

**NOTICE OF PUBLIC HEARING
ON THE PROPOSED CREATION OF
SPECIAL SERVICE AREA NUMBER 11 FOR
PROPERTIES WITHIN THE PROPOSED RAND ROAD TIF
DISTRICT AND THE LEVY OF A SPECIAL TAX THEREFORE
IN THE VILLAGE OF DEER PARK**

NOTICE IS HEREBY GIVEN that on Thursday, October 21, 2021, at 7:00 p.m. in the Village of Deer Park Vehe Barn, 23570 W. Cuba Road, Deer Park, Illinois, a public hearing will be held by the President and Board of Trustees of the Village of Deer Park, Illinois, to consider forming a Special Service Area consisting of the following described territory:

THAT PART OF THE EAST HALF OF SECTION 34 AND THE WEST HALF OF SECTION 35 IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF RAND ROAD (AKA U.S. RTE 12) WITH THE EAST AND WEST CENTERLINE OF SAID SECTION 34, SAID POINT OF INTERSECTION BEING 679.93 FEET EAST OF THE CENTER OF SECTION;

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF RAND ROAD, 1115.38 FEET;

THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE (SAID LINE INTERSECTING THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AT A POINT 1596.96 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 34) TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAND ROAD AND BEING THE POINT OF BEGINNING;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAND ROAD TO A POINT ON THE WESTERLY LINE OF PATTERSON SUBDIVISION AS RECORDED SEPTEMBER 26, 1962 AS DOCUMENT NO. 1163363 IN BOOK 38 OF PLATS, PAGE 60;

THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF PATTERSON SUBDIVISION, EXTENDED NORTHEASTERLY, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAND ROAD;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF RAND ROAD TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF A SOUTHWESTERLY-NORTHEASTERLY LINE, SAID SOUTHWESTERLY-NORTHEASTERLY LINE BEING DESCRIBED AS FOLLOWS, THE SOUTHWESTERLY END OF SAID LINE BEING 579.58 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35 AND THE NORTHEASTERLY END OF SAID LINE BEING 364.5 FEET NORTHWESTERLY OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER ALONG SAID CENTERLINE OF RAND ROAD;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE PREVIOUSLY DESCRIBED LINE TO A POINT ON THE SOUTH LINE OF SAID SECTION 35;

THENCE WEST ALONG SAID SOUTH LINE OF SECTION 35 AND THE SOUTH LINE OF SAID SECTION 34 TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF PLUM GROVE ROAD;

THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND THE WESTERLY RIGHT-OF-WAY LINE OF PLUM GROVE ROAD TO THE SOUTHEAST CORNER OF LOT

11 IN THE AMENDED FINAL PLAT OF MOTOROLA DEER PARK FIRST RESUBDIVISION AS RECORDED FEBRUARY 6, 2015 AS DOCUMENT NUMBER 7168703:

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 11 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 11 TO THE SOUTHEAST CORNER OF LOT 3 IN THE AFORESAID PATTERSON SUBDIVISION, SAID SOUTHEAST CORNER OF LOT 3 ALSO BEING A POINT ON THE NORTHERLY LINE OF LOT 9 IN SAID AMENDED FINAL PLAT OF MOTOROLA DEER PARK FIRST RESUBDIVISION;

THENCE WESTERLY ALONG SAID NORTHERLY LINE OF LOT 9 TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO A POINT ON THE SOUTH LINE OF THE NORTH 111.07 FEET OF SAID LOT 9;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 111.07 FEET OF LOT 9 TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 10 IN SAID AMENDED FINAL PLAT OF MOTOROLA DEER PARK FIRST RESUBDIVISION;

THENCE SOUTH ALONG SAID SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 10 TO A POINT ON THE NORTH LINE OF LOT 5 IN SAID AMENDED FINAL PLAT OF MOTOROLA DEER PARK FIRST RESUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 5 TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DEER PARK BOULEVARD;

THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF DEER PARK BOULEVARD AND THE NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE CENTERLINE OF SAID RAND ROAD;

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF RAND ROAD TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO A POINT ON THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF RAND ROAD;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF RAND ROAD TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF THE PALAZZO OF DEER PARK SUBDIVISION AS RECORDED JULY 12, 2016 AS DOCUMENT NUMBER 7308241;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE SOUTHEASTERLY LINE OF THE PALAZZO OF DEER PARK SUBDIVISION TO A POINT ON THE NORTH LINE OF SAID LOT 9 IN THE AMENDED FINAL PLAT OF MOTOROLA DEER PARK FIRST RESUBDIVISION;

THENCE EAST ALONG THE SAID NORTH LINE OF LOT 9 TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34;

THENCE SOUTH ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO AFORESAID POINT 1596.96 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 34;

THENCE NORTHEASTERLY ALONG THE PREVIOUSLY DESCRIBED LINE TO THE POINT OF BEGINNING (the "Area").

The Area includes portions of Rand Road or State Route 12, portions of Lake Cook Road, part of Field Parkway, as well as part of Deer Park Boulevard, a portion of Plum Grove Road and areas generally located south of Rand Road (or State Route 12), east of North Deer Park Boulevard, and north and northwesterly of East Lake Cook Road in the Village of Deer Park, is commonly known as the proposed Rand Road Redevelopment TIF District, Deer Park, Illinois. A map of the Area is attached hereto as Exhibit A and incorporated herein by this reference.

The Village has proposed the establishment of a tax increment financing district encompassing the Area pursuant to and in accordance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (the "TIF Act").

The Area would include the following parcels: the "Palazzo" property located at 20450 Rand Road, assigned PIN 14-34-404-022; the "Richter" property located at 20370 Rand Road, assigned PIN 14-34-400-015; the "Giannini" properties located at 20350 Rand Road, assigned PIN 14-34-400-016, and at 20346 Rand Road, assigned PIN 14-34-400-017, and at 20338 Rand Road, assigned PIN 14-34-400-018; the "DeFranco" property located at 20330 Rand Road, assigned PIN 14-34-400-019; the "Cars Collision" property located at 20324 Rand Road, assigned PIN 14-34-400-020; the "Behrens" property located at 20308 Rand Road, assigned PIN 14-34-400-021; the "Trust 2384" property located at 20284 Rand Road, assigned PIN 14-34-400-022; the "Richter" property located at 20278 Rand Road, assigned PIN 14-34-400-023; the "20270 Rand Road LLC" property located at 20270 Rand Road, assigned PIN 14-34-400-024; the "Berggren Realty" properties located at 20246 Rand Road, assigned PIN 14-34-402-013 and 20258 Rand Road, assigned PIN 14-34-402-003; the "True North Energy" property located at 20190 Rand Road, assigned PIN 14-35-304-001; the "Schorvitz" property located at 20168 Rand Road, assigned PIN 14-35-300-029; the "Marquez" properties located at 20152 Rand Road, assigned PIN 14-35-300-030 and 20140 Rand Road, assigned PIN 14-35-300-031; the "Behrens" property located at 20136 Rand Road, assigned PIN 14-35-300-032; the "20066 Rand LLC" property located at 20066 Rand Road, assigned PIN 14-35-300-033; and the "Continental" properties located at 20285 Deer Park Boulevard, assigned PIN 14-34-404-017, and 20126 N. Plum Grove Road, assigned PIN 14-34-404-021; and the "White Oak Funding" properties located at 20155 N. Deer Park Boulevard, assigned PINs 14-34-404-018 and 14-34-404-019 and at 20035 N. Plum Grove Road, assigned PIN 14-34-406-004.

All interested persons and such other persons who may be affected by the proposed formation of the Village of Deer Park Special Service Area No. 11, including those owning taxable property located within the proposed special service area will be given an opportunity to be heard at the hearing regarding the formation of and the boundaries of the Special Service Area and may object to the tax levy associated with the proposed special service area, the proposed formation of the special service area and the boundaries of the proposed special service area as well as the proposed special service area itself.

The purpose of the formation of the Village of Deer Park Special Service Area No. 11 in general is to provide the “Special Services”, as hereinafter defined, to the Area, consisting of the payment or reimbursement of “redevelopment project costs” for a “redevelopment project” or “redevelopment projects” as defined in Section 11-74.4-3(o) and (q), respectively, of the Illinois Tax Increment Allocation Redevelopment Act (the “TIF Act”), 65 ILCS 5/11-74.1 *et seq.*, within all or a part of the Area through the Proposed TIF District (the “Special Services”) as determined by the Village in its sole discretion and in accordance with the requirements of the TIF Act.

However, under no circumstances shall the provision of such Special Services by the Village constitute an acceptance of any personal property or real property within the Area by the Village.

The term of the proposed Special Service Area would be the term of the Proposed TIF District, as may be extended, in accordance with Illinois law and the nature of the Special Services is new construction within the Area through the payment or reimbursement of redevelopment project costs for a redevelopment project or redevelopment projects as defined in Section in 11-74.4-3(o) and (q) of the TIF Act through the Proposed TIF District.

If funds are received by the Village through this proposed special service area, such funds shall be used by the Village itself to pay for the Village’s annual deposit into the Village’s Special Tax Increment Fund in an amount equal to 10% of the total contributions to the fund from all other taxing districts each year in accordance with Section 11-74.4-8(b)(4) of the TIF Act if the Proposed TIF District is established.

A special service area tax will be considered at the public hearing, to be levied annually and not exceed a maximum rate of .65 percent per annum of assessed value, as equalized, to be levied against the real, taxable property included within the proposed Special Service Area. The proposed amount of such tax levy for the proposed special services area for the initial year for which taxes will be levied within the proposed special service area will not exceed \$350 and will not exceed the maximum annual rate of .65 percent of the assessed value, as equalized, of the taxable property within the Area.

At the public hearing, all interested persons, including all persons owning taxable real estate and electors within the Area, will be given an opportunity to be heard at the hearing regarding the proposed tax levy against the Area, the proposed creation of the special service area, its boundaries and any other issues relating to the proposed special service area encompassing the Area. The hearing may be adjourned by the Board of Trustees of the Village of Deer Park without further notice to another date other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least 51 percent of the electors residing within the Special Service Area and by at least 51 percent of the owners of record of the land included within the Area is filed with the Village of Deer Park Village Clerk within 60 days following the final adjournment of the public hearing objecting to the creation of the Special Service Area, or the levy or imposition of a tax, no such special service area may be created or tax levied or imposed.

Dated this 21st day of September, 2021.

/s/ Kimberly Kelly
Village Clerk
Village of Deer Park
23680 W. Cuba Road
Deer Park, Illinois 60010

Exhibit A SSA #11 Map

