

VILLAGE OF Antioch

AUTHENTIC by nature

Economic Development

As part of the Mayor's and Village Board's commitment to Economic Development, the Village of Antioch is in the process of creating a comprehensive "Economic Development Plan" and actively working with a retail consultant to attract new retail to the Village. As the residential and commercial markets slowly recover in the Chicago area, Antioch is in an excellent position to attract new residential and commercial development. Antioch is committed to creating a more diverse tax base and creating a resilient community. Below is a brief series of highlights of some recent projects that have been approved and are in the pipeline for development along with new Economic Development initiatives of the Village:

The Village continues to work with the developer on the **Antioch Corporate Center** on new development for this regional business park. A new 514,000 square foot building was approved in early 2016 for this park and staff anticipates construction beginning in the Spring of 2017. The first phase of the project, a 500,000 square foot building was completed and is occupied by several new businesses. The Antioch Business Center will eventually contain approximately 2,000,000 square feet of new light industrial development. The park has excellent access to the interstate and is conveniently located between Milwaukee and Chicago.



- A new **Commercial Planned Unit Development** was approved by the Village Board for a new 72,000 square foot commercial development along with three commercial outlots on approximately 16.0 acres at the northeast corner of Route 173 and Deep Lake Road. This approved commercial project will become a major new commercial node within the Village and will be developed with a series of high design standards. Staff will be working with our retail consultant and the developer of this site to find the right mix of new commercial uses that potentially could contain a number of junior boxes and new fast casual dining opportunities.
- Recently, the **Buehler parcel** was annexed into the Village of Antioch. This light industrial building, across the street from Wal-Mart, was rezoned to B-3. The developer is working on a plan to re-image the building into a commercial building that will potentially attract new retailers. The newest addition to this center will be **Lucky Bernie's** which will be a high end deli/wine shop.



After a long downturn, Antioch is witnessing a burst of new single-family construction. Recently, **D.R. Horton** broke ground for the construction of a new model at the master planned Clublands Development on Savage Road. Additionally, D.R. Horton will be starting 9 new single family homes before the end of this year. D.R. Horton has plans to purchase 178 lots within this development and Staff anticipates that Antioch will be one of the most active new home markets in Northern Illinois. In addition, the Village is seeing activity in the semi-custom home business with a number of new home permits being recently issued.

The Village of Antioch is in a strong position to lead new home construction in Lake County in view of the existing number of improved lots that exist in the Village. The master planned development of Clublands was approved for 924 homes and only approximately one third of the homes were constructed. In view of this fact, Antioch will be attracting new home builders to the area. With a population of approximately 15,000 people, Antioch has a projected population of 25,000 people by 2030. Consequently, the area will be able to support a sustainable amount of growth in the future.

- Recently, the **Hawthorne Ridge** project went before the PZB for a new 174 single-family unit development on North Avenue and Trevor Road. The case is currently before the PZB and Staff continues to work with the developer on refining the plan prior to it going back to the PZB in November. This proposed development is the first new subdivision that has been proposed within the Village's municipal boundaries in over a decade.
- As part of the Village's ongoing commitment towards economic development, an **Economic Development Plan** was recently reviewed by the Village Board. This new plan identifies several major commercial nodes along Route 173 that the Village believes are ready for future commercial development. The new Economic Development Plan is intended to create a business friendly environment in order to attract new commercial businesses to the Village. Specifically, Staff along with the Village's consultants have identified a number of potential retailers that fit the profile of the Village's demographic and psychographic make-up. As part of this new economic development plan, Antioch has established a very specific set of goals focusing on recruiting new commercial and light industrial development. Specifically, Antioch continues to be in a strong position to recruit light industrial or distribution businesses to the Antioch Business Center. The Antioch Business Center is in an excellent location and currently approximately one million square feet of new development has been constructed or approved for this business park.
- One of the goals in the Economic Development Plan is to streamline the review process for new development. Based on this, new site plans should be able to get approval within 30-45 days and Annexations, Special Uses and Rezoning should be approved within 45-60 days. Obviously, large residential projects will take more time to get through the process. Another component of this proposed plan is the formal adoption of an Economic Development Incentive Policy. A series of potential Economic Incentives are proposed in this plan. These incentives range from Property Tax Abatements to Sales Tax Rebates. In today's world of economic development, many new businesses require economic incentives and this plan attempts to establish a set of criteria which can be used to evaluate these requests for incentives.
- Another component of the plan is the creation of an Economic Development Task Force. This proposed task force would be made up of local business people who would help guide new economic development in the community. In addition, this new task force would assist Staff in retention visits of existing businesses in the Village. A new focus is being identified on retention and maintaining the current base of businesses that are located in the Village of Antioch.
- Recently, the Village's retail consultant, **Retail Strategies** completed a market and psychographic analysis of the Village's trade area. Antioch's trade encompasses approximately 103,000 people with a median income in excess of \$80,000.00. Based on this fact, Staff believes that the Village is in a strong position to attract new commercial development to the Route 173 corridor based on its central location in this trade area. Several major properties are available for new commercial development and Staff along with its consultant continues to attempt to reach out and attract new retail to the community.



Recently, the owner of the **Antioch Theatre** was able to pay off its enterprise loan with the Village and the Village Board rescinded the movie tax which helped subsidized the renovation of the historic movie theatre. With most Downtown movie theatres disappearing throughout the region, Antioch creatively partnered with the new owner on a major renovation of this theatre. With the Village's assistance, an extensive investment approaching one million dollars was used to renovate the interior and exterior of the theatre. This partnership proved to be a real success with the new owner recently reporting to the Village Board that ticket sales at the theatre exceeded his projections and expectations. Staff sees the Antioch Theatre as being on one of the commercial anchors in the long term revitalization plans of the Downtown and providing a future template for how the Village can partner with businesses to create a successful result.



- As part of the Village's continued commitment for the revitalization of the Village's historic Downtown, a new Downtown "**Main Street**" program is in the preliminary stages of being created. A series of Downtown meetings have been held with the businesses, building owners and citizens on how best to proceed with the creation of a more vibrant Downtown that becomes a regional destination. The Village is currently working on a series of new economic development efforts for the Downtown that would promote the recruitment of new businesses. In addition, The Village is working on the creation of a new "Downtown Sign District" which would encourage new historically sensitive signage Downtown.
- As part of the continued economic development efforts, the Village recently adopted a set of Downtown Façade Guidelines that will provide assistance to Downtown building owners who would like to renovate their storefronts and facades. The intent of this program is to provide a 50/50 match to Downtown owners which will allow them to restore their buildings to the original historic store front appearances. As envisioned, there is a long term plan to renovate Main Street which will increase property values and the Village's tax base.
- **Skipper Buds** recently took over the management of Sequoit Harbor on Route 173 and rebranded the marina as "Skipper Buds". Staff anticipates a major expansion of this marina in the future along with the potential of attracting other possible commercial users to the subject site. The subject site will continue to be one of the busiest marinas in the region and the Village is committed to working with the developer to update the subject site. The improvements will include a new showroom and new parking areas along with improvements to the existing moorings and boat drop off areas.



- A new 8,300 square foot **O'Reilly's Auto Parts** recently opened and is the newest addition to the GLP development (Menards and Wal-Mart). The addition of this store now completes this GLP commercial development and reflects the strong demand for automotive parts in Antioch. The existing auto part stores do a large amount of business with the Village's auto dealerships and auto sales continue to be one of several areas where there are a number of new growth opportunities.



- Come visit Downtown Antioch on Saturday, November 26th, 2016 and support our small businesses. “**Shop Small**” is sponsored by American Express and this day promotes the importance of small businesses. Charming Downtown Antioch contains a number of unique shops and restaurants that focus on selling unique merchandise and providing personal service. “Shop Small” day provides the residents of this community the opportunity to support the Downtown’s businesses and enjoy the holiday charm of Downtown Antioch.
- The Village Staff continue to work on a development plan for the 50 acre **Boyland** site on Route 173. Staff is currently working with several prospective commercial users who are interested in the site for expansion along with a large light industrial user who has a prospective interest in the subject site. Along with the potential of new commercial and light industrial users, the Village Staff continues to work on the re-alignment and construction of a new “Grimm” Road that would provide a new connection between Route 173 and Route 83.
- **Kunes Ford** is currently in the entitlement process to construct a new showroom for their Ford Dealership. The current site for Kunes Ford will be expanded by approximately 3.0 acres and a new 25,000 square foot building will be constructed to contain a new showroom and service department. In addition, the existing Ford dealership will be completely remodeled and incorporated into this new Ford campus on approximately 9.0 acres. This proposed dealership expansion is consistent with the Village’s vision of creating a newly remodeled auto row as a commercial gateway into the Village. The Village’s purchase of the Boyland property along Route 173 will create the potential to attract a new dealership or allow an existing dealership to expand.
- A new subway drive-thru was approved for the Towne Square Retail Center on Route 83 and staff anticipates an opening of this new store by the beginning of the new year. This new business relocation will provide a new anchor to the Town Square Retail center which was approved for a re-imaging last year. With a new face lift, the Towne Square Retail Center will provide a continued commercial gateway into Downtown Antioch.
- The Village is working with the new owner of the historic Persin & Persin Jewelry Store who plans to renovate the store into an new unique coffee shop. This newest addition to the growing number of businesses in Downtown Antioch reflects the continued interest that many people have in Downtown Antioch. This proposed coffee shop will provide live music in this historic space along with opportunities for an internet café, meet-up groups, live studios for recording and a limited menu of unique cuisine.
- The new owner of 925 and 931 Main Street is **Front Gate Realty** and they are in the process of renovating the interior of 931 Main Street as their new realty office. Staff continues to work with the new owner in the hope of recruiting a retail business or restaurant for the vacant store at 925 Main Street.



- Staff continues to work on a new “Economic Development” page on the Village’s website. This new Economic Development page will provide the development community and anyone interested in opening a business in the Village of Antioch with a single resource on our website. This new page will provide the development community with available sites within the Village, extensive demographic and psychographic data, traffic counts, along with a Downtown business link.