

LEGAL NOTICE

VILLAGE OF SOUTH BARRINGTON COOK COUNTY, ILLINOIS

PUBLIC HEARING AND CONVENING A JOINT REVIEW BOARD TO CONSIDER THE PROPOSED REDEVELOPMENT PLAN AND PROJECT AND THE PROPOSED DESIGNATION OF THE HIGGINS CORRIDOR REDEVELOPMENT PROJECT AREA

Notice is hereby given that on September 17, 2026, at 7:00 p.m. in Rose Hall, South Barrington Village Hall, 30 S. Barrington Road, South Barrington, Illinois 60010, 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 Higgins Corridor Redevelopment Project Area (the “Redevelopment Project Area”) and the adoption of tax increment allocation financing therefore. The Redevelopment Project Area consists of the territory legally described and depicted in Exhibit 1, attached hereto.

At the public hearing, the Redevelopment Plan, the proposed designation of the Redevelopment Project Area and adoption of tax increment allocation financing for the 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 Administrator, 30 S. Barrington Road, South Barrington, Illinois 60010. Pursuant to the proposed Redevelopment Plan, the Village of South Barrington (the “Village”) proposes to reduce or eliminate conditions that qualify the proposed 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”) and to provide the direction and mechanisms necessary to facilitate the productive reuse and long-term economic viability of the proposed Redevelopment Project Area. The proposed Redevelopment Plan outlines how tax increment financing can fund eligible redevelopment project costs to encourage private investment and facilitate development within the proposed Redevelopment Project Area. These eligible project costs may include, but are not limited to, studies, surveys, professional service costs, 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, reducing or eliminating the conditions that qualify the area as a Redevelopment Project Area pursuant to the TIF Act, preserving and strengthening the property tax base for the Village and overlapping taxing districts, preserving and strengthening the local sales tax base for the Village, creating and retaining new jobs, assisting with or providing for necessary infrastructure, utility and other improvements in the proposed Redevelopment Project Area and facilitating the physical and aesthetic improvement and rehabilitation of existing structures and encouraging the construction of new development within the proposed 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 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 consider the approval of the proposed Redevelopment Plan and the proposed designation of the 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 Redevelopment Project Area at the time that the proposed Redevelopment Project Area is approved, a representative selected by the Village and a public member. The first meeting of said joint review board shall be held at 7:00 p.m. on August 24, 2026, at Rose Hall South Barrington Village Hall, 30 S. Barrington Road, South Barrington, Illinois 60010.

For additional information about the proposed Redevelopment Plan, the proposed Redevelopment Project Area, tax increment financing or to file comments or suggestions, contact Mike Dropka, Village Administrator, Village Hall, 30 S. Barrington Road, South Barrington, Illinois 60010 or 847-381-7510.

/s/ Michael Dropka
Village Administrator
Village of South Barrington, Cook County, Illinois

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

The proposed Higgins Corridor Redevelopment Project Area generally includes properties: bounded by Higgins Rd. to the north, the Jane Addams Memorial Tollway (I-90) to the south, and Bartlett Rd. to the west.

The total area of the proposed Higgins Corridor Redevelopment Project Area is approximately 100 acres

Legal Description of the proposed Higgins Corridor Redevelopment Project Area: Part of Sections 33 and 34 in Township 42 North, Range 9 East of the Third Principal Meridian and also part of Section 2 in Township 41 North, Range 9 East of the Third Principal Meridian that lies North of the Northwest Toll Highway (I-90), South of the North Right of Way line of Illinois State Highway 72 (Higgins Road) and East of West Right of Way line of Bartlett Road, all in Cook County, Illinois.

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