

# Request For Board Action

**REFERRED TO BOARD:** February 10, 2020

**AGENDA ITEM NO:** 7 & 8

**ORIGINATING DEPARTMENT:** Administration

**SUBJECT:** Consideration of Ordinances calling for a Public Hearing to the adoption of Amendment No. 1 to the Antioch Business District Plan, the alteration of the boundaries and the imposition of certain taxes of the Antioch Business District in the Village of Antioch, Lake County, Illinois

**AND**

Consideration of an Ordinance calling for a public hearing to consider the adoption of the Antioch Central Business District Plan and the designation of the Antioch Central Business District in the Village of Antioch, Lake County, Illinois

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

In 2019, the Village Board approved the creation of a business district in the area generally comprised of the commercial parcels east of Brown Road and Deep Lake Road, both the north and south sides of Route 173.

The first proposed amendment to this business district will include additional properties, therefore altering the initial boundary of the district. The amendment also renames the “Antioch Business District” to the “Antioch East Business District”.

In light of several contiguity issues, staff is now working with S. B. Freidman on the creation of a Central Business District.

The “Business District Eligibility Study and Business Plan” for the Central Business District and the Antioch East Business District were filed with the Village Clerk on February 7<sup>th</sup>, 2020. Public hearings on the creation of the central district and amendment to the east district have been scheduled for February 26, 2020 as stated in the proposed ordinances.

**DOCUMENTS ATTACHED:**

- 1) Ordinances

**RECOMMENDED MOTIONS:**

Motion to approve an Ordinance calling for a Public Hearing to the adoption of Amendment No. 1 to the Antioch Business District Plan, the alteration of the boundaries and the imposition of certain taxes of the Antioch Business District in the Village of Antioch, Lake County, Illinois, waiving the second reading.

**AND**

Motion to approve an Ordinance calling for a public hearing to consider the adoption of the Antioch Central Business District Plan and the designation of the Antioch Central Business District in the Village of Antioch, Lake County, Illinois, waiving the second reading.

VILLAGE OF ANTIOCH

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20-02-03

*AN ORDINANCE CALLING FOR A PUBLIC HEARING TO CONSIDER THE ADOPTION OF AMENDMENT NO. 1 TO THE ANTIOCH BUSINESS DISTRICT PLAN, THE CHANGING OF THE NAME OF THE ANTIOCH BUSINESS DISTRICT TO THE ANTIOCH EAST BUSINESS DISTRICT, THE ALTERATION OF ITS BOUNDARIES AND THE IMPOSITION OF CERTAIN BUSINESS DISTRICT TAXES THEREIN IN THE VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS*

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ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

FEBRUARY 10, 2020

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Published in pamphlet form by authority of the Village Board  
of the Village of Antioch, Lake County, Illinois,  
this --<sup>th</sup> day of February, 2020.

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LAWRENCE M. HANSON	President	MARY C. DOMINIAK	Trustee
		JERRY T. JOHNSON	Trustee
LORI K. ROMINE	Clerk	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 10th day of February, 2020.

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

Upon roll call, the following answered present: Lawrence M. Hanson, the President and Trustees \_\_\_\_\_

\_\_\_\_\_

The following were absent: \_\_\_\_\_

\_\_\_\_\_

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 call for a public hearing to consider the adoption of Amendment No. 1 to the Antioch Business District Plan, consisting of the changing of the name of the Antioch Business District to the Antioch East Business District, the alteration of its boundaries and the imposition of certain business district taxes therein in the Village of Antioch, Lake County, Illinois.

The ordinance in its entirety reads as follows:

**ORDINANCE NO. 20-02-03**

**AN ORDINANCE** calling for a public hearing to consider the adoption of Amendment No. 1 to the Antioch Business District Plan, the changing of the name of the Antioch Business District to the Antioch East Business District, the alteration of its boundaries and the imposition of certain business district taxes therein in the Village of Antioch, Lake County, Illinois.

\* \* \* \*

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

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

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

**WHEREAS**, pursuant to Section 11-74.3-2(b) of the Law, the Village must give certain notices prior to this public hearing; and

**WHEREAS**, it is the desire of the Village to conduct a public hearing as described above and hereby proposes to adopt Amendment No. 1:

**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 to this Ordinance are found to be true and correct and are adopted as part of this Ordinance.

**Section 2.** The President and Board of Trustees hereby fixes the date and time of the public hearing to be Wednesday, February 26, 2020, at the hour of 7:00 p.m. in the Board Room at the Antioch Village Hall, 874 Main Street, Antioch, Illinois 60002, for the purposes of hearing from any interested persons regarding Amendment No. 1 to the Plan for the Business District legally described in Exhibit A, attached to and made part of this Ordinance. The public hearing shall be conducted in accordance with the Law. A copy of Amendment No. 1 to the Plan in the form of Exhibit B hereof shall be on file in the office of the Village Clerk and shall be available for public inspection during regular business hours.

**Section 3.** Notice of the public hearing described in Section 2 above, shall be given twice in a timely manner by publication as required by the Law. The public hearing notice shall be substantially in the form attached and incorporated to this Ordinance as Exhibit C, Notice by 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 4.** At the public hearing described in section 2 above, any interested person may file with the Village Clerk written comments and/or objections to, and may be heard orally with respect to, any issues embodied in the notice.

**Section 5.** All ordinances and resolutions or parts of ordinances and resolutions in conflict with the provisions of this Ordinance shall be and the same are hereby repealed.

**Section 6.** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED** by the Corporate Authorities on February 10, 2020.

**APPROVED:** February 10, 2020.

\_\_\_\_\_  
President

**AYES:**

\_\_\_\_\_  
\_\_\_\_\_

**NAYS:**

\_\_\_\_\_

**ABSENT:**

\_\_\_\_\_

**RECORDED** in the Village Records on February 11, 2020.

Attest:

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

**(SEAL)**

Exhibit A: Amendment No. 1: General and Legal Description of the Antioch East Business District

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

Exhibit C: Amendment No. 1: Notice by Publication

Trustee \_\_\_\_\_ moved and Trustee \_\_\_\_\_ 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

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

\_\_\_\_\_

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

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

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**

### **GENERAL AND LEGAL DESCRIPTION OF AMENDMENT NO. 1 – ANTIOCH EAST BUSINESS DISTRICT**

*Exhibit A to the  
Ordinance Calling for a Public Hearing to Consider the Adoption of Amendment No. 1 –  
Antioch East Business District*

The Amendment No. 1 – Antioch East Business District boundary has been carefully drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed business district development and redevelopment activities to be undertaken by the Village as part of its amended Business District Plan.

#### General Description

The Antioch East Business District is generally bounded along Illinois Route 173, mainly between Brown Avenue and Madison Avenue on the west and Deep Lake Road on the east.

#### Legal Description

The legal description of the boundaries of Amendment No. 1 – Antioch East Business District is as follows.

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

Beginning at the northwest corner of Outlot 6 in Antioch Crossing Phase 2 Amended Plat of Subdivision according to the plat thereof Recorded August 30, 2006 as Document No. 6050640; thence easterly along the north line of said Outlot 6, to the northwest corner of Lot 1 in Wal-Mart Subdivision according to the plat thereof Recorded October 15, 2004 as Document No. 5664657; thence easterly along the north line of said Lot 1, to the northeast corner of said Lot 1; thence easterly along the easterly extension of said north line, to the northeast corner of the Southeast Quarter of said Northeast Quarter of Section 16; thence southerly along the east line of said Southeast Quarter of the Northeast Quarter, to the north line of a parcel of land described in Quit Claim Deed in Trust recorded as Document No. 2676871, also being the south line of the North 330 feet of the South Half of the Northwest Quarter of said Section 15; thence easterly along said north line, to the westerly line of the Illinois Department of Natural Resources Redwing Slough Parcel 701-2A according to the Agreed Final Judgment Order filed in the Circuit Court of the Nineteenth Circuit Lake County, Illinois as Case No. 00ED22; thence in a general southerly and southwesterly direction along ten described courses of said westerly lines of the

Illinois Department of Natural Resources Redwing Slough Parcel 701-2A, to the northerly right of way line of Illinois Route 173 according to Document No. 374073; thence westerly along said northerly right of way line, to the west line of the said Northwest Quarter of Section 15; thence southerly along said west line, to the north line of the Southwest Quarter of said Section 15; thence easterly along said north line, to the east line of the West 500 feet of the North 215 feet of the Northwest Quarter of said Southwest Quarter as described in Independent Executor's Deed recorded as Document No. 4512609; thence southerly along said east line, to the south line of said North 215 feet; thence westerly along said south line, to the east line of the Southeast Quarter of said Section 16; thence southerly along said east line, to the southeast corner of the Northeast Quarter of said Southeast Quarter of said Section 16, also being the southeast corner of Lot 19 in the School Trustee's Subdivision according to the plat thereof recorded March 2, 1914 as Document No. 151825; thence westerly along the south line of said Northeast Quarter of the Southeast Quarter, also being the south line of Lot 19 and 18 of said School Trustee's Subdivision and the south line of Lot 4 of Lavelle Subdivision according to the plat thereof Recorded March 15, 2012 as Document No. 6830374, to the west line of a parcel of land described in Warranty Deed recorded as Document No. 6245768; thence northerly along said west line, to the north line of said Southeast Quarter of Section 16; thence westerly along said north line, to the east line of a parcel of land taken for right of way per Warranty Deed recorded as Document No. 1711939; thence southerly along said east line, to the southerly line of said parcel being the south line of Illinois Route 173; thence westerly along said southerly line, to an east line of a parcel of land described in Warranty Deed recorded as Document No. 7555435; thence southerly along said east line to a north line of said parcel; thence easterly along said north line, to the most easterly east line of said parcel; thence southerly along said east line, to the southeast corner thereof; thence westerly along the south line of said parcel and the westerly extension thereof, to the west right of way line of North Madison Avenue per Lagoon Subdivision according to the plat thereof recorded April 7, 1954 as Document No. 820682; thence northerly along said west line, to the intersection of said west line and the westerly extension of the said south line of Illinois Route 173; thence easterly along said westerly extension, to the west line of said right of way per Document No. 1711939; thence northerly along said west line, to the said north line of the Southeast Quarter of Section 16; thence easterly along said north line, to the west line of a parcel of land described in Quit Claim Deed in Trust recorded as Document No. 6448736; thence northerly along said west line, to the northwest corner of said parcel; thence easterly along the north line of said parcel to the the northwest corner of said Outlot 6 in Antioch Crossing Phase 2 and the Point of Beginning, all in Lake County, Illinois.

**EXHIBIT B**

**AMENDMENT NO. 1 – ANTIOCH EAST BUSINESS DISTRICT PLAN**

## EXHIBIT C

### NOTICE BY PUBLICATION

#### LEGAL NOTICE OF A PUBLIC HEARING TO CONSIDER THE APPROVAL AND DESIGNATION OF AMENDMENT NO. 1 – ANTIOCH EAST BUSINESS DISTRICT

**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**”) will conduct a public hearing regarding the possible amendment and re-naming of the Antioch Business District Plan (the “**Plan**”), the alteration of the boundaries of the Antioch Business District (the “**Business District**”) and the imposition of certain sales taxes, collectively, being the approval of Amendment No. 1 to the existing business district plan. Amendment No. 1 to the Plan is on file with the Village contact person listed below.

The public hearing will be held on Wednesday, February 26, 2020, at 7:00 p.m. in the Board Room of the Antioch Village Hall, 874 Main Street, Antioch, Illinois 60002.

All persons are hereby invited to attend the public hearing to express comments concerning the Plan and the Business District, to be re-named the Antioch East Business District. At the public hearing any interested person may file with the Village Clerk written comments and/or objections to, and may be heard orally with respect to, any issues embodied in this notice. The Village shall give all interested persons an opportunity to be heard and shall hear all protests and objections at the hearing and the hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place of the subsequent hearing. The corporate authorities of the Village may establish reasonable rules regarding the length of time provided to members of the general public.

Comments may be submitted prior to the public hearing with the following Village contact person: Michael S. Garrigan, Community Development Director, Village of Antioch, 874 Main Street, Antioch, Illinois 60002. Phone: (847) 395-1000 (extension 311).

The Plan, including the amendments set forth in proposed Amendment No. 1, proposes to allow the Village the ability to encourage the development and redevelopment of properties within the Business District, and specifically to address four major needs, being (i) rehabilitation of existing buildings, (ii) infrastructure and capital improvements, (iii) resources for new commercial development, and (iv) site preparation. The components of the Plan are described as follows: (i) to support improvements to public and private property, including improvements to existing structures within the Business District, (ii) to facilitate and encourage development of under-utilized properties within the Business District, and (iii) foster the construction, improvement, replacement and/or repair of public infrastructure, including, but not limited to, utility lines, trails and streetscaping.

The maximum rate of any tax to be imposed pursuant to Section 11-74.3-3 of the Law, being a retailers' occupation tax and a service occupation tax, in the Business District is 1%. The existing rate in the territory of the existing business district is 1.00%. The Village anticipates the initial rate also being 1.00% in the territory to be added pursuant to Amendment No. 1.

The Village owns land and rights in land in the Antioch Business District, as amended pursuant to Amendment No. 1, including public rights of way, and it does not propose to convey, lease, mortgage or otherwise dispose of its land or rights in land located in the Antioch Business District, as amended pursuant to Amendment No. 1. Obligations secured by the business district tax allocation fund may be issued to provide for the payment or reimbursement of business district project costs.

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

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

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

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

Southeast Quarter of said Section 16, also being the southeast corner of Lot 19 in the School Trustee's Subdivision according to the plat thereof recorded March 2, 1914 as Document No. 151825; thence westerly along the south line of said Northeast Quarter of the Southeast Quarter, also being the south line of Lot 19 and 18 of said School Trustee's Subdivision and the south line of Lot 4 of Lavelle Subdivision according to the plat thereof Recorded March 15, 2012 as Document No. 6830374, to the west line of a parcel of land described in Warranty Deed recorded as Document No. 6245768; thence northerly along said west line, to the north line of said Southeast Quarter of Section 16; thence westerly along said north line, to the east line of a parcel of land taken for right of way per Warranty Deed recorded as Document No. 1711939; thence southerly along said east line, to the southerly line of said parcel being the south line of Illinois Route 173; thence westerly along said southerly line, to an east line of a parcel of land described in Warranty Deed recorded as Document No. 7555435; thence southerly along said east line to a north line of said parcel; thence easterly along said north line, to the most easterly east line of said parcel; thence southerly along said east line, to the southeast corner thereof; thence westerly along the south line of said parcel and the westerly extension thereof, to the west right of way line of North Madison Avenue per Lagoona Subdivision according to the plat thereof recorded April 7, 1954 as Document No. 820682; thence northerly along said west line, to the intersection of said west line and the westerly extension of the said south line of Illinois Route 173; thence easterly along said westerly extension, to the west line of said right of way per Document No. 1711939; thence northerly along said west line, to the said north line of the Southeast Quarter of Section 16; thence easterly along said north line, to the west line of a parcel of land described in Quit Claim Deed in Trust recorded as Document No. 6448736; thence northerly along said west line, to the northwest corner of said parcel; thence easterly along the north line of said parcel to the to the northwest corner of said Outlot 6 in Antioch Crossing Phase 2 and the Point of Beginning, all in Lake County, Illinois.

Dated February [ ], 2020

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

[To 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 in the Village.]

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 10th day of February, 2020, insofar as same relates to the adoption of an ordinance entitled:

**AN ORDINANCE** calling for a public hearing to consider the adoption of Amendment No. 1 to the Antioch Business District Plan, the changing of the name of the Antioch Business District to the Antioch East Business District, the alteration of its boundaries and the imposition of certain business district taxes therein in the Village of Antioch, Lake County, Illinois

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

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were taken openly; that the vote on the adoption of said ordinance was taken openly; that said meeting was held at a specified time and place convenient to the public; that notice of said meeting was duly given to all of the news media requesting such notice of said meeting was duly given to all of the news media requesting such notice; that an agenda (as attached) 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 February, 2020.

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Village Clerk

**(SEAL)**

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VILLAGE OF ANTIOCH

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20-02-04

*AN ORDINANCE CALLING FOR A PUBLIC HEARING TO CONSIDER THE  
ADOPTION OF THE ANTIOCH CENTRAL BUSINESS DISTRICT PLAN AND  
THE DESIGNATION OF THE ANTIOCH CENTRAL BUSINESS DISTRICT IN  
THE VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS*

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ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

FEBRUARY 10, 2020

---

Published in pamphlet form by authority of the Village Board  
of the Village of Antioch, Lake County, Illinois,  
this --<sup>th</sup> day of February, 2020.

---

LAWRENCE M. HANSON

President

MARY C. DOMINIAK

Trustee

JERRY T. JOHNSON

Trustee

LORI K. ROMINE

Clerk

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 10th day of February, 2020.

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

Upon roll call, the following answered present: Lawrence M. Hanson, the President and Trustees \_\_\_\_\_

\_\_\_\_\_

The following were absent: \_\_\_\_\_

\_\_\_\_\_

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 call for a public hearing to consider the adoption of the Antioch Central Business District Plan and the designation of the Antioch Central Business District of the Village of Antioch, Lake County, Illinois.

The ordinance in its entirety reads as follows:

**ORDINANCE NO. 20-02-04**

**AN ORDINANCE** calling for a public hearing to consider the adoption of the Antioch Central Business District Plan and the designation of the Antioch Central Business District in the Village of Antioch, Lake County, Illinois.

\* \* \* \*

**WHEREAS**, the Village of Antioch, Lake County, Illinois (the “**Village**”) is considering adopting the Antioch Central Business District Plan (the “**Plan**”) for the development and redevelopment of the Antioch Central Business District (the “**Business District**”), pursuant to the Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1, et seq., as amended (the “**Law**”); and

**WHEREAS**, pursuant to Section 11-74.3-2(a) of the Law, the Village must fix a time and place for a public hearing prior to the adoption of an ordinance to approve a business district plan and designate a business district; and

**WHEREAS**, pursuant to Section 11-74.3-2(b) of the Law, the Village must give certain notices prior to this public hearing; and

**WHEREAS**, it is the desire of the Village to conduct a public hearing as described above and hereby proposes the approval of the Plan and the designation of the Business District:

**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 to this Ordinance are found to be true and correct and are adopted as part of this Ordinance.

**Section 2.** The President and Board of Trustees hereby fixes the date and time of the public hearing to be Wednesday, February 26, 2020, at the hour of 7:00 p.m. in the Board Room at the Antioch Village Hall, 874 Main Street, Antioch, Illinois 60002, for the purposes of

hearing from any interested persons regarding the Plan for the Business District legally described in Exhibit A, attached to and made part of this Ordinance. The public hearing shall be conducted in accordance with the Law. A copy of the Plan in the form of Exhibit B hereof shall be on file in the office of the Village Clerk and shall be available for public inspection during regular business hours.

**Section 3.** Notice of the public hearing described in Section 2 above, shall be given twice in a timely manner by publication as required by the Law. The public hearing notice shall be substantially in the form attached and incorporated to this Ordinance as Exhibit C, Notice by 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 4.** At the public hearing described in section 2 above, any interested person may file with the Village Clerk written comments and/or objections to, and may be heard orally with respect to, any issues embodied in the notice.

**Section 5.** All ordinances and resolutions or parts of ordinances and resolutions in conflict with the provisions of this Ordinance shall be and the same are hereby repealed.

**Section 6.** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED** by the Corporate Authorities on February 10, 2020.

**APPROVED:** February 10, 2020.

\_\_\_\_\_  
President

**AYES:** \_\_\_\_\_

\_\_\_\_\_

**NAYS:** \_\_\_\_\_

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

**RECORDED** in the Village Records on February 11, 2020.

Attest:

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

**(SEAL)**

Exhibit A: General and Legal Description of the Antioch Central Business District

Exhibit B: Copy of the Antioch Central Business District Plan

Exhibit C: Notice by Publication

Trustee \_\_\_\_\_ moved and Trustee \_\_\_\_\_ 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

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

\_\_\_\_\_

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

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

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

### GENERAL AND LEGAL DESCRIPTION OF THE ANTIOCH CENTRAL BUSINESS DISTRICT

*Exhibit A to the  
Ordinance Calling for a Public Hearing to Consider the Adoption of the  
Antioch Central Business District*

The Antioch Central Business District boundary has been carefully drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed business district development and redevelopment activities to be undertaken by the Village as part of its Antioch Central Business District Plan.

#### General Description

The Antioch Central Business District 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 Lagoon 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 Lagoon Subdivision; thence Southerly along said East line to the Easterly extension of the South line of Lot 2 in Block 5 in said Lagoon Subdivision; thence Westerly along said Easterly extension and South line to the West line of Block 5 in said Lagoon 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 there of 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**

## EXHIBIT C

### NOTICE BY PUBLICATION

#### LEGAL NOTICE OF A PUBLIC HEARING TO CONSIDER THE APPROVAL AND DESIGNATION OF THE ANTIOCH CENTRAL BUSINESS DISTRICT

**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**”) will conduct a public hearing regarding the possible adoption of the Antioch Central Business District Plan (the “**Plan**”), designation of the Antioch Central Business District (the “**Business District**”), being the approval of a business district plan and designation of a business district. The Plan is on file with the Village contact person listed below.

The public hearing will be held on Wednesday, February 26, 2020, at 7:00 p.m. in the Board Room of the Antioch Village Hall, 874 Main Street, Antioch, Illinois 60002.

All persons are hereby invited to attend the public hearing to express comments concerning the Plan and the Business District. At the public hearing any interested person may file with the Village Clerk written comments and/or objections to, and may be heard orally with respect to, any issues embodied in this notice. The Village shall give all interested persons an opportunity to be heard and shall hear all protests and objections at the hearing and the hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place of the subsequent hearing. The corporate authorities of the Village may establish reasonable rules regarding the length of time provided to members of the general public.

Comments may be submitted prior to the public hearing with the following Village contact person: Michael S. Garrigan, Community Development Director, Village of Antioch, 874 Main Street, Antioch, Illinois 60002. Phone: (847) 395-1000 (extension 311).

The Plan proposes to allow the Village the ability to encourage the development and redevelopment of properties within the Business District, and specifically to address four major needs, being (i) rehabilitation of existing buildings, (ii) infrastructure and capital improvements, (iii) resources for new commercial development, and (iv) site preparation. The components of the Plan are described as follows: (i) to support improvements to public and private property, including improvements to existing structures within the Business District, (ii) to facilitate and encourage development of under-utilized properties within the Business District, and (iii) foster the construction, improvement, replacement and/or repair of public infrastructure, including, but not limited to, roadways, sidewalks, utility lines, trails and streetscaping.

The maximum rate of any tax to be imposed pursuant to Section 11-74.3-3 of the Law, being a retailers’ occupation tax and a service occupation tax, in the Business District is 1%. The Village anticipates the initial rate being 1.00%.

The Village owns land and rights in land in the proposed Antioch Central Business District, including public rights of way, and it does not propose to convey, lease, mortgage or otherwise dispose of its land or rights in land located in the Antioch Central Business District. Obligations secured by the business district tax allocation fund may be issued to provide for the payment or reimbursement of business district project costs.

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.

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 Lagoon 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 Lagoon Subdivision; thence Southerly along said East line to the Easterly extension of the South line of Lot 2 in Block 5 in said Lagoon Subdivision; thence Westerly along said Easterly extension and South line to the West line of Block 5 in said Lagoon 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 there of 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.

Dated February [ ], 2020

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

[To 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 in the Village.]

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 10th day of February, 2020, insofar as same relates to the adoption of an ordinance entitled:

**AN ORDINANCE** calling for a public hearing to consider the adoption of the Antioch Central Business District Plan and the designation of the Antioch Central Business District in the Village of Antioch, Lake County, Illinois

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

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were taken openly; that the vote on the adoption of said ordinance was taken openly; that said meeting was held at a specified time and place convenient to the public; that notice of said meeting was duly given to all of the news media requesting such notice of said meeting was duly given to all of the news media requesting such notice; that an agenda (as attached) 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 February, 2020.

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Village Clerk

**(SEAL)**

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