

# Notice of Public Hearing

*Village of Long Grove, Lake County, Illinois*

## **South Gateway Tax Increment Financing Redevelopment Project Area**

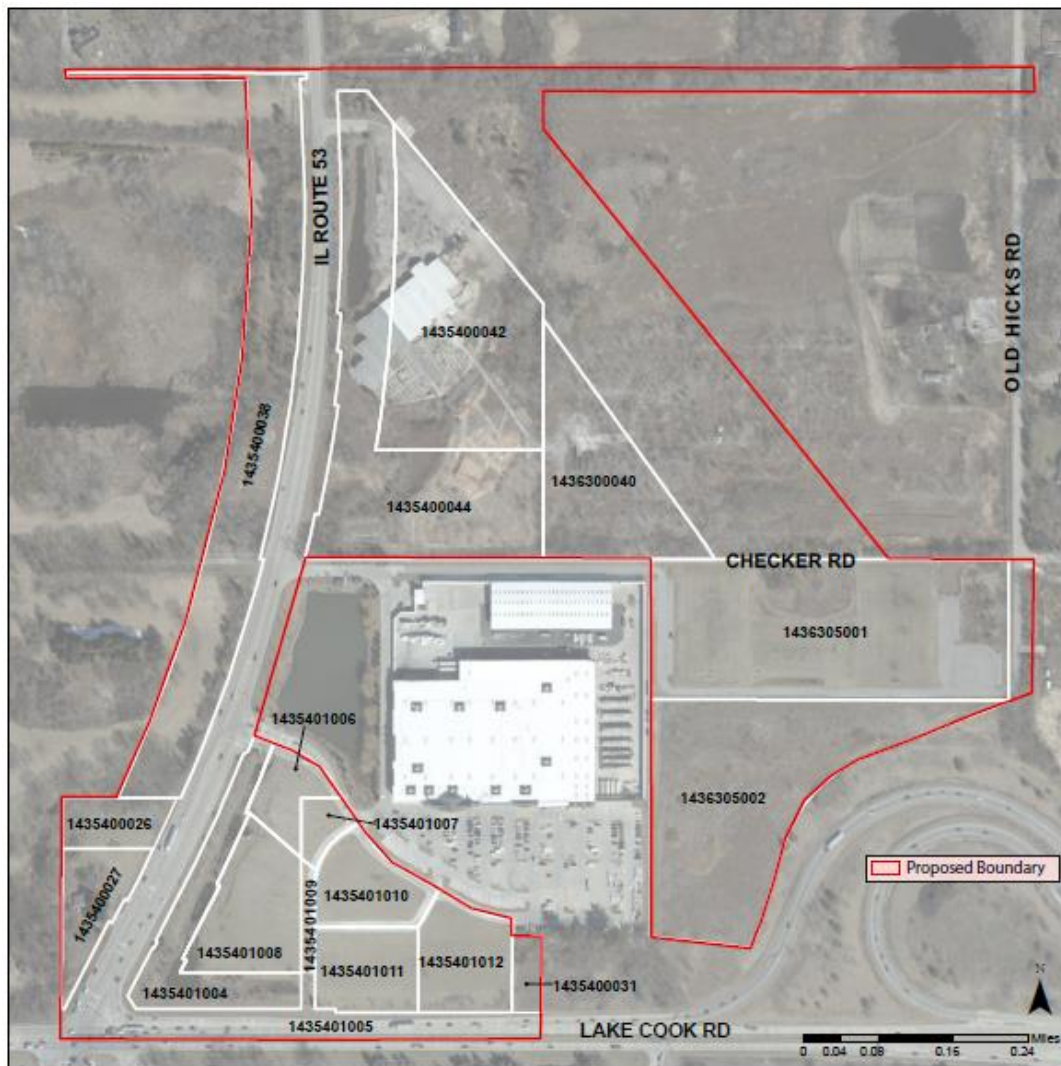
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Notice is hereby given that on the 10<sup>TH</sup> day of November 2020, at 7:00 P.M. at Village Hall, 3110 Old McHenry Rd, Long Grove, IL 60047, a public hearing will be held to consider the future approval of the redevelopment plan (the “*Redevelopment Plan*”) and project (the “*Project*”) for, and the designation of, the South Gateway Tax Increment Financing Redevelopment Project Area of the Village of Long Grove (the “*Redevelopment Project Area*”) and the adoption of tax increment allocation financing therefore.

The Project Area generally includes parcels located in an area which includes developed and undeveloped parcels on the east and west sides of IL Route 53 at the southern boundary of the Village near Lake Cook Road. The project area also includes rights-of-way and other public property, including property acquired by the State of Illinois Department of Transportation for the purpose of future extension of Route 53 north of Lake Cook Road. See map below for exact boundary. The Redevelopment Project Area consists of the territory legally described as follows:

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 35 AND PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 36 ALL IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS AND PART OF SECTION 1 AND SECTION 2 IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 33 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 36 WITH THE EAST LINE OF OLD HICKS ROAD; THENCE SOUTH ALONG THE EAST LINE OF OLD HICKS ROAD TO THE SOUTH LINE OF THE NORTH 33 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE WEST ALONG SOUTH LINE OF THE NORTH 33 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE WEST LINE OF SAID SOUTHWEST QUARTER, SAID LINE BEING THE EAST RIGHT OF WAY LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT THE RECORDER OF DEEDS FOR LAKE COUNTY, ILLINOIS, NOVEMBER 16, 1993 AS DOCUMENT NUMBER 3435170; THENCE SOUTH ALONG LAST SAID WEST LINE OF SAID SOUTHWEST QUARTER TO A POINT BEING 150.00 FEET NORTHEASTERLY OF AND PERPENDICULAR TO THE TRANSIT LINE OF FA ROUTE 61 (CENTERLINE OF FAP 432) PER DOCUMENT NUMBER 1508620; THENCE SOUTHEASTERLY ALONG LAST SAID LINE BEING 150,00 FEET NORTHEASTERLY OF AND PERPENDICULAR TO THE TRANSIT LINE OF FA ROUTE 61 TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE EAST ALONG LAST SAID SOUTH LINE, AND EXTENSION THEREOF, TO THE EAST LINE OF OLD HICKS ROAD; THENCE SOUTH ALONG THE EAST OF OLD HICKS ROAD TO THE NORTHEASTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 IN MENARD’S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 6191684; THENCE SOUHWESTERLY AND SOUTHERLY ALONG LAST SAID EXTENSION AND THE SOUTH LINE OF SAID LOT 8 TO THE SOUTH LINE OF SAID LOT 8; THENCE WESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH ALONG THE WEST LINE OF LOT 8 AND LOT 7 TO THE NORTHEAST CORNER OF LOT 6 IN SAID MENARD’S SUBDIVISION; THENCE WEST TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF LOT 6 BEING ALSO THE NORTH LINE OF LOTS 2, 3 AND 5 IN SAID MENARD’S SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH

ALONG THE EAST LINE OF SAID LOT 5 TO THE SOUTH LINE OF SAID LOT 6; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 6 TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH ALONG LAST SAID EAST LINE TO THE SOUTH LINE OF LAKE COOK ROAD; THENCE WEST ALONG THE SOUTH LINE OF LAKE COOK ROAD TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH ALONG LAST SAID WEST LINE TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE EAST ALONG LAST SAID SOUTH LINE TO THE EAST LINE OF ILLINOIS ROUTE 53; THENCE NORTHERLY ALONG THE WEST LINE OF SAID ILLINOIS ROUTE 53 TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE WEST ALONG LAST SAID SECTION LINE TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35 TO NORTH LINE OF THE SOUTH 16.5 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE EAST ALONG LAST SAID NORTH LINE TO THE WEST LINE OF ILLINOIS ROUTE 53; THENCE NORTH ALONG THE WEST LINE OF ILLINOIS ROUTE 53 TO THE NORTH LINE OF THE SOUTH 33 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE EAST ALONG LAST SAID NORTH LINE TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35. THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 33 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



There will be considered at the hearing future approval of the Redevelopment Plan and Project and designation of the Redevelopment Project Area and the adoption of tax increment allocation financing, therefore. The proposed Redevelopment Plan is on file and available for public inspection at the office of the **Village Clerk at Village Hall, 3110 Old McHenry Rd.** Pursuant to the proposed Redevelopment Plan and Project, the Village proposes to facilitate redevelopment of the Redevelopment Project Area by incurring or reimbursing eligible redevelopment project costs, which may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building and fixture rehabilitation, reconstruction, renovation and repair, financing costs and interest costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The Redevelopment Plan and Project proposes to provide assistance for commercial and industrial facilities by paying or reimbursing costs related to site assembly, analysis, professional services and administrative activities, public improvements and facilities, including streetscape enhancements, water and sewer improvements, street lighting and landscaping, the execution of one or more redevelopment agreements, and the payment of financing and interest costs.

On the **4<sup>th</sup>** day of **September** 2020, a complete copy of the **South Gateway TIF** Redevelopment Plan and Project and Eligibility Study were placed on file for public inspection with the Village Clerk. The Public Hearing on the **South Gateway TIF** Redevelopment Plan and Project Area will be held at **7:00 P.M.** on the **10<sup>TH</sup>** day of **NOVEMBER**, 2020, at Village Hall, **3110 Old McHenry Rd** for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the Adoption of Tax Increment Financing.

Prior to the date of the hearing, all interested persons, taxing districts having property in the proposed Redevelopment Project Area and the Illinois Department of Commerce and Community Affairs may submit written comments to the Village, to the attention of the Village Clerk **3110 Old McHenry Rd.**

At the hearing, all interested persons or affected taxing districts may be heard orally with respect to any issues regarding the approval of the proposed Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of tax increment allocation financing therefore.

Due to the statewide disaster declaration relating to the COVID-19 pandemic as declared by Governor J.B. Pritzker (the “**Gubernatorial Declaration**”), members of the public are encouraged to attend the public hearing by virtual means. Members of the public may attend the hearing either by web access or telephone using the information below:

**Web Access (via Zoom) or telephonic access:**

Join the meeting from your computer, tablet, or smartphone:

<https://zoom.us/j/390432717?pwd=NmZKTUYvRE9WSFU5TjE3RWxuS1JJUTo9>

**1 312 626 6799 US (Chicago)**

**Meeting ID: 390 432 717**

**Passcode: 132435**

Find your local number: <https://zoom.us/u/aeCxCY849S>

If the Governor **extends or re-declares** the Gubernatorial Declaration through at least November 10, 2020, then it is anticipated that the Long Grove Village Hall **will not be open** to the public during the hearing, and the hearing will be conducted entirely by virtual means as specified above (a “**Virtual Meeting**”). The agenda for the **November 10, 2020** meeting (the “**Meeting Agenda**”) will set forth whether the meeting will be an exclusively Virtual Meeting or whether (as well as to what extent and under what conditions) the Long Grove Village Hall will be open to the public for the hearing.

Alternatively, if the Governor **does not extend or re-declare** the Gubernatorial Declaration through at least November 10, 2020, then the hearing will be conducted at the **Long Grove Village Hall, 3110 Old McHenry Road, Long Grove, Illinois 60047**. Under such circumstances, members of the public may attend and participate in the hearing either in person at the Long Grove Village Hall **or** by virtual means as specified above. The Meeting Agenda will set forth to what extent and under what conditions members of the public may be physically present at the Long Grove Village Hall consistent with public health protocols relating to the COVID-19 pandemic.

The hearing may be adjourned by the Village President and Village Board of Trustees 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.















RESIDENT	646 E PENNSYLVANIA DR	UNIT 1	PALATINE	IL	60074
RESIDENT	646 E PENNSYLVANIA DR	UNIT 2	PALATINE	IL	60074
RESIDENT	646 E PENNSYLVANIA DR	UNIT 3	PALATINE	IL	60074
RESIDENT	646 E PENNSYLVANIA DR	UNIT 4	PALATINE	IL	60074
RESIDENT	646 E PENNSYLVANIA DR	UNIT 5	PALATINE	IL	60074
RESIDENT	646 E PENNSYLVANIA DR	UNIT 6	PALATINE	IL	60074
RESIDENT	641 E PENNSYLVANIA DR	UNIT 1	PALATINE	IL	60074
RESIDENT	641 E PENNSYLVANIA DR	UNIT 2	PALATINE	IL	60074
RESIDENT	641 E PENNSYLVANIA DR	UNIT 3	PALATINE	IL	60074
RESIDENT	641 E PENNSYLVANIA DR	UNIT 4	PALATINE	IL	60074
RESIDENT	641 E PENNSYLVANIA DR	UNIT 5	PALATINE	IL	60074
RESIDENT	641 E PENNSYLVANIA DR	UNIT 6	PALATINE	IL	60074
RESIDENT	673 E PENNSYLVANIA DR	UNIT 1	PALATINE	IL	60074
RESIDENT	673 E PENNSYLVANIA DR	UNIT 2	PALATINE	IL	60074
RESIDENT	673 E PENNSYLVANIA DR	UNIT 3	PALATINE	IL	60074
RESIDENT	673 E PENNSYLVANIA DR	UNIT 4	PALATINE	IL	60074
RESIDENT	673 E PENNSYLVANIA DR	UNIT 5	PALATINE	IL	60074
RESIDENT	673 E PENNSYLVANIA DR	UNIT 6	PALATINE	IL	60074
RESIDENT	631 E PENNSYLVANIA DR	UNIT 1	PALATINE	IL	60074
RESIDENT	631 E PENNSYLVANIA DR	UNIT 2	PALATINE	IL	60074
RESIDENT	631 E PENNSYLVANIA DR	UNIT 3	PALATINE	IL	60074
RESIDENT	631 E PENNSYLVANIA DR	UNIT 4	PALATINE	IL	60074
RESIDENT	631 E PENNSYLVANIA DR	UNIT 5	PALATINE	IL	60074
RESIDENT	631 E PENNSYLVANIA DR	UNIT 6	PALATINE	IL	60074
RESIDENT	2340 N OLD HICKS RD	UNIT 1	PALATINE	IL	60074
RESIDENT	2340 N OLD HICKS RD	UNIT 2	PALATINE	IL	60074
RESIDENT	2340 N OLD HICKS RD	UNIT 3	PALATINE	IL	60074
RESIDENT	2340 N OLD HICKS RD	UNIT 4	PALATINE	IL	60074
RESIDENT	918 E KINGS ROW	UNIT 1712	PALATINE	IL	60074
RESIDENT	918 E KINGS ROW	UNIT 1712	PALATINE	IL	60074
RESIDENT	918 E KINGS ROW	UNIT 1712	PALATINE	IL	60074
RESIDENT	918 E KINGS ROW	UNIT 1712	PALATINE	IL	60074
RESIDENT	816 E KINGS ROW	Unit 1	PALATINE	IL	60074
RESIDENT	816 E KINGS ROW	Unit 2	PALATINE	IL	60074
RESIDENT	816 E KINGS ROW	Unit 3	PALATINE	IL	60074
RESIDENT	816 E KINGS ROW	Unit 4	PALATINE	IL	60074
RESIDENT	833 E KINGS ROW	UNIT 1719	PALATINE	IL	60074
RESIDENT	833 E KINGS ROW	UNIT 1719	PALATINE	IL	60074
RESIDENT	833 E KINGS ROW	UNIT 1719	PALATINE	IL	60074
RESIDENT	833 E KINGS ROW	UNIT 4	PALATINE	IL	60074
RESIDENT	842 E KINGS ROW	UNIT 1	PALATINE	IL	60074
RESIDENT	842 E KINGS ROW	UNIT 2	PALATINE	IL	60074
RESIDENT	842 E KINGS ROW	UNIT 3	PALATINE	IL	60074
RESIDENT	842 E KINGS ROW	UNIT 4	PALATINE	IL	60074
RESIDENT	827 E KINGS ROW	UNIT 1719	PALATINE	IL	60074
RESIDENT	827 E KINGS ROW	UNIT 1719	PALATINE	IL	60074
RESIDENT	827 E KINGS ROW	UNIT 1719	PALATINE	IL	60074



RESIDENT	905 E KINGS ROW	UNIT 3	PALATINE	IL	60074
RESIDENT	905 E KINGS ROW	UNIT 4	PALATINE	IL	60074
RESIDENT	836 E CARRIAGE LN	UNIT 1	PALATINE	IL	60074
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RESIDENT	830 E CARRIAGE LN	UNIT 8	PALATINE	IL	60074
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RESIDENT	870 E CARRIAGE LN	UNIT 2	PALATINE	IL	60074
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RESIDENT	860 CARRIAGEWAY LN		PALATINE	IL	60074
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RESIDENT	848 E CARRIAGE LN	UNIT 3	PALATINE	IL	60074
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RESIDENT	2389 N HICKS RD		PALATINE	IL	60074
RESIDENT	2370 N HICKS RD		PALATINE	IL	60074
RESIDENT	2340 N OLD HICKS RD		PALATINE	IL	60074
RESIDENT	20400 N IL ROUTE 53		Long Grove	IL	60047-8319
RESIDENT	20400 N IL ROUTE 53		Long Grove	IL	60047-8319
RESIDENT	201 CENTER CT		Schaumbur	IL	60196-3169
RESIDENT	433 N MILWAUKEE AVE		Wheeling	IL	60090-3019
RESIDENT	201 CENTER CT		Schaumbur	IL	60196-3169
RESIDENT	201 CENTER CT		Schaumbur	IL	60196-3169
RESIDENT	201 CENTER CT		Schaumbur	IL	60196-3169
RESIDENT	20535 N IL ROUTE 53		Long Grove	IL	60047-8402
RESIDENT	20535 N IL ROUTE 53		Long Grove	IL	60047-8402
RESIDENT	20535 N IL ROUTE 53		Long Grove	IL	60047-8402
RESIDENT	1930 AMBERLEY CT		Lake Forest	IL	60045-1051
RESIDENT	745 ANTHONY TRL		Northbrook	IL	60062-2541
RESIDENT	2327 RFD		Long Grove	IL	60047-8349
RESIDENT	2329 COACH RD		Long Grove	IL	60047-5003
RESIDENT	2341 OLD HICKS RD		Long Grove	IL	60047-5141
RESIDENT	2343 RFD		Long Grove	IL	60047-8334
RESIDENT	2327 RFD		Long Grove	IL	60047-8349
RESIDENT	1307 SCHIFERL RD		Bartlett	IL	60103-1701
RESIDENT	2343 RFD		Long Grove	IL	60047-8334
RESIDENT	2347 BAYBERRY LN		Long Grove	IL	60047-5125
RESIDENT	2351 BAYBERRY LN		Long Grove	IL	60047-5125
RESIDENT	2349 BAYBERRY LN		Long Grove	IL	60047-5125
RESIDENT	2353 BAYBERRY LN		Long Grove	IL	60047-5125

RESIDENT	2355 BAYBERRY LN	Long Grove IL	60047-5125
RESIDENT	2357 OLD HICKS RD	Long Grove IL	60047-5299
RESIDENT	PO BOX 358	Lake Zurich IL	60047-0358
RESIDENT	2361 OLD HICKS RD	Long Grove IL	60047-5299
RESIDENT	2363 RFD	Long Grove IL	60047-8336
RESIDENT	5806 W GIDDINGS ST	Chicago IL	60630-3271
RESIDENT	2367 CHECKER RD	Long Grove IL	60047-5133
RESIDENT	2369 CHECKER RD	Long Grove IL	60047-5133
RESIDENT	1899 W WINCHESTER RD	Libertyville IL	60048-5367
RESIDENT	1899 W WINCHESTER RD	Libertyville IL	60048-5367
RESIDENT	20400 N IL ROUTE 53	Long Grove IL	60047-8319
RESIDENT	20400 N IL ROUTE 53	Long Grove IL	<u>60047-8319</u>