



2014 Department Year in Review

2014 was an active year for community development. Though the Village experienced turnover in some of its longstanding downtown businesses, capital investments into vertical construction and commercial assets were as high as they have been since 2007. Commercial investments by IDI, McDonalds, Uhaul, DairyQueen, Sherwin Williams, and other independent businesses were visible signs that the marketplace is able support opportunities for development.

After much of 2013 went to efforts aimed at improving the Village's understanding of the regional marketplace through economic development planning efforts, 2014 included a major strategic milestone

accomplishment when the Village realized its first vertical construction project through its partnership with Industrial Developments International (IDI). Antioch Corporate Center's ACC Building 1 consists of 455,000 square feet of distribution, office, and warehouse space and 20 acres of developed site area. This represents the largest building in the Village, doubling the size of our next largest structure. Based on movement in the industrial sector, and positive asset positioning by IDI, staff has begun review of tenant improvement plans and expects that an end-user will be announced in Spring 2015.

Through its involvement in the downtown partnership of the

redevelopment of the Antioch Movie Theatre, Antioch's Vision Committee, The Lake County Leader Summit, the Village's first executive-level meetings with the Lake County Forest Preserve in nearly a decade, over a 1000 permit inspections, State Tourism Travel Effect Road Show, Lake County Convention and Visitors Bureau, International Council on Shopping Center, and Lake County Partners CD remains increasingly active.

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Department & Mission

The Community Development Department focuses upon the management of land use policy, planning, zoning, and building code enforcement, as well as economic development and community marketing. Our mission is to enhance the overall quality of life and further the public interest through inclusive land use policy initiatives and strategies that empower and protect citizens and businesses alike.

Planning and Policy Matters



Antioch Movie Theatre

The Village, in partnership with DDR development cooperated in the redevelopment of the Antioch Movie Theater for most of 2014. From conducting the initial due diligence and scoping of a redevelopment project that would update the theater to digital format to the substantial remodel of the structure itself in order to address a number of code and maintenance issues, the Village worked in combination with the developer to achieve a successful investment into a cornerstone downtown business.

Initially the project was in jeopardy as the cost of the necessary improvements had the potential to make the redevelopment and future operation of the theater financially infeasible. But, as the developer continued its investigation into all the potential redevelopment obligations, funding sources, partnerships, operating, and maintenance expenses that would be incurred by such an undertaking, staff continued its assistance in assessing the redevelopment efforts and through the early identification of potential regulatory, design, and funding issues that would need to be overcome.

The developer, staff, and the Board adopted unique measures to assist the funding gap and found an appropriate manner to allow Village's participation by

way of financial assistance in the redevelopment efforts of the theater. Due to the significant role the theater plays as a destination and landmark in the downtown commercial district, the effort should be highlighted as a success and clear demonstration of the private and public sectors working together.

Village Vision Committee

In 2011, The Village established its first overall strategic plan to not only address community development policies, but set organizational initiatives and goals used to set the baseline involvement for the Village as participant in shaping the community and the municipal organization's future look and operation.

A principal component to the Strategic Plan was to establish a Community Vision. Through the formation of a steering committee, the Village and a consortium of stakeholders began formulating a path to establish the creation of such a forward reaching Vision, which would serve as an statement of future aspirations and milestones for its achievement.

The Antioch Community Vision is an expression of what we value as a community and where we hope to be in the future. It is motivated by the idea that if we articulate where we are trying to go and share it in a report and findings, the likelihood of success increases significantly.

Department Efforts

Projects of Significance in Comprehensive and Policy Planning

1. EPA Brownfield Assessment
2. Health in all Policies (HIAP)
3. Village Vision (See Summary)
4. Agency Outreach
 - c. County Forest Preserve
 - d. Lake Leaders Summit
 - e. Tourism Road Show
 - f. LC Partners
 - g. LC Visitors Bureau
5. Route 173 Development Opportunities
6. Residential Development
 - c. Walton
 - d. Tiffany Rose Senior
 - e. Nuehaven SSA

By the Numbers

Department Activity based upon the areas of core responsibility and accounted data during calendar year 2014

Planning & Zoning

6

Petitions filed and processed through the Combined Planning Commission and Zoning Board during calendar year 2014 (100% increase)

3

Projects relating to residential housing starts in the asset repositioning and due diligence process

0

Number of appeals and lawsuits resulting from local land use decisions and actions

Building

489

Building permits issued (15% increase)

1,268

Inspections performed (19% increase)

\$166,798*

Permit related fees collected (56% increase)

*excludes IDI and the Antioch Movie Theatre

85

Businesses inspected for Annual Compliance for Liquor and Food Dealer Licenses (32% increase)

Economic Development

14

New businesses established

8

Business undertook major capital outlays and reinvestment in existing facilities

7.2%

Retail Vacancy Rates in Antioch (4% less than the county Average)

\$15.24

Retail NNN Rental 30% higher than our 5 year average.

\$8,339,900*

Estimated value of construction dollars invested in 2014 (62% increase)

*excludes IDI and the Antioch Movie Theatre

Building and Permitting

As demonstrated by the above statistics, the marked increase in building and permitting activities across the board revealed positive trends during 2014. The above statistics do not represent fee waivers granted to ACC 1 and the Antioch Theatre redevelopments. These are most noticeably absent in the revenue and valuation entries, as the permit fee reductions were authorized as development incentives on key and targeted developments. What should not be lost is that capital investments in construction are the highest they have been in 2007 and represent the largest private development projects for both the downtown and in the industrial sector in the past decade. We are excited to see pivotal market momentum translating into dollars invested in 2014.

Building Operations are still handled as a hybrid of full time staff and consulting teams. This organizational structure is intended to keep costs low for the Village as well as applicants, while still maintaining a acceptable level of service and necessary faculty

required to review and inspect commercial construction projects.

My appreciation and gratitude goes out to the inspectors and administrative support staff for keeping pace with the increased work load while operating on limited resources. Without their dedication, willingness to find solutions, and remain diligent as public servants, the Village would be unable to deliver this service at such a low cost and timely manner.



Authentic Marketing

Authentic by Nature continues to be the anchor in Antioch's branding and marketing strategies. Recent changes and updates on the backend development of the site have been ongoing to ensure the site remains updated and operational. By engaging media partners shared with the parks department and other agencies we will increase the traffic and relevancy of the site and support additional cross business marketing opportunities along with our social media and customer biased content. Stories such as local interest pieces regarding Lakeside Barbers and Red's Skin Care have been trending along with our updated and shared social event calendars.

With limited funds available for economic development initiatives in 2014, the Village relied heavily on its partnerships with Lake County Visitors Bureau, for which its sits on the Board of Directors, and Lake County Partners. Lake County Partners transforms economic opportunities into business realities by facilitating public/private collaboration to improve the business climate in the region. As a 501(c)3 economic development corporation, LCP works to maintain economic vitality and quality of life in Lake County, Illinois by creating and retaining quality jobs, stimulating capital investment, pursuing economic diversity and improving the County's business climate.

As a partnering community of Visit Lake County, the Village is provided access to resources to marketing partnerships targeted at reaching tourist populations who spend over

Authentic Antioch and Economic Development Partnerships



1 billion dollars annually on shopping, dining, lodging. An Annual report and ROI partnership letter provided to the Village explains the approach in greater detail

Commercial Sector and Economic Development

Beyond the previously highlighted Theatre and Corporate Center projects, a number of economic development successes occurred over the course of CY 2014. The following 14 businesses established themselves and many others re-established themselves within the Village through significant capital outlays and investments.

- 1). Ellie's Deli
- 2). Cafe Latte
- 3) Studio 83
4. Hoppers Garage Brewing
- 5) Uhaul
- 6) Zana Dunes
- 7) Selina's Secret
- 8) Asian Harbor
- 9) Sleepy's Mattress
- 10) Sherwin Williams
- 11) Scott Eberle Real Estate
- 12).Main Street Frozen Yogurt
- 13).A Action Pest Control
- 14).Reds Skin Care

Lake County ranks third in Illinois travel expenditures behind Cook and DuPage Counties.

ECONOMIC IMPACT OF TOURISM IN LAKE COUNTY

\$1.2
BILLION
VISITOR SPENDING

10,190
JOBS

\$25.78
MILLION
LOCAL TAX RECEIPTS

\$72.24
MILLION
STATE TAX RECEIPTS