

**NOTICE OF PUBLIC HEARING ON THE PROPOSED AMENDED RAND ROAD
REDEVELOPMENT PLAN AND PROJECT AREA TO ENCOMPASS ADDITIONAL
AREA IN THE VILLAGE OF DEER PARK**

Notice is hereby given that on Thursday, September 22, 2022, 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 "Amended Rand Road Tax Increment Financing Redevelopment Plan and Program for the Rand Road Redevelopment Project Area" (the "Amended Plan and Project") in the Village of Deer Park which, if adopted, would amend the existing Rand Road Redevelopment Project Area to add the "Additional Area" as defined below. The "Additional Area" which is proposed to be added to the Rand Road Redevelopment Project Area as set forth in proposed Amended Plan and Project is described as follows:

The "Gerlach" property located at 20420 Rand Road, assigned PIN 14-34-400-009, legally described as follows:

THAT PART OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF INTERSECTION OF CENTER LINE OF RAND ROAD WITH EAST AND WEST 1/4 LINE OF SAID SECTION 34, SAID POINT OF INTERSECTION BEING 679.93 FEET EAST OF THE CENTER OF SAID SECTION; THENCE SOUTH EASTERLY ALONG THE CENTER LINE OF SAID ROAD, 465.38 FEET TO PLACE OF BEGINNING AND THE MOST NORTHERLY CORNER OF PREMISES INTENDED TO BE DESCRIBED; THENCE SOUTH EASTERLY ALONG THE CENTER LINE OF SAID ROAD, 100 FEET; THENCE SOUTH WESTERLY IN A STRAIGHT LINE, 854.90 FEET TO A POINT THAT IS 1619.96 FEET NORTH OF THE SOUTH LINE AND 671.60 FEET EAST OF THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 34; THENCE WEST 120.58 FEET ON A LINE THAT IS 1619.96 FEET NORTH OF AND PARALLEL TO SOUTH LINE OF SAID SECTION, SAID LINE BEING SOUTH LINE OF A CERTAIN 17.66 ACRES BOUNDED ON THE NORTH BY THE CENTER LINE OF RAND ROAD, ON THE WEST BY A LINE 452.10 FEET EAST OF THE NORTH AND SOUTH LINE OF SAID SECTION AND ON THE EAST BY THE EAST LINE OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION; THENCE NORTH EASTERLY IN A STRAIGHT LINE 921.74 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS; and

The "Tsagalis" properties located at 20416 Rand Road, assigned PIN 14-34-400-010, 20412 Rand Road, assigned PIN 14-34-400-011, legally described as follows:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE EAST AND WEST QUARTER LINE OF SAID SECTION 34; (SAID POINT OF INTERSECTION BEING 679.93 FEET EAST OF THE CENTER OF SAID SECTION); THENCE SOUTHEASTELRY ALONG THE CENTER LINE OF SAID ROAD, 565.38 FEET TO THE POINT OF BEGINNING AND THE MOST NORTHERLY CORNER OF PREMISES

INTENDED TO BE DESCRIBED; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 225 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE 704.54 FEET TO A POINT THAT IS 1619.96 FEET NORTH OF THE SOUTH LINE AND 942.90 FEET EAST OF THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 34; THENCE WEST 271.30 FEET ON A LINE THAT IS 1619.96 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION (SAID LINE BEING THE SOUTH LINE OF A CERTAIN 17.66 ACRES BOUNDED ON THE NORTH BY THE CENTER LINE OF RAND ROAD, ON THE WEST BY A LINE 452.10 FEET EAST OF THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION AND ON THE EAST BY THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION); THENCE NORTHEASTERLY IN A STRAIGHT LINE 854.90 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING NORTHEASTERLY OF AND ADJOINING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAND ROAD IN LAKE COUNTY, ILLINOIS; and

The “Bladow” property located at 20406 Rand Road, assigned PIN 14-34-400-012, legally described as follows:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE 3RD P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE EAST AND WEST QUARTER LINE OF SAID SECTION 34; (SAID POINT OF INTERSECTION BEING 679.93 FEET EAST OF THE CENTER OF SAID SECTION); THENCE SOUTHEASTELRY ALONG THE CENTER LINE OF SAID ROAD, 790.38 FEET TO A PLACE OF BEGINNING; THENCE SOUTHEASTERLY ALONG CENTER LINE OF SAID ROAD, 100 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE 637.71 FEET TO A POINT THAT IS 1619.96 FEET NORTH OF THE SOUTH LINE AND 1063.50 FEET EAST OF THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 34; THENCE WEST 120.59 FEET ON A LINE THAT IS 1619.96 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION, (SAID LINE BEING THE SOUTH LINE OF A CERTAIN 17.66 ACRES BOUNDED ON THE NORTH BY THE CENTER LINE OF RAND ROAD, ON THE WEST BY A LINE, 452.10 FEET EAST OF THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION AND ON THE EAST BY THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION); THENCE NORTHEASTERLY IN A STRAIGHT LINE 704.54 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING NORTHEASTERLY OF AND ADJOINING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAND ROAD IN LAKE COUNTY, ILLINOIS; and

The “Garber” properties located at 20388 Rand Road, assigned PIN 14-34-400-013, and 20378 Rand Road, assigned PIN 14-34-400-014, legally described as follows:

THAT PART OF THE NORTH WEST ONE-QUARTER OF THE SOUTH EAST ONE-QUARTER AND THE EAST ONE-HALF OF THE SOUTH EAST ONE-QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF

INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE EAST AND WEST QUARTER LINE OF SAID SECTION 34, SAID POINT OF INTERSECTION BEING 679.93 FEET EAST OF THE CENTER OF SAID SECTION; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD 1040.38 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD 75 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE 514.73 FEET TO A POINT IN THE WEST LINE OF EAST ONE-HALF OF THE SOUTH EAST ONE-QUARTER OF SAID SECTION 34, THAT IS 1596.96 FEET NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG SAID WEST LINE OF THE EAST ONE-HALF OF THE SOUTH EAST ONE-QUARTER OF SAID SECTION, 23 FEET, THENCE WEST 73.95 FEET ON A LINE THAT IS 1619.96 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION, SAID LINE BEING THE SOUTH LINE OF A CERTAIN 17.66 ACRES BOUNDED ON THE NORTH BY THE CENTER LINE OF RAND ROAD ON THE WEST BY A LINE 452.10 FEET EAST OF THE NORTH AND SOUTH ONE-QUARTER LINE OF SAID SECTION; AND ON THE EAST BY THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTH EAST ONE-QUARTER OF SAID SECTION; THENCE NORTHEASTERLY IN A STRAIGHT LINE 537.47 FEET, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

AND

THAT PART OF THE NORTH WEST ONE-QUARTER OF THE SOUTH EAST ONE-QUARTER AND THE EAST ONE-HALF OF THE SOUTH EAST ONE-QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE EAST AND WEST QUARTER LINE OF SECTION 34, SAID POINT OF INTERSECTION BEING 679.93 FEET EAST OF THE CENTER OF SAID SECTION; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD 890.38 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD 150 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE, 537.47 FEET TO A POINT, THAT IS 1619.96 FEET NORTH OF THE SOUTH LINE AND 1244.38 FEET EAST OF THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 34; THENCE WEST 180.88 FEET ON A LINE, THAT IS 1619.96 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION; SAID LINE BEING THE SOUTH LINE OF A CERTAIN 17.66 ACRES BOUNDED ON THE NORTH BY THE CENTER LINE OF RAND ROAD, ON THE WEST BY A LINE 452.10 FEET EAST OF THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION AND ON THE EAST BY THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTH EAST ONE-QUARTER OF SAID SECTION; THENCE NORTHEASTERLY IN A STRAIGHT LINE 637.71 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS (collectively the "Additional Area").

The Additional Area itself is located south of Rand Road and generally east of North Deer Park Boulevard.

If the encompassed Additional Area were to be designated a redevelopment project area and added to the existing Rand Road Redevelopment Project Area, the amended and expanded legal description of the Rand Road Redevelopment Project Area would be 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 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 OF SECTION 34 TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAND ROAD;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAND ROAD TO THE POINT OF BEGINNING.

The boundary by street location of the *existing* Rand Road Redevelopment Project Area is as follows:

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 existing Rand Road 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 existing Rand Road Redevelopment Project Area consists *currently* of 24 parcels and comprises approximately 74 acres.

There will be considered at the public hearing the Amended Plan and Project, the addition of the Additional Area to the existing Plan and Project for the Rand Road Redevelopment Project Area, the designation of the Additional Area as a “redevelopment project area” and its being added to the Rand Road Redevelopment Project Area and adoption of tax increment allocation financing therefor. The proposed Amended Plan and Project have been made publicly available continuously since July 8, 2022 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 Amended Plan and Project the Village proposes to alleviate blighting conditions in the Additional Area and to enhance the tax base of the Village and the taxing districts having taxable property within the proposed expanded Rand Road Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the proposed expanded 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 Amended 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 proposed Amended Plan and Project is the redevelopment of the existing Rand Road Redevelopment Project Area as well as the Additional Area. This will reduce or eliminate conditions that qualify the proposed, amended and expanded Redevelopment Project Area as an improved conservation area, as well as revitalize the proposed, amended and expanded Redevelopment Project Area, strengthen the economic base, and enhance the Village’s overall quality of life. The proposed Amended Plan and Project, in addition to the foregoing, sets forth additional objectives supporting the overall goal of the proposed, amended and expanded Rand Road Redevelopment Project Area which are as follows:

Purpose of the Amended Redevelopment Plan and Project

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 the Amended Redevelopment Plan and Project 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.

Amended Redevelopment Plan Goals & Objectives

The aim of the Amended Plan and Project is the revitalization of the amended and expanded Redevelopment 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 Amended Plan and Project are those articulated in the Illinois Tax Allocation Redevelopment Act and stated in the Village of Deer Park Comprehensive Plan. As mentioned in its 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 Amended Plan and Project 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 proposed, amended and expanded Redevelopment Project Area, including the “Additional Area” and the Illinois Department of Commerce and Economic Opportunity, are invited and 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 and the Illinois Department of Commerce and Economic Opportunity, 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 expansion of an amendment to the existing Rand Road Redevelopment Project Area, the Amended Plan and Project to encompass the Additional Area, and the designation of the Additional Area as a 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 proposed expansion of Rand Road Redevelopment Project Area and the Amended Plan and Project 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