

VILLAGE OF VERNON HILLS

ORDINANCE 2017-004

AN ORDINANCE OF THE VILLAGE OF VERNON HILLS,  
LAKE COUNTY, ILLINOIS, ADOPTING TAX INCREMENT  
ALLOCATION FINANCING FOR MILWAUKEE AVENUE/TOWNLINE ROAD  
REDEVELOPMENT PROJECT AREA

THE 10<sup>th</sup> DAY OF JANUARY 2016

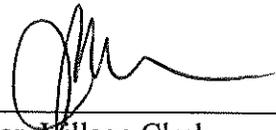
Published in pamphlet form by the Authority of the  
President and Board of Trustees of the Village of  
Vernon Hills, Lake County, Illinois, this 12<sup>th</sup> Day of  
January 2016



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 2017-004, AN ORDINANCE OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR MILWAUKEE AVENUE/TOWNLINE ROAD REDEVELOPMENT PROJECT AREA 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 12<sup>th</sup> DAY OF JANUARY 2017

  
\_\_\_\_\_  
Notary Public



**ORDINANCE 2017-004**

**AN ORDINANCE OF THE VILLAGE OF VERNON HILLS,  
LAKE COUNTY, ILLINOIS, ADOPTING TAX INCREMENT  
ALLOCATION FINANCING FOR MILWAUKEE AVENUE/TOWNLINER ROAD  
REDEVELOPMENT PROJECT AREA**

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 and adopt 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"); and

WHEREAS, the Village has heretofore approved a redevelopment plan and project (the "Plan and Project") as required by the Act by passage of an ordinance and has heretofore designated a Milwaukee Avenue/Townline Road redevelopment project area (the "Area") as required by the Act by the passage of Ordinance 2017-004 on January 10, 2017 and has otherwise complied with all other conditions precedent required by 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 out in full by this reference, and the statements and

findings contained herein are found to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. Tax Increment Financing Adopted. That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. 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 in Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

Section 3. Allocation of Ad Valorem Taxes. That pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area over and above the initial equalized assessed value of the property in the Area shall be

allocated to and when collected shall be paid to the Village Treasurer or his/her designee pursuant to Section 207 A of the Revenue Act of 1939 of the State of Illinois as amended, who shall deposit said taxes into a special fund, hereby created, and designated the "Milwaukee Avenue/Townline Road Redevelopment Project Area Special Tax Allocation Fund" of the Village and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

Section 4. Filing with County Clerk. 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

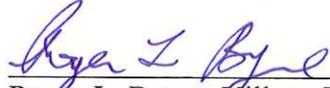
EXHIBIT C – Map of Redevelopment Project Area

PASSED this 10<sup>th</sup> day of January 2017

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

NAYS: 1 - Koch

ABSENT AND NOT VOTING: 0 - None



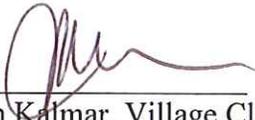
Roger L. Byrne, Village President

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**

# TIF Boundary Map

1/4/2016



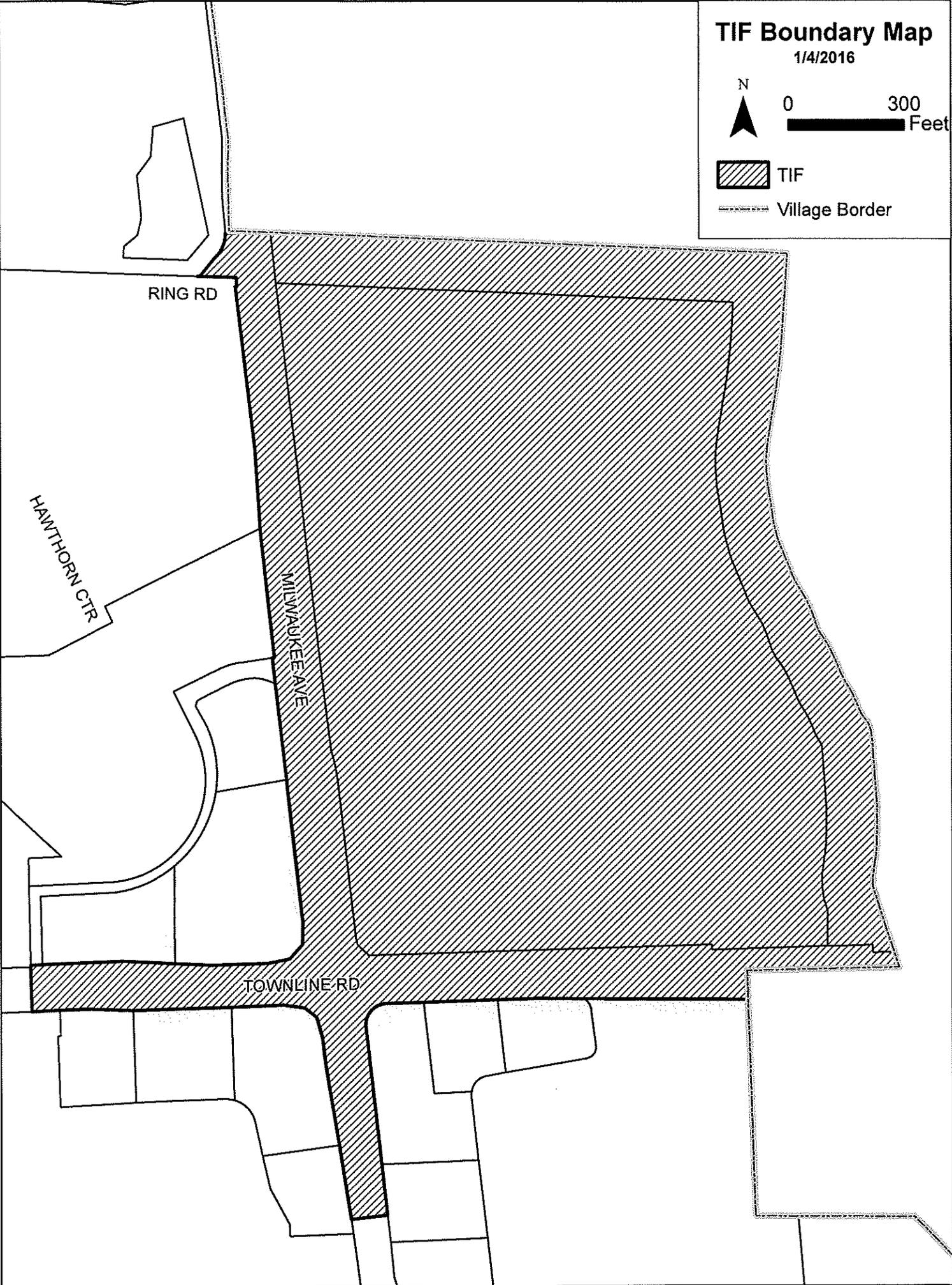
0 300 Feet



TIF



Village Border



Trustee Schultz moved and Trustee Marquardt 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, Grieb, Schultz, Marquardt, Hebda

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.

  
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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, Adopting Tax Increment Allocation Financing for the Milwaukee Avenue/Townline Road Redevelopment Project Area.

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 12 day of, 2017. *January, 2017.*

  
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Village Clerk

