

VILLAGE OF VERNON HILLS

ORDINANCE 2016-014

AN ORDINANCE CALLING FOR A PUBLIC HEARING AND A JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE MILWAUKEE AVENUE/TOWNLINER ROAD REDEVELOPMENT PROJECT AREA

THE 16th DAY OF FEBRUARY 2016

Published in pamphlet form by the Authority of the President and Board of Trustees of the Village of Vernon Hills, Lake County, Illinois, this 17th Day of February 2016

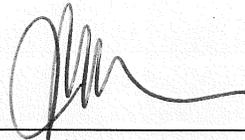
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, JOHN M. KALMAR, CERTIFY THAT I AM THE DULY APPOINTED AND ACTING VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS. I FURTHER CERTIFY THAT ON FEBRUARY 16, 2016, AN ORDINANCE CALLING FOR A PUBLIC HEARING AND A JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE MILWAUKEE AVENUE/ TOWNLINE ROAD REDEVELOPMENT PROJECT AREA

THE PAMPHLET FOR ORDINANCE NO. 2016-014, INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF, WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING FEBRUARY 17, 2016 AND CONTINUING FOR AT LEAST TEN DAYS THEREAFTER. COPIES OF SUCH ORDINANCE WERE ALSO AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST IN THE OFFICE OF THE VILLAGE CLERK.

DATED IN VERNON HILLS, ILLINOIS, THIS 17th DAY OF FEBRUARY 2016



John M. Kalmar, Village Clerk

SEAL



AFFIDAVIT OF SERVICE

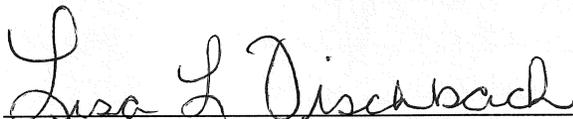
STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, JOHN M. KALMAR, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE 2016-014 AN ORDINANCE CALLING FOR A PUBLIC HEARING AND A JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE MILWAUKEE AVENUE/TOWNLINE ROAD REDEVELOPMENT PROJECT AREA POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM FEBRUARY 17, 2016 TO FEBRUARY 27, 2016

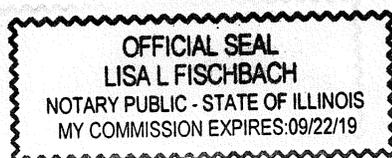


John M. Kalmar, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE
THIS 17th DAY OF FEBRUARY 2016



Notary Public



ORDINANCE NO. 2016-014

AN ORDINANCE CALLING FOR A PUBLIC HEARING AND A JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE MILWAUKEE AVENUE/TOWNLINER ROAD REDEVELOPMENT PROJECT AREA

WHEREAS, the Village of Vernon Hills (hereinafter referred to as the “Village”) is considering the designation of a redevelopment project area and the approval of a redevelopment plan and project within the corporate limits of the Village, to be called the Milwaukee Avenue/Townline Road Redevelopment Project Area (hereinafter referred to as the “TIF District”), pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the “TIF Act”); and

WHEREAS, the Village previously authorized the preparation of an eligibility study, and a redevelopment plan and project, relative to the TIF District; and

WHEREAS, on February 5, 2016, the Village made available the redevelopment plan and project for the proposed TIF District (hereinafter referred to as the “TIF Plan”), with said TIF Plan containing an eligibility study for the proposed TIF District (hereinafter referred to as the “Eligibility Study”) addressing the tax increment financing eligibility of the area proposed for the redevelopment project area (hereinafter referred to as the “Redevelopment Project Area”); and

WHEREAS, pursuant to the provisions of Section 5/11-74.4-5(c) of the TIF Act, prior to the adoption of the ordinance designating the Redevelopment Project Area and approving the TIF Plan for the proposed the TIF District, the Village must fix a time and place for a public hearing; and

WHEREAS, pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, prior to

the adoption of the ordinance designating the Redevelopment Project Area and approving the TIF Plan for the proposed TIF District, the Village must convene a meeting of the Joint Review Board (hereinafter referred to as the "JRB") to consider the proposal; and

WHEREAS, it is the desire of the President and Board of Trustees of the Village to conduct such public hearing and to convene said meeting of the JRB;

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

SECTION 1: That pursuant to the provisions of the TIF Act, the Village Board hereby designates the date of Tuesday, April 19, 2016, at the hour of 7:00 p.m. at the Vernon Hills Village Hall, Village Board Chambers, 290 Evergreen Drive, Vernon Hills, Illinois 60061, for the purpose of conducting a public hearing to hear from any interested persons, taxpayers or affected taxing districts regarding the Redevelopment Project Area and the TIF Plan for the proposed TIF District; said Redevelopment Project Area being legally described on EXHIBIT A attached hereto and made part hereof.

SECTION 2: That copies of the Eligibility Study and the TIF Plan for the proposed the TIF District have been on file in the office of the Village Clerk, and have been available for public inspection during regular Village business hours, since February 5, 2016.

SECTION 3: That at the public hearing, any interested person, taxpayer or affected taxing district 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 of public hearing attached hereto.

SECTION 4: That the JRB for the proposed TIF District shall meet on Wednesday, March 9, 2016, at 5:00 p.m. at the Vernon Hills Village Hall, Village Board Chambers, 290 Evergreen Drive, Vernon Hills, Illinois 60061. The JRB shall review the public record, planning

documents, Eligibility Study, Redevelopment Project Area and TIF Plan for the proposed TIF District. The JRB shall make an advisory recommendation to the Village within thirty (30) days after the convening of the JRB. A written report shall be issued by the JRB. The failure of the JRB to submit its report on a timely basis shall not be cause to delay the public hearing or any other step in the process of designating the Redevelopment Project Area and approving the TIF Plan for the proposed TIF District. In the event the JRB does not file a report, it shall be presumed that the JRB has approved the matters before it. Pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, the JRB shall consist of one (1) public member and one (1) representative from each of the following taxing districts: Community College District No. 532, Libertyville Community High School District No. 128, Hawthorn Community Consolidated School District No. 73, the Vernon Hills Park District, the Cook Memorial Public Library District, the Countryside Fire Protection District, the County of Lake, Libertyville Township, and the Village of Vernon Hills.

SECTION 5: That the Village of Vernon Hills' representative on the JRB is hereby confirmed as Mayor Roger Byrne, or his/her designee.

SECTION 6: The Village Clerk or his designee is hereby authorized and directed to cause the publication of the notice that interested persons may register with the Village in order to receive information of the proposed designation of the redevelopment project area (the "Notice"), said Notice being substantially in the form attached hereto as Exhibit B and incorporated herein by reference, in a newspaper of general circulation within the Village

SECTION 7: That a notice of the public hearing and the JRB meeting shall be sent by certified mail, return receipt requested, and a notice of the public hearing shall be given by publication, certified mail, return receipt requested, and by first class U.S. Mail, all as required

by Sections 5/11-74.4-5(b) and 5/11-74.4-6(a), (b) and (c) of the TIF Act, with said notices being substantially in the form attached hereto as EXHIBIT C and made part hereof.

SECTION 8: That this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

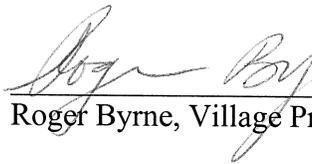
ADOPTED this 16th day of February, 2016, pursuant to a roll call vote as follows:

AYES: 5 – Hebda, Schultz, Marquardt, Koch, Grieb

NAYES: 0 - None

ABSENT: 1 – Williams

APPROVED by me this 16th day of February, 2016



Roger Byrne, Village President

ATTEST:



John Kalmar, Village Clerk

(SEAL)



EXHIBIT A

Redevelopment Project Area Description (Legal Description, Permanent Tax Index Numbers and Common Boundary Description)

Village of Vernon Hills Milwaukee Avenue/Towline Road Redevelopment Project Area

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34 IN TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 3 AND NORTHEAST QUARTER OF SECTION 4 IN TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 IN HAWTHORN HILLS FASHION SQUARE RECORDED AUGUST 1, 1986 AS DOCUMENT NUMBER 2467230; THENCE NORTHERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 21 (ALSO KNOWN AS MILWAUKEE AVENUE) AS SHOWN ON SAID HAWTHORN HILLS FASHION SQUARE, TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 60 (ALSO KNOWN AS TOWNLINE ROAD) AS SHOWN ON SAID HAWTHORN HILLS FASHION SQUARE; THENCE WESTERLY, ALONG SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 60 AS SHOWN ON SAID HAWTHORN HILLS FASHION SQUARE, TO THE SOUTHERLY EXTENSION OF THE WESTERLY LOT LINE OF LOT 8 IN HAWTHORN CENTER SUBDIVISION PLAT RECORDED SEPTEMBER 19, 1977 AS DOCUMENT NUMBER 1866654; THENCE NORTHERLY, ALONG SAID LINE, TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 60 AS SHOWN ON SAID HAWTHORN CENTER SUBDIVISION; THENCE EASTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 60, TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 21 AS SHOWN ON SAID HAWTHORN CENTER SUBDIVISION PLAT; THENCE NORTHERLY, ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 21 TO THE NORTHEAST CORNER OF LOT 1 IN SAID HAWTHORN CENTER SUBDIVISION PLAT; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID LOT 1, TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 21 AS SHOWN ON PLAT OF HIGHWAY AND CONVEYED BY WARRANTY DEED RECORDED AS DOCUMENT NUMBER 4543137; THENCE NORTHERLY, ALONG SAID LINE, TO THE WESTERLY EXTENSION OF A LINE WHICH RUNS FROM A POINT 11.85 CHAINS SOUTH OF THE CENTER POST OF SAID SECTION 34 TO A POINT 9.09 CHAINS SOUTH OF THE CENTER OF POST OF SAID SECTION 33; THENCE EASTERLY, ALONG SAID WESTERLY EXTENSION AND SAID LINE, TO THE CENTER LINE OF DES PLAINS RIVER; THENCE SOUTHERLY, ALONG THE CENTER LINE OF DES PLAINS RIVER, TO THE CORPORATE LIMITS OF VILLAGE OF VERNON HILLS, SAID LINE BEING APPROXIMATELY THE CENTERLINE OF ILLINOIS ROUTE 60, THENCE WESTERLY, ALONG SAID LINE, TO THE WESTERLY CORPORATE LIMITS OF VILLAGE OF VERNON HILLS; THENCE SOUTHERLY, ALONG SAID LINE, TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 60 AS SHOWN PLAT OF HIGHWAYS RECORDED AS DOCUMENT NUMBER 2412463; THENCE WESTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 60, TO THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 21 AS SHOWN ON AMENDED AND RESTATED HAWTHORN II - RETAIL CENTER RECORDED AS DOCUMENT NUMBER 2641246; THENCE SOUTHERLY, ALONG SAID EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 21, TO THE SOUTHWEST CORNER OF LOT 2 IN SAID AMENDED AND RESTATED HAWTHORN II - RETAIL CENTER; THENCE WESTERLY TO THE POINT OF BEGINNING.

Real Estate Property Tax Index Numbers of Property:

11-34-300-012 & 013

Common Boundary Description:

Approximately 50 acres located at the northeast corner of Milwaukee Avenue (Route 21) and Townline Road (Route 60), south of Ring Drive if extended east and west of the Des Plaines River and Lake County Forest Preserve

EXHIBIT B

NOTICE – VILLAGE OF VERNON HILLS TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREAS REGISTRATION FOR INTERESTED PARTIES REGISTRY

Pursuant to Section 11-74.4-2 of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (the “Act”), the Village of Vernon Hills (the “Village”) is required to establish an interested parties registry (“Registry”) for each “Redevelopment Project Area” created pursuant to the Act, whether existing as of the date of this Notice or hereafter established. On February 16, 2016, the City adopted an ordinance authorizing the establishment of the Registry by the Village Clerk (the “Clerk”) and adopting Registration Rules for such Registry. The purpose of this Notice is to inform Interested Parties of the Registry and Registration Rules for the Registry and to invite Interested Parties (as defined below) to register in the Registry for any Redevelopment Project Area in the Village.

Any individual or organization requiring information pertaining to activities within one or more Redevelopment Project Areas in the Village (an “Interested Party”) is entitled to register in the Registry for any Redevelopment Project Area. Organizations include, but are not limited to, businesses, business organizations, civic groups, not-for-profit corporations and community organizations.

An organization seeking to register as an Interested Party with respect to a Redevelopment Project Area must also complete and submit a Registration Form to the Clerk. The Interested Parties Registry is being established for the Proposed Milwaukee Avenue/Townline Road TIF District, which the Village is considering designating.

All individuals and organizations whose Registration Forms comply with the Registration Rules, and are submitted, either in person or by mail, to the office of the Village Clerk, 290 Evergreen Drive, Vernon Hills, Illinois 60061, will be registered in the Registry within 10 business days after the Clerk’s receipt of all such documents. The Clerk will provide written notice to the registrant confirming such registration. Upon registration, Interested Parties will be entitled to receive all notices and documents required to be delivered under the Act with respect to the applicable Redevelopment Project Area. If the Clerk determines that a registrant’s Registration Form is incomplete or does not comply with the Registration Rules adopted by the Village, the Clerk will give written notice to the registrant specifying the defects. The registrant will be entitled to correct any defects and resubmit a new Registration Form and supporting documentation. An Interested Party’s registration will remain effective for a period of three years. Rules for the renewal or amendment of an Interested Party’s registration are included with the Registration Form that may be obtained as described herein.

Each Registry will be available for public inspection at the office of the Clerk during normal business hours. The Registry will include the name address and telephone number of each Interested Person and, or organizations, the name and phone number of a designated contact person.

Interested Parties will be sent the following notices and any other notices required under the Act with respect to the applicable Redevelopment Project Area:

- (i) pursuant to sub-section 11-74.4-5(a) of the Act, notice of the availability of a proposed redevelopment plan and eligibility report, including how to obtain this information; such notice

shall be sent by mail within a reasonable period of time after the adoption of the ordinance fixing the public hearing for the proposed redevelopment plan;

(ii) pursuant to sub-section 11-74.4-5(a) of the Act, notice of changes to proposed redevelopment plans that do not (1) add additional parcels of property to the proposed Redevelopment Project Area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, or (4) increase the number of inhabited residential units to be displaced from the Redevelopment Project Area, as measured from the time of creation of the Redevelopment Project Area, to a total of more than 10; such notice shall be sent by mail not later than 10 days following the Village's adoption by ordinance or resolution of such changes.

(iii) Pursuant to Section 11-74.4-5(c) of the Act, notice of amendments to previously approved redevelopment plans that do not (1) add additional parcels of property to the redevelopment project area, (2) substantially affect the general land uses in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5 percent after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project, to a total of more than 10; such notice will be sent by mail not later than 10 days following the Village's adoption by ordinance of such amendment;

(iv) pursuant to sub-section 11-74.4-5(d)(9) of the Act, for redevelopment plans or projects that would result in the displacement of residents from 10 or more inhabited residential units or that contain 75 or more inhabited residential units, notice of the availability of the annual report described by sub-section 74.4-5(d) of the Act, including how to obtain the annual report; such notice shall be sent by mail within a reasonable period of time after completion of the certified audit report.

(v) Pursuant to sub-section 11-74.4-6(e) of the Act, notice of the preliminary public meeting required under the Act for a proposed Redevelopment Project Area that will result in the displacement of residents from 10 or more inhabited residential units or which will contain 75 or more inhabited residential units; such notice shall be sent by certified mail not less than 15 days before the date of such preliminary public meeting.

Registration Forms may be picked upon at the office of the Village Clerk, Village of Vernon Hills, 290 Evergreen Drive, Vernon Hills, IL 60061 and may be obtained by Interested Parties or by their representatives. Registration Forms will not be mailed or faxed. If you require additional information, please call the office of the Village Clerk at 847-367-3700.

EXHIBIT C

NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF THE PROPOSED MILWAUKEE AVENUE/TOWNLINER ROAD REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT IN RELATION THERE TO BY THE VILLAGE OF VERNON HILLS, ILLINOIS

Notice is hereby given that a public hearing will be held on Tuesday April 19, 2016, at 7:00 p.m. at the Vernon Hills Village Hall, Village Board Chambers, 290 Evergreen Drive, Vernon Hills, Illinois 60061, (the "Public Hearing"), in regard to the proposed designation of a redevelopment project area (the "Redevelopment Project Area"), and the proposed approval of a redevelopment plan and project (the "Redevelopment Plan and Project") in relation thereto, for the proposed Milwaukee Avenue/Townline Road Redevelopment Project Area ("The TIF District") by the Village of Vernon Hills, Illinois (the "Village"), pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "TIF Act").

The boundaries of the Redevelopment Project Area for the proposed TIF District are more fully set forth on the legal description attached hereto as Exhibit 1 and made part hereof, and the street location map attached hereto as Exhibit 2 and made part hereof.

The proposed Redevelopment Plan and Project provides for the coordination and facilitation of land assembly, improvements to the public infrastructure within the proposed Redevelopment Project Area and for the Village to implement a set of actions to promote redevelopment within the proposed Redevelopment Project Area. The contemplated Village actions include, but are not limited to, the encouragement of redevelopment agreements and improving public facilities such as roadways, utility and public infrastructure improvements, storm water detention and storm water management improvements and related site work. The Village would realize the goals and objectives of the Redevelopment Plan and Project through public finance techniques including, but not limited to, tax increment allocation financing.

Copies of the Eligibility Study and the Redevelopment Plan and Project have been on file with the Village since February 5, 2016, and are currently on file and available for public inspection between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, except holidays, at the office of Joseph Carey, Assistant Village Manager/Director of Community Development for the Village of Vernon Hills, at 290 Evergreen Drive, Vernon Hills, Illinois 60061. Copies of the Eligibility Study and the Redevelopment Plan and Project are enclosed with the copies of this Notice that are being mailed to the affected taxing districts and the Illinois Department of Commerce and Economic Opportunity. Joseph Carey, Assistant Village Manager/Director of Community Development for the Village of Vernon Hills [(847) 918-3540] or Robert Rychlicki of Kane, McKenna and Associates, Inc. [(312) 444-1702] can be contacted for further information.

Pursuant to the TIF Act, the Joint Review Board for the proposed TIF District (the "JRB") is being convened to review the public record, planning documents, Eligibility Study and

the proposed ordinances approving the Redevelopment Project Area and the Redevelopment Plan and Project for the proposed TIF District. Pursuant to the TIF Act, the JRB shall consist of one (1) public member and one (1) representative from each of the following taxing districts: Community College District No. 532, Libertyville Community High School District No. 128, Hawthorn Community Consolidated School District No. 73, the Vernon Hills Park District, the Cook Memorial Public Library District, the Countryside Fire Protection District, the County of Lake, Libertyville Township, and the Village of Vernon Hills.

Pursuant to the TIF Act, the meeting of the JRB will be held on Wednesday, March 9, 2016 at 5:00 p.m. at the Vernon Hills Village Hall, Village Board Chambers, 290 Evergreen Drive, Vernon Hills, Illinois 60061. Those taxing districts with representatives on the JRB are hereby notified of said JRB meeting. The JRB's recommendation relative to the Redevelopment Project Area and Redevelopment Plan and Project for the proposed TIF District shall be advisory and non-binding, and shall be adopted by a majority vote of those members of the JRB that are present and voting, and submitted to the Village within thirty (30) days after the first convening of the JRB. Failure of the JRB to submit its report on a timely basis shall not delay the Public Hearing, nor shall it delay any other step in the process of designating the Redevelopment Project Area or approving the Redevelopment Plan and Project for the proposed TIF District.

Prior to and at the April 19, 2016 Public Hearing, all interested persons, affected taxing districts and the Illinois Department of Commerce and Economic Opportunity may file with the Village Clerk written comments to and may be heard orally with respect to any issues regarding the proposed Redevelopment Project Area and Redevelopment Plan and Project for the proposed TIF District. Written comments are invited and can be sent in advance of the Public Hearing to the Vernon Hills Village Clerk, 290 Evergreen Drive, Vernon Hills, Illinois 60061. The Public Hearing may be adjourned by the Village Board of Trustees without further notice other than a motion to be entered upon the minutes of the Public Hearing, fixing the time and place of the subsequent Public Hearing.

Mailed and Published by order of the
Corporate Authorities of the Village of Vernon Hills,
Lake County, Illinois
John Kalmar, Village Clerk

Exhibit 1

**Redevelopment Project Area Description
(Legal Description, Permanent Tax Index Numbers
and Common Boundary Description)**

**Village of Vernon Hills
Milwaukee Avenue/Townline Road
Redevelopment Project Area**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34 IN TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 3 AND NORTHEAST QUARTER OF SECTION 4 IN TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS AS DESCRIBED AS FOLLOWS:

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**Real Estate Property Tax Index Numbers of Property:
11-34-300-012 & 013**

Common Boundary Description:

Approximately 50 acres located at the northeast corner of Milwaukee Avenue (Route 21) and Townline Road (Route 60), south of Ring Drive if extended east and west of the Des Plaines River and Lake County Forest Preserve

Exhibit 2

**Street Location Map
for the Village of Vernon Hills
Milwaukee Avenue/Townline Road
Redevelopment Project Area**

