Existing Route 83 Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith

## **SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

In July, 2018, the Village Board approved an ordinance that set a Joint Review Board date and a public hearing for the Amended Route 83 Redevelopment area. This added property to the existing Tax Increment Finance District for the Route 83 Redevelopment area that was approved this year to include the existing Kunes Ford dealership. Kune Ford has decided that they want to proceed with a major addition to their existing dealership instead of building a new building on the vacant lot that is currently part of the Route 83 Redevelopment area.

The Joint Review Board met on August 14, 2018, where the Village suggested the addition of 2 parcels to the existing Redevelopment Project Area on the Kunes lot. The members of the JRB approved the additional properties, which were included in a revised feasibility study, and an amended redevelopment plan and project for the Route 83 Redevelopment Project Area, which was filed with the Village Clerk on August 28, 2018.

The TIF Act requires the Village to convene a joint review board and conduct a public hearing prior to the adoption of ordinances designating and approving a redevelopment plan and project. Because of the refileing of the redevelopment plan Amendment No. 1 to include the additional parcels, it is necessary to follow all lawfully required procedures and notices pursuant to the TIF Act.

## **Financial Impact**

The proposed TIF will incentivize the development of approximately 70 acres between Route 83, Route 173, and Grimm Road and assist the Village in economic development recruitment.

## **Documents Attached**

- 1) Ordinance
- 2) Redevelopment Plan Amendment No. 1 including additional parcels filed with the Village Clerk on August 28, 2018.

## **Recommended Motions -**

Move to approve an Ordinance Amending Ordinance No. 18-07-28 of the Village of Antioch, Lake County Illinois and Proposing the Amendment of the Redevelopment Plan and Adding Properties to the existing Route 83 Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith, waiving the second reading.

VILLAGE OF ANTIOCH

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ORDINANCE NO. 18-\_\_-\_\_

*AN ORDINANCE AMENDING ORDINANCE NO. 18-07-28 OF THE VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS AND PROPOSING THE AMENDMENT OF THE REDEVELOPMENT PLAN AND ADDING PROPERTIES TO THE EXISTING ROUTE 83 REDEVELOPMENT PROJECT AREA, CONVENING A JOINT REVIEW BOARD AND CALLING A PUBLIC HEARING IN CONNECTION THEREWITH*

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ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE  
VILLAGE OF ANTIOCH, ILLINOIS  
ON

September 10, 2018

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Published in pamphlet form by authority of the Village Board  
of the Village of Antioch, Lake County, Illinois,  
this 11th day of September, 2018.

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

**EXTRACT OF MINUTES** of a regular public meeting of the President and Board of Trustees of the Village of Antioch, Lake County, Illinois, held at the Board Room, Village Hall, in said Village, at 847 Main Street, Antioch, Illinois 60002, on the 10th day of September, 2018.

\* \* \*

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

Upon the roll being called, the President and the following Trustees answered present: \_\_\_\_\_

\_\_\_\_\_

The following were absent from the meeting: \_\_\_\_\_

The President and Board of Trustees then gave a public recital of the nature and purpose of the ordinance, which included a reading of the title aloud and an explanation that the ordinance concerns (i) amending Ordinance No. 18-07-28 of the Village of Antioch, Lake County, Illinois and (ii) proposing the amendment of the redevelopment plan and adding properties to the existing Route 83 Redevelopment Project Area.

Trustee \_\_\_\_\_ then made a motion, which was seconded by Trustee \_\_\_\_\_ that the ordinance amending Ordinance No. 18-07-28 of the Village of Antioch, Lake County, Illinois and proposing the amendment of the redevelopment plan and adding properties to the existing Route 83 Redevelopment Project Area be approved, waiving the second reading:

**AYE:** \_\_\_\_\_

and the following Trustees voted **NAY:** \_\_\_\_\_

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

*Village of Antioch*

**ORDINANCE NO. 18-\_\_-\_\_**

**An Ordinance Amending Ordinance No. 18-07-28 of the Village Of Antioch, Lake County, Illinois and Proposing the Amendment of the Redevelopment Plan and Adding Properties to the Existing Route 83 Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith**

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

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

**WHEREAS**, pursuant to its Ordinance No. 18-07-28, adopted on July 9, 2018, the Municipality previously authorized the preparation of an eligibility study, and an amended redevelopment plan and project and adding certain properties, relative to the existing Route 83 Redevelopment Project Area, as well as setting forth various additional procedural matters, including calling a joint review board meeting on August 14, 2018 (the “**JRB Meeting**”); and

**WHEREAS**, at the JRB Meeting, the Municipality announced the desirability of adding additional properties to the existing redevelopment project area in excess of those described in Ordinance No. 18-07-28 and other proceedings of the Municipality, in light of current development and redevelopment plans; and

**WHEREAS**, the members of the JRB approved the adding of such additional properties (the “**JRB Recommendation**”), such additional properties to be included in a revised feasibility study and a revised Plan Amendment No. 1, along with the necessity to follow all lawfully required additional procedures and notices, all to be in accordance with the TIF Act; and

**WHEREAS**, responsive to the JRB Recommendation, on August 28, 2018, the Municipality announced the availability of the amended redevelopment plan and project for the Route 83 Redevelopment Project Area, as well as including such additional properties, with the proposed Redevelopment Plan Amendment No. 1 containing an eligibility analysis for all the properties to be added to the existing Route 83 Redevelopment Project Area (hereinafter referred

to as the “**Eligibility Study**”) addressing the tax increment financing eligibility of the area proposed to be added to the existing Redevelopment Project Area;

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

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

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

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

**WHEREAS**, the Corporate Authorities have heretofore and it hereby is determined that it is advisable to convene another meeting of the joint review board and to hold a public hearing to consider the proposed amendment to the redevelopment plan and the addition of added properties to the existing redevelopment project area; and

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

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

1. **Preambles.** The Corporate Authorities hereby adopt by reference the foregoing preamble clauses as if fully set forth herein.
2. **Proposal of Amendment No. 1 to the Existing Route 83 Redevelopment Project Area.** Amendment No. 1, dated June 29, 2018 (revised August 28, 2018), to the existing Route 83 Redevelopment Project Area is hereby proposed.
3. **Interested Persons Registry.** There is hereby created an interested persons registry (the “**Registry**”) for the Redevelopment Project Area. The Village Clerk is hereby expressly authorized and directed to maintain the Registry for the Redevelopment Project Area, as amended by Amendment No. 1. The Municipality shall print in a newspaper of general circulation within the Municipality a notice in the form of Exhibit C attached hereto.

4. **Registration Rules and Forms.** The registration rules for the Registry have been previously approved by the Village on September 15, 2008 and are available from the Village Clerk.

5. **Joint Review Board to be Convened – Additional Meeting.** A joint review board as set forth in the TIF Act is hereby convened and such board shall meet, review such documents and issue such report as set forth in the TIF Act. The second meeting of said joint review board shall be held at 10:00 a.m. on the 16th day of October, at the Board Room, Antioch Village Hall, 847 Main Street, Antioch, Illinois. The Municipality hereby expressly finds and determines that said date is at least 14 days but not more than 28 days after the notice to affected taxing districts hereinafter authorized in Section 7 of this ordinance will be mailed.

6. **Time and Place of Public Hearing Fixed.** A public hearing (the “Hearing”) shall be held by the President and Board of Trustees of the Municipality at 7:00 p.m. on the 19th day of November, 2018, at the Board Room, Antioch Village Hall, 847 Main Street, Antioch, Illinois, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed approval of the Amendment No. 1 to the existing Redevelopment Plan and Project and the addition of additional parcels to the Redevelopment Project Area.

7. **Publication of Notice of Hearing.** Notice of the Hearing, substantially in the form attached hereto as EXHIBIT B, shall be published at least twice, the first publication to be not more than 30 nor less than 10 days prior to the Hearing, in a newspaper of general circulation within the taxing districts having property in the existing Redevelopment Project Area and the parcels proposed to be added by Amendment No. 1.

8. **Mailing of Notice of Hearing Authorized.** (a) Notice shall be mailed by certified mail not less than 10 days prior to the date set for the Hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Redevelopment Project Area and the parcels proposed to be added by Amendment No. 1. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property. Notice shall also be given within a reasonable time after the adoption of this ordinance by first class mail in the form attached as EXHIBIT C hereof to all residential addresses located outside the existing Redevelopment Project Area and the parcels proposed to be added by Amendment No. 1 and within 750 feet of the boundaries of the existing Redevelopment Project Area and the parcels proposed to be added by Amendment No. 1 and to those organizations and residents that have registered with the Municipality for that information in accordance with the registration guidelines herein established by the Municipality. Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the existing Redevelopment Project Area and the parcels proposed to be added by Amendment No. 1 and to the Illinois Department of Commerce and Economic Opportunity not less than 45 days prior to the Hearing, and such notice (i) shall advise the taxing bodies represented on the joint review board of the time and place of the second meeting of the joint review board and (ii) shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments prior to the date of the Hearing to the Village, to the attention of the Village Clerk, Village Hall, 847 Main Street, Antioch, Illinois 60002 concerning the subject matter of the Hearing. Each such mailed notice to the taxing districts shall include the

name of an appropriate person to contact for additional information, and a copy of the existing Redevelopment Plan, including Amendment No. 1 and the Eligibility Analysis contained therein.

9. **Superseder; Effective Date.** Ordinance No. 18-07-28 is hereby expressly amended pursuant to the terms of this Ordinance. All other ordinances, resolutions, motions or orders in conflict with the provisions of the Ordinance are, to the extent of such conflict, hereby repealed. This Ordinance shall become effective upon its adoption.



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

**AYE:** \_\_\_\_\_

**NAY:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**ADOPTED:** \_\_\_\_\_

**APPROVED AND ADOPTED September 10, 2018**

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

Recorded in Village Records: September 10, 2018

Published in pamphlet form by authority of the President and Board of Trustees at the Village Hall on September 11, 2018

Attest:

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

Attach as:

Exhibit A – Legal Description of the Existing Route 83 Redevelopment Project Area Including Properties to be Added as Amendment No. 1

Exhibit B – Public Notice of Public Hearing

Exhibit C – Public Notice of Availability/Eligibility Study and Amended Plan and Project and Addition of Parcels of Property; Interested Parties Registry

Trustee \_\_\_\_\_ moved and Trustee \_\_\_\_\_ seconded the motion that said ordinance as presented and read 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 nature of the business being conducted, the Village President directed that the roll be called for a vote upon the motion to adopt the ordinance as read.

Upon the roll being called, the following Trustee voted

**AYE:** \_\_\_\_\_

**NAY:** \_\_\_\_\_

Whereupon the Village 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 President and the Board of Trustees of the Village.

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

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

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Lori K. Romine,  
Village Clerk

## Exhibit A

### Legal Description of the Route 83 Redevelopment Project Area – Including Properties to be Added as Amendment No. 1

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

Beginning at the Northeast corner of Lot 1 in Boylan Subdivision No. 2, according to the plat thereof recorded December 12, 2017 as Document No. 7450413; thence East along the North line of Lot 2 in said Boylan Subdivision No. 2 to the Southwest corner of a parcel of land described by Document No. 7199566; thence Northeasterly along the Northwesterly line of said parcel to the Southeast corner of a parcel of land described by Document No. 6774769; thence Northwesterly along the Southwesterly line of said parcel to the Southwesterly corner thereof; thence Northeasterly along the Northwesterly line of said parcel and the Northeasterly extension thereof to the Northeasterly line of Illinois Route 173 per Document No. 405386; thence Southeasterly along said Northeasterly line to the Northeasterly extension of the Southeasterly line of said parcel of land described by Document No. 7199566; thence Southwesterly along said Northeasterly extension and said Southeasterly line of said parcel to the Southeast corner thereof and the North line of said Lot 2; thence East along said North line of Lot 2 to said Southwesterly line of Illinois Route 173; thence Southeasterly along said Southwesterly line to the Northeasterly corner of said Lot 2; thence Southerly along the East line of said Lot 2 and the Southerly extension thereof to the center line of Grimm Road; thence Westerly along said center line to the East line of the Wisconsin Central Railroad; thence Southerly along said East line to the South line of the North half of the Southeast Quarter of said Section 17; thence West along said South line to the West line of said Railroad; thence Southerly along said West line to the North line of the South 52 rods of said Section 17 said line also being the South line of "Parcel 3" in Document No. 7276566; thence Westerly along said North line to the West line of Illinois Route 83; thence Northerly along said West line to the Southeast corner of that part of Lot 106 in Antioch Hills Subdivision, according to the plat thereof recorded October 2, 1924 in Book M of Plats Page 94 lying within the Northwest Quarter of said Section 17; thence Easterly along the South line of said Northwest Quarter to the center line of said Illinois Route 83; thence Northerly along said center line to the Westerly extension of the North line of a parcel of land described as "Parcel 1" in Document No. 7276566; thence Easterly along said Westerly extension and said North line to the West line of said Railroad; thence Northerly along said West line to the South line of the Northwest Quarter of the Northeast Quarter of said Section 17; thence Easterly along said South line to the East line of said Railroad; thence Southerly along said East line to the Northwest corner of a parcel of land described as "Parcel 2" in Document No. 7349394; thence Easterly along a Northerly line of said parcel to a Northerly corner thereof; thence Northerly along a Westerly line of said parcel to a Northerly corner thereof; thence Easterly along the North line of said parcel to a Northerly corner thereof; thence Southeasterly along a Northeasterly line of said parcel to a Northeasterly corner thereof; thence Southwesterly along the Easterly line of said parcel to an Easterly corner thereof; thence Southeasterly along the Easterly line of said parcel to an Easterly corner thereof; thence Southerly along the most Easterly line of said parcel to the Southeast corner of said parcel said point being on the North line of Lot 1 in said Boylan Subdivision No. 2; thence Easterly along said North line to the Point of Beginning, all in Lake County, Illinois.

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

## Exhibit A, Continued

### Legal Description of the Route 83 Redevelopment Project Area – Including Properties to be Added as Amendment No. 1

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

Also including the following described parcels (per Amendment No. 1):

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

Beginning at the Southeast corner of a parcel of land described by Document No. 4457862; thence Westerly along the Southerly line of said parcel to the Southwesterly corner thereof; thence Northerly and Northeasterly along the Westerly and Northwesterly line and the Northeasterly extension thereof to the Northeasterly Right of Way line of Illinois Route 173 per Document No. 405386; thence Southeasterly along said Northeasterly line to the Northeasterly extension of the Southeasterly line of a parcel of land described by Document No. 6774769; thence Southwesterly along said Northeasterly extension and said Southeasterly line to the most Easterly corner of said parcel of land described by Document No. 4457862; thence Southwesterly along the Southeasterly line of said parcel to the Point of Beginning, all in Lake County, Illinois.

## Exhibit A, Continued

### Legal Description of the Route 83 Redevelopment Project Area – Including Properties to be Added as Amendment No. 1

Record #	PIN	2017 EAV
1	02-17-200-020 [1]	\$ 350,953
2	02-17-200-021	\$ 40,445
3	02-17-200-042 [1]	\$ 27,123
4	02-17-200-044	\$ -
5	02-17-200-057	\$ -
6	02-17-400-003 [2]	\$ -
7	02-17-400-028 [2]	\$ -
8	02-17-400-029 [2]	\$ -
9	02-17-400-045 [2]	\$ -
10	02-17-400-046	\$ -
11	02-17-400-049	\$ -
12	02-17-400-050 [2]	\$ -
13	02-17-200-038 [3]	\$ 3
14	02-17-400-023 [3]	\$ -
15	02-17-300-019 [3]	\$ -
16	02-17-300-022 [3]	\$ -
17	02-17-301-067 [3]	\$ -
18	02-17-301-069 [3]	\$ -
19	02-17-400-041 [3]	\$ -
20	02-17-400-044 [3]	\$ -
21	02-17-400-047 [3]	\$ -
SUBTOTAL – EXPANSION AREA		\$ 378,076
<b>TOTAL</b>		<b>\$ 418,524</b>

Source: Lake County, SB Friedman

[1] Expansion Area per Amendment No. 1

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

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

## **Exhibit B**

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

#### **Village of Antioch, Lake County, Illinois Route 83 Redevelopment Project Area – Proposed Redevelopment Plan Amendment No. 1 and Addition of Certain Parcels of Property**

Notice is hereby given that on November 19, 2018, at 7:00 p.m. at the Board Room of the Antioch Village Hall, 847 Main Street, Antioch, Illinois 60002, a public hearing will be held to consider amending the existing Route 83 Redevelopment Plan and Project (the “**Redevelopment Plan**”) and adding properties to the Route 83 Redevelopment Project Area (the “**Redevelopment Project Area**”). The Redevelopment Project Area, including proposed parcel additions, consists of the territory legally described in Exhibit 1 attached and is generally described below:

The Redevelopment Project Area as generally described, including the additional parcels to be included in the Redevelopment Project Area, being located within an area roughly bounded by Grimm Road on the south, Illinois Route 83 on the west, Illinois Route 172 on the north, and Sequoit Creek on the east. Three parcels immediately south of Grimm Road just east of Route 83 are also included.

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

Prior to the date of the hearing, each taxing district having property in the Redevelopment Project Area, including the proposed additional parcels, and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village, to the attention of the Village Clerk, Village Hall, 847 Main Street, Antioch, Illinois 60002.

There is hereby continued a joint review board to consider the approval of the amended Redevelopment Plan and Project for the amended Redevelopment Project Area. The joint review board shall consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the amended Redevelopment Project Area at the time that the amended Redevelopment Project Area is approved, a representative selected by the Village, and a public member. The first meeting of the joint review board was held August 14, 2018. The second meeting of said joint review board shall be held at 10:00 a.m. on the 16th day of October, 2018, at the Board Room in the Village Hall, 847 Main Street, Antioch, Illinois 60002.

At the hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the amended Redevelopment Plan and Project for the amended Redevelopment Project Area. The hearing may be adjourned by the President and Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

/s/ Lori K. Romine

Village Clerk  
Village of Antioch  
Lake County, Illinois

## Exhibit 1

### Legal Description of the Route 83 Redevelopment Project Area – Including Properties to be Added as Amendment No. 1

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

Beginning at the Northeast corner of Lot 1 in Boylan Subdivision No. 2, according to the plat thereof recorded December 12, 2017 as Document No. 7450413; thence East along the North line of Lot 2 in said Boylan Subdivision No. 2 to the Southwest corner of a parcel of land described by Document No. 7199566; thence Northeasterly along the Northwesterly line of said parcel to the Southeast corner of a parcel of land described by Document No. 6774769; thence Northwesterly along the Southwesterly line of said parcel to the Southwesterly corner thereof; thence Northeasterly along the Northwesterly line of said parcel and the Northeasterly extension thereof to the Northeasterly line of Illinois Route 173 per Document No. 405386; thence Southeasterly along said Northeasterly line to the Northeasterly extension of the Southeasterly line of said parcel of land described by Document No. 7199566; thence Southwesterly along said Northeasterly extension and said Southeasterly line of said parcel to the Southeast corner thereof and the North line of said Lot 2; thence East along said North line of Lot 2 to said Southwesterly line of Illinois Route 173; thence Southeasterly along said Southwesterly line to the Northeasterly corner of said Lot 2; thence Southerly along the East line of said Lot 2 and the Southerly extension thereof to the center line of Grimm Road; thence Westerly along said center line to the East line of the Wisconsin Central Railroad; thence Southerly along said East line to the South line of the North half of the Southeast Quarter of said Section 17; thence West along said South line to the West line of said Railroad; thence Southerly along said West line to the North line of the South 52 rods of said Section 17 said line also being the South line of "Parcel 3" in Document No. 7276566; thence Westerly along said North line to the West line of Illinois Route 83; thence Northerly along said West line to the Southeast corner of that part of Lot 106 in Antioch Hills Subdivision, according to the plat thereof recorded October 2, 1924 in Book M of Plats Page 94 lying within the Northwest Quarter of said Section 17; thence Easterly along the South line of said Northwest Quarter to the center line of said Illinois Route 83; thence Northerly along said center line to the Westerly extension of the North line of a parcel of land described as "Parcel 1" in Document No. 7276566; thence Easterly along said Westerly extension and said North line to the West line of said Railroad; thence Northerly along said West line to the South line of the Northwest Quarter of the Northeast Quarter of said Section 17; thence Easterly along said South line to the East line of said Railroad; thence Southerly along said East line to the Northwest corner of a parcel of land described as "Parcel 2" in Document No. 7349394; thence Easterly along a Northerly line of said parcel to a Northerly corner thereof; thence Northerly along a Westerly line of said parcel to a Northerly corner thereof; thence Easterly along the North line of said parcel to a Northerly corner thereof; thence Southeasterly along a Northeasterly line of said parcel to a Northeasterly corner thereof; thence Southwesterly along the Easterly line of said parcel to an Easterly corner thereof; thence Southeasterly along the Easterly line of said parcel to an Easterly corner thereof; thence Southerly along the most Easterly line of said parcel to the Southeast corner of said parcel said point being on the North line of Lot 1 in said Boylan Subdivision No. 2; thence Easterly along said North line to the Point of Beginning, all in Lake County, Illinois.

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



## Exhibit 1, Continued

### Legal Description of the Route 83 Redevelopment Project Area – Including Properties to be Added as Amendment No. 1

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

Also including the following described parcels (per Amendment No. 1):

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

Beginning at the Southeast corner of a parcel of land described by Document No. 4457862; thence Westerly along the Southerly line of said parcel to the Southwesterly corner thereof; thence Northerly and Northeasterly along the Westerly and Northwesterly line and the Northeasterly extension thereof to the Northeasterly Right of Way line of Illinois Route 173 per Document No. 405386; thence Southeasterly along said Northeasterly line to the Northeasterly extension of the Southeasterly line of a parcel of land described by Document No. 6774769; thence Southwesterly along said Northeasterly extension and said Southeasterly line to the most Easterly corner of said parcel of land described by Document No. 4457862; thence Southwesterly along the Southeasterly line of said parcel to the Point of Beginning, all in Lake County, Illinois.

## Exhibit 1, Continued

### Legal Description of the Route 83 Redevelopment Project Area – Including Properties to be Added as Amendment No. 1

Record #	PIN	2017 EAV
1	02-17-200-020 [1]	\$ 350,953
2	02-17-200-021	\$ 40,445
3	02-17-200-042 [1]	\$ 27,123
4	02-17-200-044	\$ -
5	02-17-200-057	\$ -
6	02-17-400-003 [2]	\$ -
7	02-17-400-028 [2]	\$ -
8	02-17-400-029 [2]	\$ -
9	02-17-400-045 [2]	\$ -
10	02-17-400-046	\$ -
11	02-17-400-049	\$ -
12	02-17-400-050 [2]	\$ -
13	02-17-200-038 [3]	\$ 3
14	02-17-400-023 [3]	\$ -
15	02-17-300-019 [3]	\$ -
16	02-17-300-022 [3]	\$ -
17	02-17-301-067 [3]	\$ -
18	02-17-301-069 [3]	\$ -
19	02-17-400-041 [3]	\$ -
20	02-17-400-044 [3]	\$ -
21	02-17-400-047 [3]	\$ -
SUBTOTAL – EXPANSION AREA		\$ 378,076
<b>TOTAL</b>		<b>\$ 418,524</b>

Source: Lake County, SB Friedman

[1] Expansion Area per Amendment No. 1

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

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

**EXHIBIT C**

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

Notice is hereby given to you, in that you reside at a residential address within seven hundred fifty (750) feet of the boundaries of the Village of Antioch's existing Route 83 Redevelopment Project Area, including properties to be added as Amendment No. 1, or have registered your name on the Village of Antioch's Tax Increment Financing Interested Parties Registry, that the Eligibility Study and the Proposed Redevelopment Plan Amendment No. 1, including the addition of parcels of property to the existing Route 83 Redevelopment Project Area, are available for your review. Interested persons may register with the Village of Antioch, Lake County, Illinois in order to receive information on the proposal. The place of registration for such information is the Village Clerk's office, 847 Main Street, Antioch, Illinois 60002, between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, except holidays.

Copies of said Eligibility Study and Proposed Redevelopment Plan Amendment No. 1 can also be obtained from Michael Garrigan, Community Development Director for the Village of Antioch, 847 Main Street, Antioch, Illinois 60002, between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, except holidays.

**VILLAGE OF ANTIOCH**  
Lake County, Illinois

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

STATE OF ILLINOIS     )  
                                          ) SS  
COUNTY OF LAKE        )

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

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

I do further certify that the foregoing constitutes a full, true and complete transcript of the minutes of the legally convened meeting of the Corporate Authorities held on the 10th day of September, 2018, insofar as same relates to the adoption of an ordinance (the “**Ordinance**”) numbered 18-\_\_-\_\_ and entitled:

**AN ORDINANCE** amending Ordinance No. 18-07-28 of the Village of Antioch, Lake County, Illinois and Proposing the Amendment of the Redevelopment Plan and Adding Properties to the Existing Route 83 Redevelopment Project Area, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith

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

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

I do further certify that the Ordinance was published by authority of the Corporate Authorities in pamphlet form on the 11th day of September, 2018, and the Ordinance as so published was on said date readily available for public inspection and distribution, in sufficient number to meet the needs of the general public, at my office as Village Clerk located in the Village.

**IN WITNESS WHEREOF**, I have hereunto affixed my official signature and the seal of the Village, this 11th day of September, 2018.

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Lori K. Romine, Village Clerk

**EXHIBIT A – AGENDA**

**(SEAL)**

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