

VILLAGE OF VERNON HILLS

ORDINANCE 2017-003

AN ORDINANCE OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS
DESIGNATING MILWAUKEE AVENUE/TOWNLINE ROAD REDEVELOPMENT
PROJECT AREA OF SAID VILLAGE A REDEVELOPMENT PROJECT AREA PURSUANT
TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

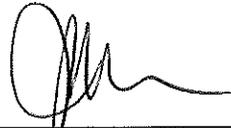
THE 10th DAY OF JANUARY 2016

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this 12th Day of
January 2016

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 2017-003, AN ORDINANCE OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS DESIGNATING MILWAUKEE AVENUE/TOWNLINER ROAD REDEVELOPMENT PROJECT AREA OF SAID VILLAGE A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM JANUARY 12, 2017 TO JANUARY 22, 2017.

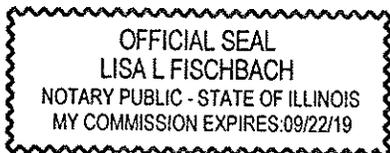


John M. Kalmar, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE
THIS 12th DAY OF JANUARY 2017



Notary Public



ORDINANCE NO. 2017-003

**AN ORDINANCE OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS
DESIGNATING MILWAUKEE AVENUE/TOWNLINE ROAD REDEVELOPMENT
PROJECT AREA OF SAID VILLAGE A REDEVELOPMENT PROJECT AREA PURSUANT
TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

WHEREAS, the Village is a municipal corporation organized and existing under the statutes of the State of Illinois and empowered by statutes and by Home Rule Authority; and

WHEREAS, this Ordinance is adopted pursuant to the Village's municipal and Home Rule authority; and

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Vernon Hills, Lake County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Plan and Project") within the municipal boundaries of the Village and within a proposed redevelopment project area (the "Area") described in Section 1 of this Ordinance; and

WHEREAS, on January 10, 2017, the Corporate Authorities adopted Ordinance -2017-002 and approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on April 19, 2016, continued from time to time, and closed on November 29, 2016; and

WHEREAS, it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Act.

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

Section 1. Incorporation of Recitals. The foregoing recitals to this Ordinance are incorporated in this Ordinance as if set forth fully by this reference, and the statements and findings contained therein are found to be true and correct, and are hereby adopted as part of this Ordinance.

Section 2 Required Finding. The corporate authorities hereby make the following findings:

- a) As required by 11-74.4-4(a) of the Act, the Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by the proposed redevelopment project improvements set forth in the Plan and Project;
- b) As required by 11-74.4-3(p) of the Act:
 - i. the area (being approximately 53 acres) is not less, in the aggregate than one and one-half acres in size; and
 - ii. conditions exist in the Area that cause the Area to qualify for designation as a “blighted” area within the meaning of Section 11-74.4-3(a) of the Act.

Section 3. Area Designated. That the Area, as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act, and shall be known as the Milwaukee Avenue/Townline Road Redevelopment Project Area. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference. The parcel or tax identification number of each parcel

of property included in the Area is set forth in Exhibit D attached to and incorporated herein as if set out in full by this reference.

Section 4. Recordation of Ordinance. The Village Clerk is hereby directed to file a certified copy of this Ordinance with the County Clerk of Lake County, Illinois.

Section 5. Invalidity of Any Section. That if any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 6. Superseder. All ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict.

Section 7. Effective Date. This Ordinance shall not be in full force and effect until January 10, 2017. On January 10, 2017 this Ordinance shall be in full force and effective immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

PASSED this 10th day of January, 2017

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

NAYS: 1 - Koch

ABSENT AND NOT VOTING: 0 - None



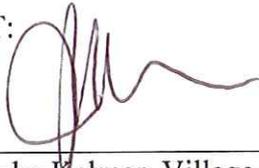
Roger L. Byrne, Village President

PASSED: 01/10/2017

APPROVED: 01/10/2017

PUBLISHED IN PAMPHLET FORM: 01/12/2017

ATTEST:



John Kalmar, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT A

**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:

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

EXHIBIT B

GENERAL STREET LOCATION

The Area is generally bounded by Ring Road as extended on the north, Milwaukee Avenue on the west, the Des Plaines River to the east and Townline Road to the south. Adjacent rights of way are included.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

Ordinance 2017-003

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TIF Boundary Map

1/4/2016



0 300 Feet



TIF



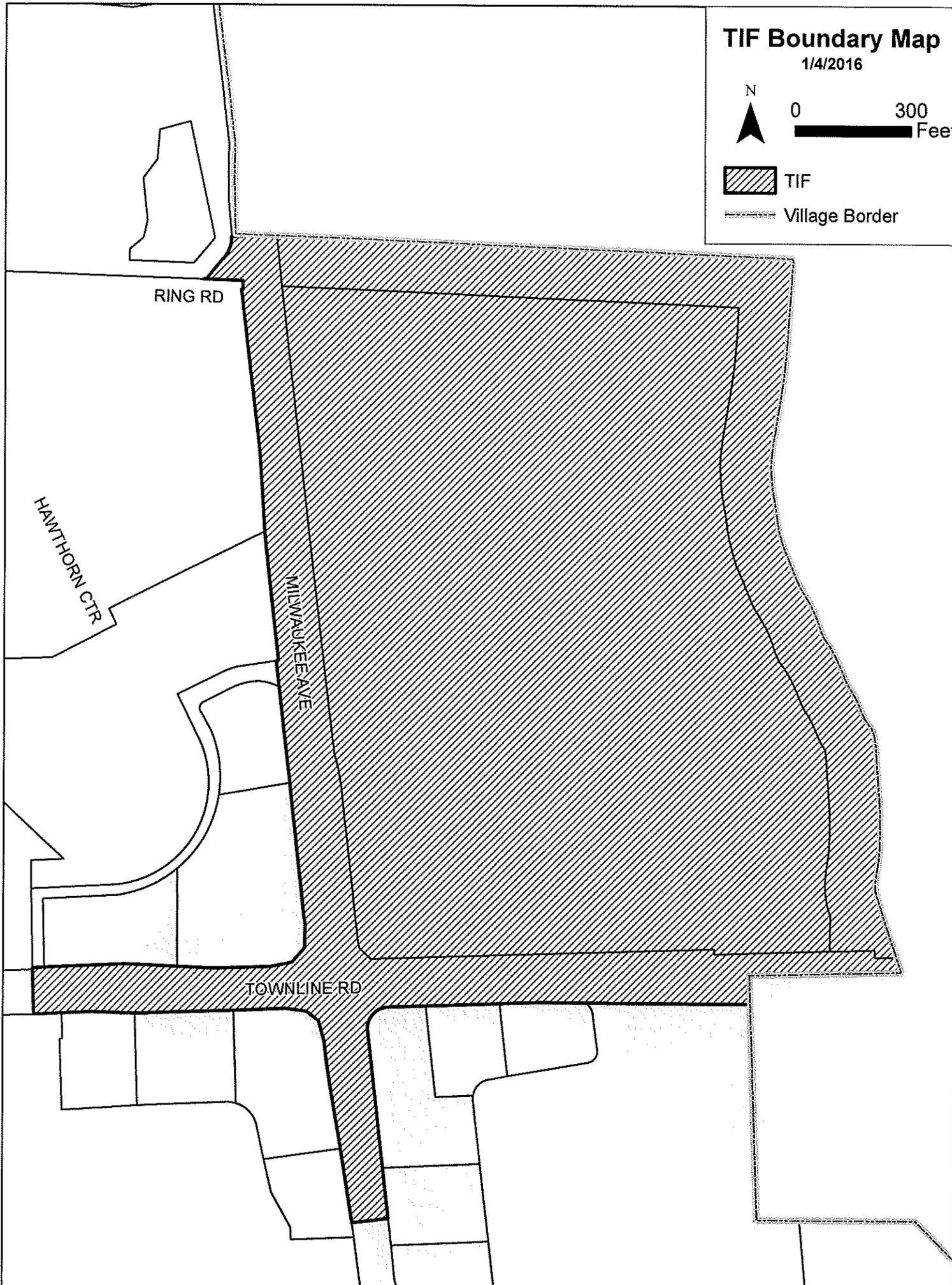
Village Border

RING RD

HAWTHORN CTR

MILWAUKEE AVE

TOWNLINE RD



Trustee Schultz moved and Trustee Hebda seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the Village President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

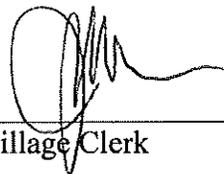
Upon the roll being called, the following Trustee voted AYE: Williams, Marquardt, Hebda, Schultz, Grieb

The following Trustee voted NAY: Koch

Whereupon the Village President declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the Village President and Board of Trustees of the Village of Vernon Hills, Lake County, Illinois, which was done.

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

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



Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified Village Clerk of the Village of Vernon Hills, Lake County, Illinois (the "*Village*"), and that as such official I am the keeper of the records and files of the Village President and Board of Trustees of the Village (the "*Corporate Authorities*").

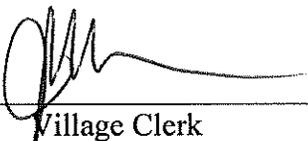
I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 10th day of January, 2017, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE of the Village of Vernon Hills, Lake County, Illinois Designating Milwaukee Avenue/Townline Road Redevelopment Project Area of said Village a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.

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 conducted 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; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this 10th day of January, 2017.



Village Clerk

(Seal)