

**NOTICE OF PUBLIC HEARING OF THE PROPOSED
RAND ROAD REDEVELOPMENT PLAN, PROJECT AND PROJECT AREA
IN THE VILLAGE OF DEER PARK**

Notice is hereby given that on Thursday, October 21, 2021, at 7:00 p.m. at the Village of Deer Park Vehe Barn, 23570 W. Cuba Road, Deer Park, IL 60010, a public hearing will be held to consider the approval of the proposed "Rand Road Tax Increment Financing Redevelopment Plan and Program for the Rand Road Redevelopment Project Area" (the "Plan and Project") in the Village of Deer Park.

The territory within the proposed Plan and Project (the "Redevelopment Project Area") is legally described as follows:

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 approximate boundary by street location of the Redevelopment Project Area is as follows:

The Redevelopment Project 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.

The common addresses and PINs of the Redevelopment Project Area are as follows:

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, 20346 Rand Road, assigned PIN 14-34-400-017, 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, 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, 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;

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 20035 N Plum Grove Road, assigned PIN 14-34-406-004.

The Redevelopment Project Area consists of 24 parcels and comprises approximately 74 acres.

There will be considered at the public hearing the proposed Plan and Project for and the designation of the Redevelopment Project Area and adoption of tax increment allocation financing therefor. The proposed Plan and Project has been made publicly available continuously since July 15, 2021, and remains on file and available for public inspection at the office of the Village Clerk at the Village of Deer Park, 23680 W. Cuba Road, Deer Park, Illinois 60010 and the Village of Deer Park website. Pursuant to the proposed Plan and Project the Village proposes to alleviate blighting conditions in the Redevelopment Project Area and to enhance the tax base of the Village

and the taxing districts having taxable property within the Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the Redevelopment Project Area. These eligible redevelopment project costs may include, but may not be limited to, studies, surveys, professional fees, interest subsidies, rehabilitation, repair and remodeling, land and real estate acquisition and assembly, and related disposition, and public improvements and facilities. To achieve this objective, the Plan and Project proposes to provide assistance for development, including, among other things, real estate acquisition and assembly costs, interest subsidies, rehabilitation, remodeling and repair, infrastructure, and related administrative and professional costs. The overall goal of the Plan and Project is the redevelopment of the Redevelopment Project Area. This will reduce or eliminate conditions that qualify the proposed Redevelopment Project Area as an improved conservation area, as well as revitalize the Redevelopment Project Area, strengthen the economic base, and enhance the Village's overall quality of life. The Plan and Project, in addition to the foregoing, sets forth additional objectives supporting the overall goal of the Redevelopment Project Area which are as follows:

Purpose of the Redevelopment Plan

Pursuant to the "Tax Increment Allocation Redevelopment Act" (Chapter 65 ILCS 5/11-74.4-1, *et seq.*) of the Illinois Statutes as amended (hereinafter the "Act"), the purpose of a Redevelopment Plan and Program is to promote the health, safety, morals, and welfare of the general public by:

- Alleviating adverse conditions by encouraging private investment of underutilized and vacant properties which will strengthen the economy, tax base, and the business/living environment.
- Improving existing public utilities and infrastructure within the area; and
- Enhancing the overall quality of the business environment in the Village of Deer Park.

Redevelopment Plan Goals & Objectives

The aim of the Redevelopment Plan is the revitalization of the Project Area as an attractive, regionally significant mixed-use district which will contribute to the health and vitality of Deer Park. The goals and objectives of the Redevelopment Plan are those articulated in the Illinois Tax Allocation Redevelopment Act and stated in the Village of Deer Park Comprehensive Plan. As mentioned in their 2017 Comprehensive Plan:

"Long range planning for the Village of Deer Park must be understood within the context of its position in both the region and in proximity to its neighbors. Deer Park's long-term growth is influenced by many factors that rely on geography and proximity, including primary roadway system, retail concentrations of various types (neighborhood, community, and regional centers), and regional open spaces and trail systems. The purpose of the 'General Development Plan' is to relay the basic planning and development principles that form the organizational structure for existing and future development in Deer Park. This chapter focuses on the basic, physical organization characteristics of the Village and surrounding areas that will provide guidance for the development of more specific opportunities and plans."

Future Land Use Plan

The recommended land uses, redevelopment opportunities, and public improvements of this Redevelopment Plan are based upon the guidelines and development opportunities presented in the Village of Deer Park 2014 Comprehensive Plan Update.

Prior to the date of the public hearing, any person, as well as each taxing district having property in the Redevelopment Project Area, and the Illinois Department of Commerce and Economic Opportunity, may submit written comments to the Village to the attention of the Village Administrator, Village of Deer Park, 23680 W. Cuba Road, Deer Park, Illinois 60010.

At the public hearing all interested persons, as well as affected taxing districts, may file written supporting statements, objections and other comments with the Village Clerk and shall have the opportunity to be heard orally with respect to any issues regarding the proposed Plan and Project, and the designation of the Redevelopment Project Area and the adoption of tax increment allocation financing therefore and any other matter related to this notice. The public hearing may be adjourned by the Village Board of the Village of Deer Park without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

Questions related to the eligibility and qualification of the Redevelopment Project Area can be sent to: Village Administrator Beth McAndrews, Village of Deer Park, 23680 W. Cuba Road, Deer Park, Illinois 60010.

/s/ Kimberly Kelly, Village Clerk