

**VILLAGE OF VERNON HILLS
ORDINANCE 2020-128**

**AN ORDINANCE OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY,
ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE
HAWTHORN MALL REDEVELOPMENT PROJECT AREA**

WHEREAS, the Village of Vernon Hills (hereinafter referred to as the “Village”) is a municipal corporation organized and existing under the statutes of the State of Illinois and empowered by said statutes and by home rule authority pursuant to Section 6 of Article VII of the Constitution of the State of Illinois; 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, 65 ILCS 5/11-74.4-1 *et seq.* (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 the Hawthorn Mall Redevelopment Project Area (the “Area”) as required by the Act and has otherwise complied with all other conditions precedent required by the Act.

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. 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 (Property Index Numbers of Parcels within the Area are also included 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 the Act each year after the effective date of this Ordinance until the Plan and 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 Lake 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 by the Lake County Treasurer to the Village Treasurer or his/her designee, who shall deposit said taxes into a special fund, hereby created, and designated the “Hawthorn Mall Redevelopment Project Area Special Tax Increment Allocation Fund” of the Village and such taxes shall be used for the purpose of paying Plan and 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. That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description/PIN Numbers

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

PASSED this 4th day of November, 2020

AYES: 7 – Byrne, Forster, Schultz, Marquardt, Koch, Oppenheim, Takaoka

NAYS: 0 - None

ABSENT: 0 - None


Roger Byrne, Village Clerk

PASSED: 11/04/2020

APPROVED: 11/04/2020

PUBLISHED IN PAMPHLET FORM: 11/05/2020

ATTEST: 11/05/2020

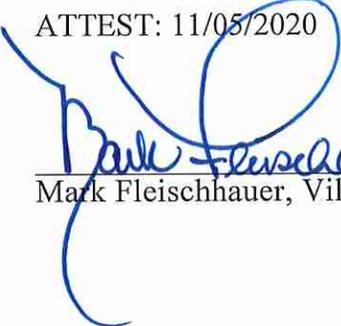

Mark Fleischhauer, Village Clerk

EXHIBIT A

HAWTHORN MALL REDEVELOPMENT PROJECT AREA
(TIF) LEGAL DESCRIPTION AND
PROPERTY INDEX NUMBERS

A PORTION OF LAND, LYING WITHIN SECTIONS 33 AND 34, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LYING WITHIN SECTION 4, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN LAKE COUNTY, ILLINOIS,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY-MOST NORTHWEST CORNER OF LOT 2 IN HAWTHORN CENTER SUBDIVISION, BEING A SUBDIVISION OF PARTS OF SECTIONS 33 AND 34, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1977 AS DOCUMENT NUMBER 1866654; SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 6 IN SAID HAWTHORN CENTER SUBDIVISION; THENCE NORTHERLY 12.3 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 18 IN SADDLE BROOK RESUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1998 AS DOCUMENT NUMBER 4216424; THENCE ALONG THE SOUTHERLY LINE OF LOT 18 AND OUTLOT D IN SAID SADDLE BROOK RESUBDIVISION, FOR THE FOLLOWING THREE (3) COURSES: (1) THENCE EASTERLY 28.12 FEET TO A BEND POINT; (2) THENCE EASTERLY 47.33 FEET TO A POINT OF CURVATURE; (3) THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 65.00 FEET AND AN ARC LENGTH OF 99.48 FEET TO A POINT OF TANGENCY; THENCE EASTERLY 80.2 FEET, MORE OR LESS, TO A POINT OF CURVATURE ON THE WESTERLY LINE OF LOT 1 IN AMLI AT MUSEUM GARDENS SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 2003 AS DOCUMENT NUMBER 5215706; THENCE ALONG THE WESTERLY LINE OF LOT 1 IN SAID AMLI AT MUSEUM GARDENS SUBDIVISION FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 65.00 FEET AND AN ARC LENGTH OF 95.76 FEET TO A POINT OF TANGENCY; (2) THENCE EASTERLY 110.83 FEET TO A POINT ON THE NORTH LINE OF LOT 1 IN SAID HAWTHORN CENTER SUBDIVISION; THENCE SOUTH 89 DEGREES 25 MINUTES 30 SECONDS EAST (RECORD BEARING) ALONG THE NORTHERLY LINE OF LOT 1 IN SAID HAWTHORN CENTER SUBDIVISION 820 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE AS SHOWN ON SAID HAWTHORN CENTER SUBDIVISION; THENCE SOUTHERLY AND WESTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE AND THE NORTHERLY RIGHT OF WAY

LINE OF ILLINOIS STATE ROUTE 60, BOTH AS SHOWN ON SAID HAWTHORN CENTER SUBDIVISION, FOR THE FOLLOWING FOURTEEN (14) COURSES: (1) THENCE SOUTH 08 DEGREES 02 MINUTES EAST 22.86 FEET; (2) THENCE SOUTH 81 DEGREES 58 MINUTES WEST 5.00 FEET; (3) THENCE SOUTH 08 DEGREES 02 MINUTES EAST 415.00 FEET; (4) THENCE SOUTH 05 DEGREES 32 MINUTES 38 SECONDS EAST 230.22 FEET; (5) THENCE SOUTH 08 DEGREES 02 MINUTES EAST 305.00 FEET TO THE EASTERLY-MOST SOUTHEAST CORNER OF LOT 2 IN SAID HAWTHORN CENTER SUBDIVISION; (6) THENCE SOUTH 81 DEGREES 58 MINUTES WEST 5.00 FEET TO THE NORTHEAST CORNER OF LOT 9 IN SAID HAWTHORN CENTER SUBDIVISION; (7) THENCE SOUTH 08 DEGREES 02 MINUTES EAST 675.02 FEET; (8) THENCE SOUTH 00 DEGREES 13 MINUTES 25 SECONDS EAST 57.92 FEET; (9) THENCE SOUTH 39 DEGREES 18 MINUTES 54 SECONDS WEST 49.15 FEET; (10) THENCE SOUTH 77 DEGREES 52 MINUTES 19 SECONDS WEST 58.06 FEET; (11) THENCE SOUTH 86 DEGREES 39 MINUTES 34 SECONDS WEST 143.12 FEET; (12) THENCE NORTH 88 DEGREES 21 MINUTES 59 SECONDS WEST 230.81 FEET; (13) THENCE SOUTH 86 DEGREES 49 MINUTES 04 SECONDS WEST 238.65 FEET TO THE SOUTHWEST CORNER OF LOT 8 IN SAID HAWTHORN CENTER SUBDIVISION; (14) THENCE SOUTH 03 DEGREES 03 MINUTES 46 SECONDS EAST 5.00 FEET TO THE SOUTHEAST CORNER OF LOT 4 IN SAID HAWTHORN CENTER SUBDIVISION; THENCE CONTINUING SOUTH 03 DEGREES 03 MINUTES 46 SECONDS EAST ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 4 TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 60; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE SOUTHERLY EXTENSION OF THE LINE BETWEEN LOTS 2 AND 3 IN SAID HAWTHORN CENTER SUBDIVISION; THENCE NORTH 02 DEGREES 03 MINUTES 40 SECONDS WEST ALONG THE LINE BETWEEN SAID LOTS 2 AND 3 TO THE SOUTHERLY-MOST SOUTHWEST CORNER OF LOT 2 IN SAID HAWTHORN CENTER SUBDIVISION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 3 IN SAID HAWTHORN CENTER SUBDIVISION; THENCE ALONG THE LINE BETWEEN SAID LOTS 2 AND 3 FOR THE FOLLOWING SIXTEEN (16) COURSES: (1) THENCE NORTH 02 DEGREES 03 MINUTES 40 SECONDS WEST 175.26 FEET; (2) THENCE SOUTH 87 DEGREES 56 MINUTES 20 SECONDS WEST 159.72 FEET; (3) THENCE NORTH 02 DEGREES 03 MINUTES 40 SECONDS WEST 65.00 FEET; (4) THENCE NORTH 87 DEGREES 56 MINUTES 20 SECONDS EAST 159.72 FEET; (5) THENCE NORTH 02 DEGREES 03 MINUTES 40 SECONDS WEST 209.45 FEET; (6) THENCE NORTH 27 DEGREES 41 MINUTES 04 SECONDS WEST 102.76 FEET; (7) THENCE NORTH 62 DEGREES 18 MINUTES 56 SECONDS EAST 1.00 FEET; (8) THENCE NORTH 27 DEGREES 41 MINUTES 04 SECONDS WEST 73.71 FEET; (9) THENCE NORTH 62 DEGREES 18 MINUTES 56 SECONDS EAST 25.00 FEET; (10) THENCE NORTH 27 DEGREES 41 MINUTES 04 SECONDS WEST 127.58 FEET; (11) THENCE SOUTH 62 DEGREES 18 MINUTES 56 SECONDS WEST 25.00 FEET; (12) THENCE NORTH 27 DEGREES 41 MINUTES 04 SECONDS WEST 73.71 FEET; (13) THENCE SOUTH 62 DEGREES 18 MINUTES 56 SECONDS WEST 1.00 FEET; (14) THENCE NORTH 27 DEGREES 41 MINUTES 04 SECONDS WEST 40.00 FEET; (15) THENCE SOUTH 62 DEGREES 18 MINUTES 56 SECONDS WEST 39.74 FEET; (16) THENCE NORTH 64 DEGREES 58 MINUTES 00

SECONDS WEST 18.01 FEET TO THE EASTERLY-MOST CORNER OF LOT 7 IN SAID HAWTHORN CENTER SUBDIVISION, SAID POINT ALSO BEING A CORNER OF LOT 3 IN SAID HAWTHORN CENTER SUBDIVISION; THENCE ALONG THE LINE BETWEEN SAID LOTS 3 AND 7 FOR THE FOLLOWING FIVE (5) COURSES: (1) THENCE SOUTHWESTERLY ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 82.00 FEET, AN ARC LENGTH OF 52.66, A CHORD BEARING OF SOUTH 43 DEGREES 55 MINUTES 11 SECONDS WEST, AND A CHORD LENGTH OF 51.76 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH 62 DEGREES 18 MINUTES 57 SECONDS WEST 8.72 FEET; (3) THENCE NORTH 64 DEGREES 58 MINUTES WEST 268.49 FEET; (4) THENCE SOUTH 55 DEGREES 02 MINUTES WEST 31.75 FEET; (5) THENCE NORTH 64 DEGREES 58 MINUTES WEST 337.44 FEET TO THE WESTERLY-MOST SOUTHWEST CORNER OF SAID LOT 7; THENCE ALONG THE WESTERLY LINE OF LOTS 2 AND 7 IN SAID HAWTHORN CENTER SUBDIVISION FOR THE FOLLOWING THREE (3) COURSES: (1) THENCE NORTH 00 DEGREES 38 MINUTES 22 SECONDS WEST 113.53 FEET; (2) THENCE NORTH 30 DEGREES 14 MINUTES 04 SECONDS EAST 175.31 FEET; (3) THENCE NORTH 00 DEGREES 38 MINUTES 22 SECONDS WEST 196.00 FEET TO THE WESTERLY-MOST SOUTHWEST CORNER OF LOT 6 IN SAID HAWTHORN CENTER SUBDIVISION, SAID POINT ALSO BEING THE WESTERLY-MOST NORTHWEST CORNER OF LOT 2 IN SAID HAWTHORN CENTER SUBDIVISION; THENCE EASTERLY ALONG THE LINE BETWEEN SAID LOTS 2 AND 6 FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 45 DEGREES 08 MINUTES 22 SECONDS EAST 172.78 FEET; (2) THENCE SOUTHWESTERLY ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 515.00 FEET, AN ARC LENGTH OF 11.08 FEET, A CHORD BEARING OF SOUTH 46 DEGREES 50 MINUTES 36 SECONDS WEST, AND A CHORD LENGTH OF 11.08 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED JULY 10, 1997 AS DOCUMENT NUMBER 3991224; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID PARCEL FOR THE FOLLOWING EIGHT (8) COURSES: (1) THENCE SOUTH 64 DEGREES 58 MINUTES 01 SECOND EAST 137.66 FEET; (2) THENCE NORTH 05 DEGREES 00 MINUTES 07 SECONDS WEST 36.26 FEET; (3) THENCE SOUTH 64 DEGREES 58 MINUTES 01 SECONDS EAST 552.72 FEET; (4) THENCE SOUTHERLY ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 7.23 FEET, A CHORD BEARING OF SOUTH 04 DEGREES 16 MINUTES 41 SECONDS WEST, AND A CHORD LENGTH OF 7.23 FEET, TO A POINT OF COMPOUND CURVATURE; (5) THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 34.48 FEET, A CHORD BEARING OF SOUTH 33 DEGREES 10 MINUTES 04 SECONDS EAST, AND A CHORD LENGTH OF 31.82 FEET, TO A POINT OF TANGENCY; (6) THENCE SOUTH 72 DEGREES 41 MINUTES 04 SECONDS EAST 31.06 FEET TO A POINT OF CURVATURE; (7) THENCE EASTERLY ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 17.15 FEET, AN ARC LENGTH OF 13.47 FEET, A CHORD BEARING OF NORTH 84 DEGREES 48 MINUTES 56 SECONDS EAST, AND A CHORD LENGTH OF 13.13 TO A POINT OF

TANGENCY; (8) THENCE NORTH 62 DEGREES 18 MINUTES 56 SECONDS EAST 60.14 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 6 IN SAID HAWTHORN CENTER SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 3991225; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARCEL FOR THE FOLLOWING SIX (6) COURSES: (1) THENCE NORTH 62 DEGREES 18 MINUTES 56 SECONDS EAST 88.36 FEET; (2) THENCE SOUTH 27 DEGREES 41 MINUTES 04 SECONDS EAST 60.00 FEET; (3) THENCE NORTH 62 DEGREES 18 MINUTES 56 SECONDS EAST 67.00 FEET; (4) THENCE NORTH 27 DEGREES 41 MINUTES 04 SECONDS WEST 60.00 FEET; (5) THENCE NORTH 62 DEGREES 18 MINUTES 56 SECONDS EAST 253.50 FEET; (6) THENCE NORTH 27 DEGREES 41 MINUTES 04 SECONDS WEST 323.15 FEET TO A POINT ON THE LINE BETWEEN LOTS 2 AND 6 IN SAID HAWTHORN CENTER SUBDIVISION; THENCE NORTH 03 DEGREES 53 MINUTES 56 SECONDS EAST ALONG SAID LINE 267.01 FEET TO THE POINT OF BEGINNING.

Real Estate Property Tax Index Numbers of Property:

- 11-33-401-004
- 11-33-401-006
- 11-33-401-089
- 11-33-401-088
- 11-33-401-087
- 11-33-401-086
- 11-33-401-085
- 11-33-401-013
- 11-33-401-014
- 11-33-401-015
- 11-33-401-016

EXHIBIT B

GENERAL STREET LOCATION

HAWTHORN MALL REDEVELOPMENT PROJECT AREA (TIF)

The RPA consists of most of the Hawthorn Mall located at the northwest corner of Milwaukee Avenue and Townline Road in Vernon Hills, Illinois including the former Sears and Carson Pirie Scott store (excluding the Macy's and JC Penney's stores), the current 489,579 square feet of existing in line retail stores within the mall, and adjacent parking lots on the eastern and southern end of the property which are currently dedicated to the retail spaces. The RPA also includes the three commercial parcels at the northwest corner of Milwaukee Avenue and Townline Road.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

HAWTHORN MALL REDEVELOPMENT PROJECT AREA (TIF)

Village of Vernon Hills, Illinois Hawthorn Mall
TIF Boundary Map



 **Kane, McKenna**
and Associates, Inc.

