

**VILLAGE OF VERNON HILLS
ORDINANCE 2020-087**

AN ORDINANCE CALLING FOR A PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE HAWTHORN MALL REDEVELOPMENT PROJECT AREA

WHEREAS, the Village of Vernon Hills (hereinafter referred to as the “Village”) is considering the designation of a redevelopment project area and the approval of a redevelopment plan and project within the corporate limits of the Village, to be called the Hawthorn Mall Redevelopment Project Area (hereinafter referred to as the “TIF District”), pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (hereinafter referred to as the “TIF Act”); and

WHEREAS, on March 17, 2020 the Village authorized the preparation of an eligibility study, and a redevelopment plan and project, relative to the TIF District; and

WHEREAS, on July 10, 2020 the Village made available the redevelopment plan and project for the proposed TIF District (hereinafter referred to as the “TIF Plan”), with said TIF Plan containing an eligibility study for the proposed TIF District (hereinafter referred to as the “Eligibility Study”) addressing the tax increment financing eligibility of the area proposed for the redevelopment project area (hereinafter referred to as the “Redevelopment Project Area”); and

WHEREAS, pursuant to the provisions of Section 5/11-74.4-5(c) of the TIF Act, prior to the adoption of the ordinance designating the Redevelopment Project Area and approving the TIF Plan for the proposed TIF District, the Village must fix a time and place for a public hearing; and

WHEREAS, pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, prior to the adoption of the ordinance designating the Redevelopment Project Area and approving the TIF Plan for the proposed TIF District, the Village must convene a meeting of the Joint Review Board (hereinafter referred to as the “JRB”) to consider the proposal; and

WHEREAS, it is the desire of the President and Board of Trustees of the Village to conduct such public hearing and to convene said meeting of the JRB.

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: That pursuant to the provisions of the TIF Act, the Village Board hereby designates the date of Tuesday, October 6, 2020 at the hour of 6:00 p.m. at the Vernon Hills Village Hall, Village Board Chambers, 290 Evergreen Drive, Vernon Hills, Illinois 60061, for the purpose of conducting a public hearing to hear from any interested persons, taxpayers or

affected taxing districts regarding the Redevelopment Project Area and the TIF Plan for the proposed TIF District; said Redevelopment Project Area being legally described on EXHIBIT A attached hereto and made part hereof.

SECTION 2: That copies of the Eligibility Study and the TIF Plan for the proposed TIF District have been on file in the office of the Village Clerk, and have been available for public inspection during regular Village business hours, since July 10, 2020. That a notice setting forth the availability of the Eligibility Study and the TIF Plan for the proposed Hawthorn Mall TIF District, and how to obtain a copy thereof shall be sent by mail to all residential addresses within seven hundred fifty (750) feet of the boundaries of the proposed Hawthorn Mall TIF District and to all persons who have registered on the Village's TIF Interested Parties Registry within a reasonable time after the adoption of this Ordinance, as required by Section 5/11-74.4-5(a) of the TIF Act, with said notice being substantially in the form attached hereto as Exhibit B and made part hereof.

SECTION 3: That at the public hearing, any interested person, taxpayer or affected taxing district may file with the Village Clerk written comments and/or objections to, and may be heard orally with respect to, any issues embodied in the notice of public hearing attached hereto.

SECTION 4: That the JRB for the proposed TIF District shall meet on Thursday, August 13, 2020 at 4:00 p.m. at the Vernon Hills Village Hall, Village Board Chambers, 290 Evergreen Drive, Vernon Hills, Illinois 60061. The JRB shall review the public record, planning documents, Eligibility Study, Redevelopment Project Area and TIF Plan for the proposed TIF District. The JRB shall make an advisory recommendation to the Village within thirty (30) days after the convening of the JRB. A written report shall be issued by the JRB. The failure of the JRB to submit its report on a timely basis shall not be cause to delay the public hearing or any other step in the process of designating the Redevelopment Project Area and approving the TIF Plan for the proposed TIF District. In the event the JRB does not file a report, it shall be presumed that the JRB has approved the matters before it. Pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, the JRB shall consist of one (1) public member and one (1) representative from each of the following taxing districts: Community College District No. 532, Libertyville Community High School District No. 128, Hawthorn Community Consolidated School District No. 73, the Vernon Hills Park District, the Cook Memorial Public Library District, the Countryside Fire Protection District, the County of Lake, Libertyville Township, and the Village of Vernon Hills.

SECTION 5: That the Village of Vernon Hills' representative on the JRB is hereby confirmed as Mayor Roger Byrne, or his/her designee.

SECTION 6: That a notice of the public hearing and the JRB meeting shall be sent by certified mail, return receipt requested, and a notice of the public hearing shall be given by publication, certified mail, return receipt requested, and by first class U.S. Mail, all as required by Sections 5/11-74.4-5(b) and 5/11-74.4-6(a), (b) and (c) of the TIF Act, with said notices being substantially in the form attached hereto as EXHIBIT C and made part hereof.

SECTION 7: That this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

ADOPTED this 21st day of July, 2020, pursuant to a roll call vote as follows:

AYES: 5 – Schultz, Oppenheim, Brown, Koch, Marquardt

NAYS: 0 - None

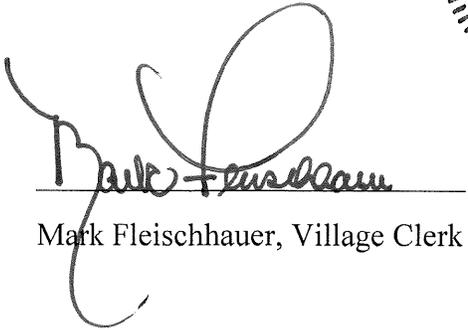
ABSENT AND NOT VOTING: - 2 Byrne, Takaoka

APPROVED by me this 21st day of July, 2020.



Thomas A. Koch, Village President Pro Tem

PASSED: 07/21/2020
APPROVED: 07/21/2020
ATTEST: 07/21/2020



Mark Fleischhauer, Village Clerk

EXHIBIT A

**Redevelopment Project Area Description
(Legal Description, Permanent Tax Index Numbers
and Common Boundary Description)**

HAWTHORN MALL REDEVELOPMENT PROJECT AREA (TIF) LEGAL DESCRIPTION

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

Common Boundary Description:

The RPA consists of most of the Hawthorn Mall, 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 B

**NOTICE OF THE AVAILABILITY OF ELIGIBILITY STUDY AND
REDEVELOPMENT PLAN AND PROJECT RELATIVE TO THE PROPOSED
HAWTHORN MALL TAX INCREMENT FINANCING DISTRICT**

Notice is hereby given to you, in that you reside at a residential address within seven hundred fifty (750) feet of the boundaries of the Village of Vernon Hills' proposed Hawthorn Mall Tax Increment Financing District or have registered your name on the Village of Vernon Hills' Tax Increment Financing Interested Parties Registry, that the Eligibility Study and the Redevelopment Plan and Project for the Village of Vernon Hills' proposed Hawthorn Tax Increment Financing District are available for your review. Copies of said Eligibility Study and Redevelopment Plan and Project can be obtained from Mark Fleischhauer, Village Manager for the Village of Vernon Hills, 290 Evergreen Drive, Vernon Hills, IL 60061, between the hours of 9:00 a.m. and Noon, and 1:00 p.m. and 5:00 p.m., Monday through Friday, except holidays.

VILLAGE OF VERNON HILLS

Mark Fleischhauer,
Village Clerk

EXHIBIT C

NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF THE PROPOSED HAWTHORN MALL REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT IN RELATION THERETO BY THE VILLAGE OF VERNON HILLS, ILLINOIS

Notice is hereby given that a public hearing will be held on Tuesday, October 6, 2020, at 6:00 p.m. at the Vernon Hills Village Hall, Village Board Chambers, 290 Evergreen Drive, Vernon Hills, Illinois 60061, (the "Public Hearing"), in regard to the proposed designation of a redevelopment project area (the "Redevelopment Project Area"), and the proposed approval of a redevelopment plan and project (the "Redevelopment Plan and Project") in relation thereto, for the proposed Hawthorn Mall Redevelopment Project Area ("The TIF District") by the Village of Vernon Hills, Illinois (the "Village"), pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1 et seq., as amended (the "TIF Act").

The boundaries of the Redevelopment Project Area for the proposed TIF District are more fully set forth on the legal description attached hereto as Exhibit 1 and made part hereof, and the street location map attached hereto as Exhibit 2 and made part hereof.

The proposed Redevelopment Plan and Project provides for the coordination and facilitation of land assembly, improvements to the public infrastructure within the proposed Redevelopment Project Area and for the Village to implement a set of actions to promote redevelopment within the proposed Redevelopment Project Area. The contemplated Village actions include, but are not limited to, the encouragement of redevelopment agreements and improving public facilities such as roadways, utility and public infrastructure improvements, storm water detention and storm water management improvements and related site work. The Village would realize the goals and objectives of the Redevelopment Plan and Project through public finance techniques including, but not limited to, tax increment allocation financing.

Copies of the Eligibility Study and the Redevelopment Plan and Project have been on file with the Village since July 10, 2020, and are currently on file and available for public inspection between the hours of 9:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m., Monday through Friday, except holidays, at the office of Mark Fleischhauer, Village Clerk, for the Village of Vernon Hills, at 290 Evergreen Drive, Vernon Hills, Illinois 60061. Copies of the Eligibility Study and the Redevelopment Plan and Project are enclosed with the copies of this Notice that are being mailed to the affected taxing districts and the Illinois Department of Commerce and Economic Opportunity. Mark Fleischhauer, Village Clerk, for the Village of Vernon Hills [(847) 918-3540] or Robert Rychlicki of Kane, McKenna and Associates, Inc. [(312) 444-1702] can be contacted for further information.

Pursuant to the TIF Act, the Joint Review Board for the proposed TIF District (the "JRB") is being convened to review the public record, planning documents, Eligibility Study and the proposed ordinances approving the Redevelopment Project Area and the Redevelopment Plan and Project for the proposed TIF District. Pursuant to the TIF Act, the JRB shall consist of one (1) public member and one (1) representative from each of the following taxing districts: Community College District No. 532, Libertyville Community High School District No. 128, Hawthorn Community Consolidated School District No. 73, the Vernon Hills Park District, the Cook Memorial Public Library District, the Countryside Fire Protection District, the County of Lake, Libertyville Township, and the Village of Vernon Hills.

Pursuant to the TIF Act, the meeting of the JRB will be held on Thursday, August 13, 2020 at 4:00 p.m. at the Vernon Hills Village Hall, Village Board Chambers, 290 Evergreen Drive, Vernon Hills, Illinois 60061. Those taxing districts with representatives on the JRB are hereby notified of said JRB meeting. The JRB's recommendation relative to the Redevelopment Project Area and Redevelopment Plan and Project for the proposed TIF District shall be advisory and non-binding, and shall be adopted by a majority vote of those members of the JRB that are present and voting, and submitted to the Village within thirty (30) days after the first convening of the JRB. Failure of the JRB to submit its report on a timely basis shall not delay the Public Hearing, nor shall it delay any other step in the process of designating the Redevelopment Project Area or approving the Redevelopment Plan and Project for the proposed TIF District.

Prior to and at the October 6, 2020 Public Hearing, all interested persons, affected taxing districts and the Illinois Department of Commerce and Economic Opportunity may file with the Village Clerk written comments to and may be heard orally with respect to any issues regarding the proposed Redevelopment Project Area and Redevelopment Plan and Project for the proposed TIF District. Written comments are invited and can be sent in advance of the Public Hearing to the Vernon Hills Village Clerk, 290 Evergreen Drive, Vernon Hills, Illinois 60061. The Public Hearing may be adjourned by the Village Board of Trustees without further notice other than a motion to be entered upon the minutes of the Public Hearing, fixing the time and place of the subsequent Public Hearing.

Mailed and Published by order of the

Corporate Authorities of the Village of Vernon Hills,
Lake County, Illinois

Mark Fleischhauer, Village Clerk

Exhibit 1

Redevelopment Project Area Description

**(Legal Description, Permanent Tax Index
Numbers and Common Boundary Description)**

Village of Vernon Hills

Hawthorn Mall Redevelopment Project Area

HAWTHORN MALL REDEVELOPMENT PROJECT AREA (TIF) LEGAL DESCRIPTION

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

Common Boundary Description:

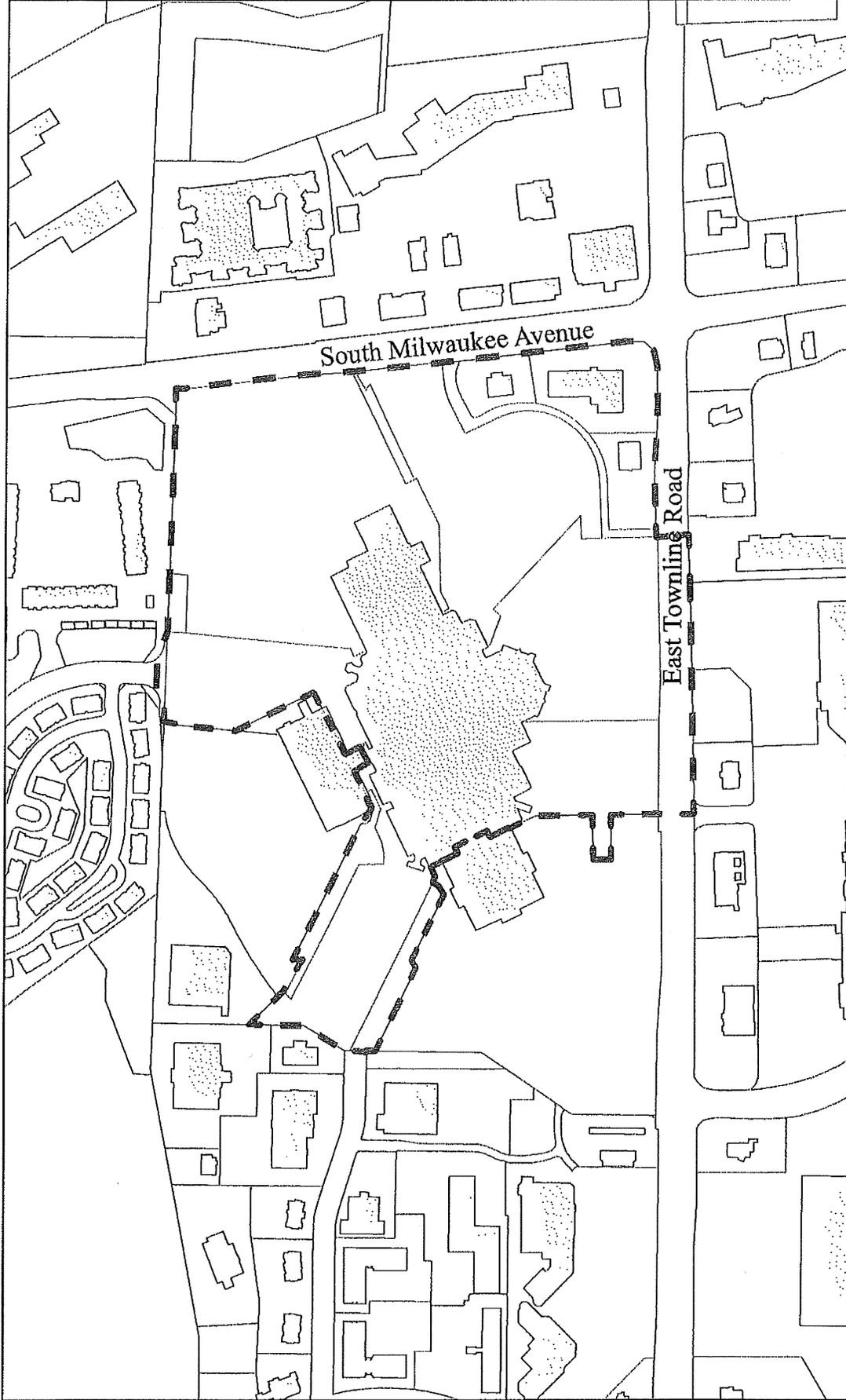
The RPA consists of most of the Hawthorn Mall, including the former Sears and Carson Pirie Scott store (excluding the Macy's and JC Penney's stores), the current 489,579 square feet of existing in line retail stores within the mall, and adjacent parking lots on the eastern and southern end of the property 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 2

**Street Location Map for the
Village of Vernon Hills**

Hawthorn Mall Redevelopment Project Area

Village of Vernon Hills, Illinois Hawthorn Mall TIF
Boundary Map



Prepared on 07/09/2020 by:

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

Sources: Geographic information accessed from maps.lakecountyil.gov on 04/29/2020



VILLAGE OF VERNON HILLS

ORDINANCE NO. 2020-087

AN ORDINANCE CALLING FOR A PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE HAWTHORN MALL REDEVELOPMENT PROJECT AREA

THE 21st DAY OF JULY 2020

Published in pamphlet form by the Authority of the President and Board of Trustees of the Village of Vernon Hills, Lake County, Illinois, this 21st Day of July 2020

AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, MARK FLEISCHHAUER, 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 NO. 2020-087 – AN ORDINANCE CALLING FOR A PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE HAWTHORN MALL REDEVELOPMENT PROJECT AREA TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM JULY 21, 2020 TO AUGUST 4, 2020.



Mark Fleischhauer
Village Clerk

SUBSCRIBED AND SWORN TO BEFORE
THIS 4th DAY OF AUGUST 2020

Notary Public