

PUBLIC NOTICE – VILLAGE OF ANTIOCH, ILLINOIS
NOTICE OF PUBLIC HEARING AND CONVENING A JOINT REVIEW BOARD TO
CONSIDER THE PROPOSED REDEVELOPMENT PLAN AND PROJECT AND THE
PROPOSED DESIGNATION OF THE DOWNTOWN
REDEVELOPMENT PROJECT AREA

Notice is hereby given that on November 12, 2026, at 6:30 p.m. in the Board Room at Antioch Village Hall, 935 Skidmore Drive, Antioch, Illinois 60002, a public hearing will be held to consider a proposed redevelopment plan and project (collectively, the “Redevelopment Plan”), the proposed designation and approval of the Downtown Redevelopment Project Area and the adoption of tax increment allocation financing therefore. The Downtown Redevelopment Project Area consists of the territory legally described in Exhibit 1, attached hereto.

At the public hearing, the Redevelopment Plan, the proposed designation of the Downtown Redevelopment Project Area and adoption of tax increment allocation financing for the Downtown Redevelopment Project Area will be considered. The proposed Redevelopment Plan, including the eligibility report, is on file and available for public inspection at the office of the Village Clerk, 935 Skidmore Drive, Antioch, Illinois 60002. Pursuant to the proposed Redevelopment Plan, the Village of Antioch (the “Village”) proposes to reduce or eliminate conditions that qualify the proposed Downtown Redevelopment Project Area as both a conservation area and blighted area under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, *et seq.*) (the “TIF Act”), to provide the direction and mechanisms necessary to redevelop the proposed Downtown Redevelopment Project Area as a vibrant mixed-use district and to redeveloping the proposed Downtown Redevelopment Project Area to revitalize the area, strengthen the economic base and enhance the Village’s overall quality of life. The proposed Redevelopment Plan outlines how tax increment financing can fund eligible redevelopment project costs to reinforce and encourage private investment and facilitate redevelopment within the proposed Downtown Redevelopment Project Area. These eligible project costs may include, but are not limited to, studies, surveys, professional service costs, marketing sites, property assembly and site preparation costs, rehabilitation, reconstruction or repair of existing buildings, costs of construction of public works or improvements, job training and retraining projects and financing costs, all as authorized under the TIF Act. The proposed Redevelopment Plan seeks to promote and protect the health, safety, morals and welfare of the public by, among other things, facilitating the physical improvement or rehabilitation of existing structures and façades, encouraging new construction where appropriate, fostering the replacement, repair, construction or improvement of public infrastructure, facilitating the renovation or construction of stormwater management systems, providing resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the proposed Downtown Redevelopment Project Area, facilitating the assembly and preparation of available sites, supporting the goals and objectives of other overlapping plans, coordinating available resources and promoting the redevelopment of underutilized property within the proposed Downtown Redevelopment Project Area. To achieve these objectives, the proposed Redevelopment Plan proposes to provide assistance by paying or reimbursing eligible redevelopment project costs. The Village may issue obligations to finance project costs in accordance with the Redevelopment Plan, which obligations may also be secured by the special tax allocation fund and other available funds, if any, as now or hereafter permitted by law.

Tax increment financing is a public financing tool that allows local governments to aid economic development. When a redevelopment project area/TIF district is created, the property value in the area is frozen. As the redevelopment project area is developed, the increase over the

property tax base creates property tax increment, which can be used to pay for redevelopment project costs.

Prior to the date of the public hearing, each taxing district having property in the proposed Downtown Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity are invited to submit comments to the Village concerning the subject matter of the hearing.

At the public hearing, any interested person or affected taxing district may file written objections with the Village Clerk and may be heard orally. The Village will hear all protests and objections and all interested persons will be given an opportunity to be heard at the public hearing. The public hearing may be adjourned to another date without further notice other than a motion being entered upon the minutes fixing the time and place of the subsequent hearing.

There is hereby convened a joint review board to meet and consider the approval of the Redevelopment Plan and the proposed designation of the Downtown Redevelopment Project Area. The joint review board shall review the public record, planning documents and proposed ordinances approving the Redevelopment Plan and the designation of the proposed Downtown Redevelopment Project Area.

The joint review board shall consist of a representative selected by: each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the proposed Downtown Redevelopment Project Area at the time that the proposed Downtown Redevelopment Project Area is approved, a representative selected by the Village and a public member.

The first meeting of said joint review board was held at 10:00 a.m. on October 13, 2026, in the Board Room at Antioch Village Hall, 935 Skidmore Drive, Antioch, Illinois 60002. Additional meetings of the joint review board shall be held upon the call of any member.

For additional information about the proposed Redevelopment Plan, the proposed Downtown Redevelopment Project Area, tax increment financing or to file comments or suggestions, contact Lori K. Romine, Village Clerk, Antioch Village Hall, 935 Skidmore Drive, Antioch, Illinois 60002 or 847-395-1000.

/s/ Lori K. Romine
Village Clerk
Village of Antioch, Lake County, Illinois

EXHIBIT 1
**(Boundaries of Proposed Downtown Redevelopment
Project Area and Legal Description)**

The Downtown Redevelopment Project Area is roughly bound by Lake Street to the south, Hillside Avenue to the west, Orchard Street and Williams Street to the north, and the Metra North Central Service railroad to the east

The Downtown Redevelopment PA comprises approximately 107.7 acres of land, of which approximately 80.5 acres are improved parcels, 7.0 acres are vacant parcels and the remaining acreage is public right-of-way.

Proposed Downtown Redevelopment Project Area Boundary Legal Description:

That part of Sections 7 and 8, Township 46 North, Range 10 East of the Third Principal Meridian, in Lake County, Illinois, described as follows:

Beginning at the Southwest corner of Lot 6 in B.F. Naber's and Helen E. Osmond's Subdivision, according to the plat thereof recorded May 3, 1951 as Document No. 726484; thence Easterly along the South line of said B.F. Naber's and Helen E. Osmond's Subdivision to the Southwest corner of Lot 7 in Orchard Crest Subdivision, according to the plat thereof recorded June 11, 1956 as Document No. 911495; thence Easterly along the South line of said Orchard Crest Subdivision to the Southeast corner of Lot 1 in said Orchard Crest Subdivision; thence Easterly along a line 25 feet Northerly of and parallel with the South line of Lots 50, 51 and 52 in County Clerk's Subdivision, according to the plat thereof recorded June 20, 1907 as Document No. 112577 to the Easterly line of said Lot 50; thence Northerly along said Easterly line and the Easterly line of said Lot 51 to the North line of a parcel of land described per Document No. 2082965; thence Easterly along said Northerly line to the Westerly line of Illinois Route 83 as shown on the Plat of Highways for Project No. R91-048-95 recorded as Document No. 6075949; thence Northerly along said Westerly line to the perpendicular intersection with a line drawn from the Northwest corner of Williams Street, FKA Liberty Street, per Edgar B. William's Resubdivision, according to the plat thereof recorded November 5, 1919 as Document No. 187839; thence Easterly along said perpendicular line to said Northwest corner of Williams Street; thence Easterly along the Northerly line of said Williams Street to the Northwest corner of Lot A in said Edgar B. William's Resubdivision; thence Easterly along the Northerly line of said Lot A to the Northerly line of Lot 1 in Rinears Addition to the Village of Antioch, according to the plat thereof recorded June 15, 1886 as Document No. 33976; thence Easterly along said Northerly line to the Westerly line of the Canadian National Railway, FKA Central Railway; thence Southerly along said Westerly line to the West line of Lot 86 in said County Clerk's Subdivision; thence Southerly along said West line to the Northeast corner of Lot 1 in Block 1 in Renselaer Johonnott's Addition to Antioch, according to the plat thereof recorded October 8, 1890 as Document No. 43085; thence Westerly along the North line of said Block 1 to the Northwest corner of Lot 13 in said Block 1; thence Southerly along the West line of said Lot 13 to the Southwest corner thereof; thence Southerly to the Northeast corner of Lot 14 in Block 2 in said Renselaer Johonnott's Addition to Antioch; thence Northwesterly along the Northerly line of said Lot 14 to the Northwest corner thereof; thence Southerly along the West line of said Lot 14 to the North line of Lot 12 in Davis' Addition to Antioch, according to the plat thereof recorded January 26, 1889 as Document No. 39054; thence Westerly along said North line to the Northwest corner thereof; thence Southerly along the West line of said Lot 12 to the Northeast corner of Lot 13 in said Davis' Addition to Antioch; thence Westerly along the North line of said

Lot 13 to the Northwest corner thereof; thence Southerly along the Westerly line of said Lot 13 to the Northernmost point of a parcel of land taken for roadway purposes per Document No. 4883151; thence Westerly to the Southernmost point of a parcel of land taken for roadway purposes per Document No. 4904281; thence Northwesterly along the Southerly line of said parcel to the North line of Lot 14 in Chinn's Addition to the Village of Antioch, according to the plat thereof recorded July 14, 1887 as Document No. 35982; thence Westerly along the North line of Lots 14 and 9 in said Chinn's Addition to the Village of Antioch; to the Southerly Extension of the East line of Lots 8 through 5 in said Chinn's Addition to the Village of Antioch; thence Northerly along said East line of the Southerly extension thereof to the South line of the North 6 feet of said Lot 5; thence Westerly along said South line to West line of said Lot 5; thence Westerly to the Northeast corner of the South 16 feet of Lot 5 in Block 2 in said Chinn's Addition to the Village of Antioch; thence Westerly along the North line of the South 16 feet of said Lot 5 to the East line of Lot 18 in S.M. Spafford's Addition to Antioch, according to the plat thereof recorded April 6, 1895 as Document No. 61551; thence Northerly along said East line to the Northeast corner of said Lot 18; thence Westerly along the North line of Lots 18 through 16 in said S.M. Spafford's Addition to Antioch to the Northwest corner of said Lot 16; thence Southerly along the West line of said Lot 16 to the Southwest corner thereof; thence Southerly to the North line of the South 10 feet of Lot F in said S.M. Spafford's Addition to Antioch; thence Westerly along said North line and the Westerly extension thereof to the East line of Lot E in said S.M. Spafford's Addition to Antioch; thence Northerly along said East line to the Northeast corner of said Lot E; thence Northerly to the Southeast corner of Lot 1 in Konopki-Asissa Subdivision, according to the plat thereof recorded February 17, 2021 as Document No. 7750888; thence Northerly along the East line of said Lot 1 to the Northeast corner thereof; thence Westerly along the North line of Lots 1 through 3 in said Konopki-Asissa Subdivision to the Northeast corner of Lot 3 in B.F. Naber's Third Subdivision, according to the plat thereof recorded April 8, 1946 as Document No. 586561; thence Westerly along the North line of Lots 3 through 9 in said B.F. Naber's Third Subdivision to the Northwest corner of said Lot 9; thence Southerly along the Westerly line of said Lot 9 to the Southwest corner thereof; thence Southerly to the Northwest corner of Lot 10 in said B.F. Naber's Third Subdivision; thence Southerly along the Westerly line of said Lot 10 to the Southwest corner thereof; thence Southerly to the Northwest corner of Lot 29 in said B.F. Naber's Third Subdivision; thence Northwesterly to the Northerly most Northeasterly corner of Lot 2 in Centrum Antioch Subdivision, according to the plat thereof recorded January 8, 2009 as Document No. 6422953; thence Westerly along the Northerly line of said Centrum Antioch Subdivision to the Westerly most Northwesterly corner of Lot 1 in said Centrum Antioch Subdivision; thence Westerly to the Easterly most Northeasterly corner of Lot 1 in Amoco L-2 Subdivision, according to the plat thereof recorded April 19, 1989 as Document No. 2784684; thence Northwesterly along the Northerly line of said Lot 1 to the Southerly extension of the West line of Lot 2 in Knoche-Schwartz Subdivision, according to the plat thereof recorded June 10, 1983 as Document No. 2217867; thence Northerly to the Southwest corner of said Lot 2; thence Northeasterly along the Easterly line of Lots 2 and 1 in said Knoche-Schwartz Subdivision to the Northeast corner of said Lot 1; thence Northeasterly to the Southeast corner of Lot 1 in B.F. Naber's Second Subdivision, according to the plat thereof recorded May 16, 1929 as Document No. 336790; thence Northerly along the East line of said Lot 1 to the Northeast corner thereof; thence Westerly along the North line of said Lot 1 to the Northwest corner thereof; thence Northerly to the Southeast corner of Lot A in said B.F. Naber's and Helen E. Osmond's Subdivision; thence Northerly along the East line of said Lot A to the Northeast corner thereof; thence Northerly to the Point of Beginning.

Excepting therefrom the South 100 feet of the East 82.5 feet of Lot 2 in said B.F. Naber's Second Subdivision;

Also excepting therefrom Lots 4 and 5 in Simon's Additon to Antioch, according to the plat thereof recorded June 6, 1887 as Document No. 35819;

Also excepting therefrom that part of Lot 3 in said Simon's Additon to Antioch described as Parcel 2 per Document No. 5810266 and that part of said Lot 3 described per Document No. 7917456.