

**PLAN COMMISSION
VILLAGE OF DEERFIELD
Minutes**

The Plan Commission of the Village of Deerfield called to order a Workshop Meeting at 7:30 P.M. on March 9, 2023 at Deerfield Village Hall.

Present were: Al Bromberg, Chairman
Jennifer Goldstone
Lisa Crist
Sara Lubezny
Kenneth Stolman

Absent: Blake Schulman
Bill Keefe

Also present: Jeff Ryckaert, Principal Planner
Daniel Nakahara, Planner
Ben Schuster, Associate Village Attorney
Andrew Lichterman, Assistant Village Manager

Chairman Bromberg swore in all who plan to testify before the Commission.

Public Comment on a Non-Agenda Item

There were no comments from the public on a non-agenda item.

WORKSHOP MEETING

1) Prefiling Conference on the Request for Amendments to the Deerfield Comprehensive Plan and Text Amendments to the Zoning Ordinance to Create a New Entertainment and Retail Zoning District South of Lake Cook Road.

Assistant Village Manager and Director of Community Development Andrew Lichterman addressed the Commission. He shared background on why this request is before the Plan Commission. He stated that Village staff, in consultation with the Mayor, have been pursuing various initiatives to be proactive and ahead of the trends affecting the office market, particularly those adversely impacting Class B office space, including the buildings formerly occupied by Walgreens on the south side of Lake Cook Road. The Village also recently became aware of the consolidation at the Wilmot Walgreens campus, the relocation of CF Industries, and the relocation of the Baxter campus. These are examples that the Village needs to remain nimble, proactive and adaptive to the changing trends to keep commercial and industrial districts vibrant and relevant.

The six Walgreens buildings on Lake Cook Road have been vacated. Village staff has also had in depth conversations with the Embassy Suites Hotel management and ownership. They have shared that the hotel has underperformed for the last 10 years and have been struggling compared to other hotels in the region. Village staff and the mayor have been working with a Tax Increment Financing (TIF) consultant to create a redevelopment plan for the 44 acre area that is comprised of the six vacated Walgreens buildings and the Embassy Suites Hotel.

Mr. Lichterman explained that TIF is an economic development tool that has been used by the Village sparingly, and in the past, it has been used to great success. It can help grow the tax base through private investment that otherwise would not occur. At the last Village Board meeting, the TIF consultant and staff presented an eligibility study for this area to determine if it would meet the minimum qualifications that are outlined in the TIF Act. The study found that it can be defined as a conservation area and that it did meet the minimum standards that are outlined in the TIF Act. It met four qualifying factors which include: stagnant or declining EAV; deterioration; excessive vacancies; and inadequate utilities. The Village Board concurred with the findings in the eligibility study and directed staff to continue to proceed with the formation of the TIF District. The next step is to formulate the specifics of a TIF Redevelopment Plan. Notably, the TIF District Redevelopment Plan must also be consistent with the Village's Comprehensive Plan. The TIF District would allow for greater opportunities and investment and redevelopment in this area which, in all likelihood, will not remain Class B office space. To respond to market trends and help attract long-term investment, the Mayor and Village staff would like to amend the Comprehensive Plan prior to the adoption of the TIF District. The vision is to continue to allow the office and related I-1 uses in the district and to also allow for entertainment and retail uses. The six office buildings formerly occupied by Walgreens are currently under contract with a prospective purchaser. Mr. Lichterman reported that staff has been working closely with the purchasers to guide them towards the uses that would be consistent with the TIF Redevelopment Plan and the amendments that are proposed here tonight.

Chair Bromberg clarified that the Plan Commission is not providing input on whether or not to do a TIF District, but only providing input on the proposed changes to the Zoning Ordinances and the Comprehensive Plan for that specific parcel of land. Mr. Lichterman stated that staff is proposing a new C-4 District with listed permitted and special uses. The hope is that if these changes are recommended by the Plan Commission, then this vision will be consistent with the TIF Redevelopment Plan that they are working on concurrently. These zoning and comprehensive plan amendments would then go to the Village Board for consideration along with the final adoption of the TIF District so that these guiding documents are consistent. Village Attorney Ben Schuster stated that these zoning and Comprehensive Plan changes are independent to whether or not the TIF is formed. So if the zoning is changed and the Comprehensive Plan is changed to include the new uses, that would be in place whether or not a TIF is actually formed. For example, if restaurant or retail uses are allowed, a TIF district might fail and they would still be allowing retail and restaurant uses to go into this area without the benefit of the TIF. He added that these amendments should be made aside from the TIF district based on what this Commission would like to see in this particular area. Chair Bromberg added that the idea is for the Plan Commission to make this determination so that this is all done by the time the Village Board decides on the TIF district.

Commissioner Crist asked what is the disposition of the Embassy Suites Hotel and if they are already planning to vacate. Mr. Lichterman replied that the Village has been talking to the hotel ownership for years about possible redevelopment and reuses. Right now they are in a holding pattern and they are going to wait to see if a TIF District gets formed. Ownership has indicated to the Village that they have been underperforming for ten years. He added that there are no specific plans for this hotel. Including the hotel in the TIF district allows for the greatest flexibility and is consistent with the TIF qualifying factors. The property could remain a hotel and complement future uses around it. Commissioner Crist confirmed that the Embassy Suites would be cooperative and glad to be part of the TIF. Mr. Lichterman shared that they initially

studied a larger area on Lake Cook Road for the TIF and narrowed it down to these parcels because these were the most warranted and the parcels that met the qualifying factors. He stated that it was a very thoughtful process and they wanted to include the most appropriate properties and not ask for more than what is justified.

Commissioner Goldstone asked if there are multiple owners in this possible TIF District. Mr. Lichterman replied that a Real Estate Investment Trust (REIT) owns the Walgreens buildings and Walgreens leased the properties back from the REIT. The properties were then purchased by Orion in the last two years. Commissioner Lubezny asked if Orion wants to hold on to the properties and lease to new tenants, or if they plan on selling the properties. Mr. Lichterman replied that the perspective contract purchaser is now seeking to buy the properties from Orion and redevelop. If the Village adopts the proposed C-4 District with these uses, the Village will encourage potential developers to bring retail and entertainment type uses in this area. He added that the I-1 Zoning District uses will still be allowed and permitted in the proposed C-4 Zoning District. This would allow for greater flexibility of the current uses.

Commissioner Goldstone commented on the process for the special uses for the new zoning district and confirmed that each business would have to appear before the Plan Commission for special use approval. Chair Bromberg stated that as today in other districts, permitted uses may go in and special uses come to the Commission, and any other uses are not permitted.

Commissioner Stolman commented that the materials referenced that the TIF can take a long time to be established and asked for staff to explain why. Mr. Lichterman replied that the eligibility study on its own takes a long time complete. And that after this, most of the process is dictated by the statutes in the TIF Act. This dictates specific meetings and public hearings and an entire process. The TIF impacts other taxing districts, so they are stakeholders and they have a role in the process, as well. Mr. Schuster added that the Cook County tax assessments have also slowed down the process of this TIF creation. Lake County assessments came out much sooner than Cook and they needed this information to qualify as a TIF District as they have to show a declining EAV in a 5 year period. The statute rules require that the Village Board review preliminary plans, final plans, hold public hearings, and create a joint review board which is a public body put together of representatives from all different tax districts affected including the school district, fire protection district, and so on. He added that this process all takes time with notification of hearings and waiting periods. It is a slow process and meant to be deliberate. Mr. Schuster stated that the process is done this way because a TIF District lasts for up to 23 years, and can have significant impacts.

Commissioner Goldstone asked about the Cook County tax assessments. Mr. Lichterman replied that they just received them in January, and they needed this information to show that they have had declining or stagnant EAV for three of the last five years, and with the 2021 numbers they do show that. Commissioner Goldstone asked if they are not concerned about a change from 2021 to 2022. Mr. Lichterman replied that even if it increased, it doesn't change the findings of the report and the Village is comfortable with the data as a qualifying factor.

Commissioner Stolman asked if the Plan Commission votes to approve this zoning change if that affects the outcome or anything related to the TIF. Mr. Lichterman replied that it is helpful for the TIF District, but it is regardless of the TIF. If the new zoning district is in place, it will be consistent with the TIF redevelopment plan. And if the new zoning district is not put in place, then the TIF redevelopment plan will look different or the Village may choose not to pursue a TIF District.

Village Planner Jeff Ryckaert thanked Mr. Lichterman for the comments about the subject properties and the proposed TIF district. Mr. Ryckaert stated that he would review the proposed amendments to the Comprehensive Plan and the Zoning Ordinance. He explained there are some changes needed to the Comprehensive Plan because the Lake Cook TIF redevelopment plan does not conform to the Village's Comprehensive Plan and therefore amendments are needed to the Village's Comprehensive Plan. The amendments are to add retail, restaurants and entertainment because Subarea Section 4.8 in the Comprehensive Plan does not allow for retail and commercial uses on the south side of Lake Cook Road for the area between the regional retention facility west to the tollway. The other change to the Comprehensive Plan is to remove #2 in Subarea 4.8 that indicates commercial and retail uses are not desired. Mr. Ryckaert explained that the preferred use on the future land use map in the Comprehensive Plan would also have to be changed from the existing office use (pink on the future land use map) to retail (red). Chair Bromberg agreed that these changes are not controversial and they are simply adding retail, restaurants and entertainment uses in this area and removing a statement that they do not want these uses, as well as updating the Future Land Use map to reflect this change.

Mr. Ryckaert explained that text amendments to zoning ordinance are needed for the new C-4 zoning district which is more involved than the Comprehensive Plan amendments just discussed. He commented that as long as the Village is creating the TIF district and amendments to the Comprehensive Plan, it makes sense to create a new zoning district that allows the uses the Village wants to be established in this area. Mr. Ryckaert reviewed the special uses. He explained that special uses are uses that are generally appropriate for the zoning district, but may not always be appropriate or compatible with the surrounding area and uses. So when a special use proposal comes before the Plan Commission for review, the special use criteria are used to evaluate and determine whether the proposed special use is appropriate at a particular location.

Mr. Ryckaert stated there are 11 proposed special uses for the new C-4 district. The first special use is indoor and outdoor sports-themed entertainment establishments including golf driving ranges with entertainment such as Top Golf; miniature golf; public skating rinks that could be used for lessons as well as adult and youth hockey clubs and leagues. Also bowling alleys such as Pinstripes or Brunswick; and other similar sports-themed establishments. Chair Bromberg commented that he has done axe throwing and this is gaining popularity, and asked if that could be a similar establishment. Mr. Schuster replied that the way it is worded, if it is sports themed, then it would be allowed, and that some examples can be listed but not necessarily all possibilities. Mr. Schuster suggested stating "including by not limited to" when listing examples and the Village Planner would also make a determination if that business is interpreted to be a sports themed entertainment establishment. This determination would be done if there was a use in question that came forward. If someone disagreed with a determination they could appeal it to the Zoning Board of Appeals or a petitioner can ask for a text amendment to add a use. Chair Bromberg stated that he would like to change the wording as suggested.

Commissioner Stolman commented on how the Village of Wheeling has transformed and is now a destination because of the things they have added in the downtown area. They have state of the art ballfields, a waterpark and more. Commissioner Stolman asked if ball parks are recreational or could be considered outdoor sports themed entertainment. Mr. Ryckaert stated that the only recreational use listed are health clubs and tennis clubs as a special use. Commissioner Goldstone suggested adding pickleball as well. Commissioner Goldstone

commented that the Wheeling complex is Park District fields and businesses were built around them separately. Mr. Schuster suggested wording it as health clubs and racket sports clubs instead of tennis clubs, and other athletic facilities. Commissioners Goldstone and Stolman agreed with this suggestion. Mr. Lichterman stated that staff would consult about a request like axe throwing as well as other possibilities. Mr. Nakahara stated that the subject area is approximately 44 acres including the Embassy Suites Hotel and for some of these uses parking requirements are a big consideration.

Mr. Ryckaert stated that the next special use is restaurants that include live entertainment and dancing secondary to their principal use, but not including drive-thru restaurants. Mr. Ryckaert explained that they are seeking full service restaurants that offer things like karaoke, comedy, live music and other events to bring people in, but not fast food establishments. An example could be a microbrewery that offers live entertainment. Quick service food establishments could bring a lot of in and out traffic volume to the area, negatively impacting residents that are envisioned to be part of any mixed-use project. For this reason, staff is focusing on full service sit down restaurants with these entertainment uses, rather than fast food restaurants.

Commissioner Goldstone asked if they need to add anything about outdoor seating for restaurants as is listed for sports themed businesses. Mr. Schuster recommended changing indoor and outdoor sports themed and to listing this use as sports themed entertainment establishments. He added that the zoning code does not distinguish between indoor and outdoor uses for restaurants. For example, if a restaurant wanted outdoor space for its property, the Village does not prohibit this under zoning code. Stating restaurants would cover indoor and outdoor seating. Commissioner Goldstone agreed with this suggested change.

Chair Bromberg asked if restaurants would include breweries. Mr. Ryckaert replied that they may need a text amendment to define what a brewery is. Chair Bromberg suggested adding brewery, winery, and distillery to not exclude these. Mr. Lichterman reported that Village liquor licenses are incidental to meal service, so a brewery would have to have meal service per the Village liquor code. A brewery serving food would be a restaurant as the primary use. However, some breweries do not have kitchens and food service, and this would affect liquor licensing. Mr. Schuster suggested that if the Village wanted a brewery, to consider a brewery with drink service because someone could open up just a factory making beer without a restaurant or bar. When a business is a restaurant use, food service is the primary use. If a brewery has beer sales as their primary use, then they would not qualify as a restaurant. He also advised that using the term microbrewery could mean a small scale factory that just bottles beer without food or drink service. Commissioner Goldstone commented that breweries and microbreweries are a trend and she would like Deerfield to be a part of that and would like to see them included somehow. She added that she likes the idea of a restaurant that also brews and serves their own beer. Staff asked the Commission to consider how important it is to have meal service or if they want to allow just alcohol service. Mr. Lichterman shared that Deerfield's approach to liquor licensing has always been to require meal service with alcohol sales. Commissioner Goldstone suggested adding brewery as a secondary use to restaurants just like live entertainment and dancing. Mr. Schuster suggested stating microbrewery to spell it out because then there is more leeway without worrying about the primary and secondary use. Chair Bromberg agreed with this suggestion and is in favor of attracting these types of businesses.

Commissioners Goldstone, Lubezny and Chair Bromberg agreed that they are in favor of listing microbrewery, distillery and winery as special uses. Commissioner Crist commented that these uses could create concern from neighbors, but the Plan Commission would review any possible

petition. Commissioner Crist stated that in the Comprehensive Plan we keep residential to the north and multiuse south of Lake Cook and this changes the character of that Lake Cook Road corridor. Chair Bromberg commented that even if microbreweries, distilleries and wineries are not included, sports themed entertainment businesses also change the character. Mr. Nakahara added that staff is considering having the Appearance Review Commission (ARC) review all exterior modifications and signage for this new zoning district. This would keep things in line with what Deerfield seeks for appearance and aesthetics. Commissioner Stolman asked about sports book betting or other gambling establishments. Mr. Lichterman confirmed that the Village Board has an ordinance in place that prohibits gaming and he does not see the Village Board lifting this prohibition. Mr. Schuster suggested that the Commission consider whether they want to require food service with microbreweries, distilleries, and wineries if these are listed as special uses. Chair Bromberg commented that he is in favor of less limitations, Commissioner Goldstone agreed. Mr. Ryckaert asked if the Commission agrees to not allow drive-thrus for this district. Chair Bromberg agreed. Commissioner Goldstone commented that this can be changed for a specific request if desired. Mr. Schuster stated that this is a very small zoning district and they are determining what types of businesses they would generally be fine with in this area. The Commission could add certain conditions for traffic, noise, lighting, screening, etc. for any specific special use petition. But if a petition comes forward with one of these uses, generally it may be hard to say no because it is listed as a special use.

Mr. Ryckaert reviewed the next special use which is multifamily development. The thought here is that the Village wants this property to have a significant population to help with the businesses in the area and also with businesses in the rest of the Village. So this use would add a residential component here along with the entertainment and retail uses. Chair Bromberg commented that if a multifamily development is added here, there may be more school-aged children in this area, which feeds into Northbrook schools. He commented that this might not make sense and asked if they can change school district boundaries to have these children in Deerfield schools. Mr. Lichterman shared that the AMLI development was required to be a rental community and not condominiums, to keep it as apartments because of concern about families being disconnected to Deerfield. Today the trend is still apartments, not condos. The Plan Commission can consider adding a stipulation that a multifamily development here must remain rentals if desired, which has been done in the past. Mr. Nakahara stated that the Comprehensive Plan does not recommend traditional residential development south of Lake Cook Road, which generates school-aged children. Similar to the residential developments built south of Lake Cook Road, this can be done by the unit mix. For example, AMLI has mostly studios and one bedrooms (generating less school age children), and fewer two and three bedrooms units. The current residential development south of Lake Cook Road is consistent with the Comprehensive Plan. He added that they are hearing from residential multifamily developers that high end studios and one bedrooms with lots of amenities is the trend in the market. Mr. Ryckaert asked if the Village can restrict multiple family use to rental units only through a text amendment. Mr. Schuster replied that he does not recommend that approach, but can work with staff to address this concern.

Mr. Ryckaert explained the next special use which is a food store, grocery store or supermarket over 3,000 square feet. The thought here is that this type of use would be a real draw for the area and convenient for residents that live in the area. Mr. Ryckaert explained that in the C-1 and C-2 Districts, if these types of food stores are under 3,000 square feet, they have little impact and are a permitted use, and if over 3,000 square feet they have to meet Special Use criteria. The definition is a food store which includes fruit and vegetable markets, health food stores, grocery stores and supermarkets. Under 3,000 square feet is a permitted use and can

go in as retail. Mr. Lichterman added that most grocery stores would be a special use and are over 3,000. The commissioners were in favor of this use.

The next special use is motion picture theaters, except drive-ins. Mr. Ryckaert explained that drive-ins will take up a lot of parking and are not a good fit here. He added that drama theaters for plays and movie theaters would be a special use.

Comedy clubs are also a proposed special use for this new district. Mr. Ryckaert also shared that banquet hall was removed from the special use list. Staff looked into this use, but determined that this type of uses had a large parking demand and would mostly be used on weekends only and sit empty too often.

The next Special Use is a conference center that could hold corporate networking events and meetings, charity fundraisers, small trade shows and expos, seminars, and other smaller events. Chair Bromberg asked if it would include hotel rooms for overnight stays. Mr. Ryckaert replied that this is not how this use was envisioned. Lodging is already allowed in the I-1, but it would not be allowed as part of a conference center facility. Commissioner Goldstone asked if they can define conference center facility by square footage to fit with the size they are seeking. Mr. Ryckaert replied that they could put a maximum size on it if desired, such as under 10,000 square feet. Chair Bromberg asked if there is a demand for places like this. Mr. Ryckaert commented there are not any current conference centers in the Village. There was Venue One located in the former Berto Center which hosted charity events, weddings, etc. but it did not last long.

The next special use would be health clubs and tennis clubs. This would be convenient for the local residents and could bring people into the area. Chair Bromberg suggested changing tennis club to racket sports clubs. The rest of the Commission agreed.

The next special use is virtual reality and gaming facilities. Mr. Ryckaert explained virtual reality is a realistic simulation for a user in a computer generated gaming environment. Commissioner Goldstone commented that the one in Skokie is very popular and gaining traction. Commissioner Goldstone added that Ignite in Skokie have headset virtual gaming and computer station pods, and seemed to be busy with young people. They also have a large event space that holds birthday parties, bar and bat mitzvahs and corporate events. She commented that it has a social environment with drinks and food. Mr. Lichterman agreed that these businesses are gaining traction. Commissioner Goldstone added that there were a lot of people in their 20s there, not just teenagers and younger kids. Mr. Ryckaert explained that this use category does not include video arcade games like a Dave & Busters or Nickel City. Commissioner Stolman commented that a new trend is high end, nostalgic places with all old arcade games for adults with a full restaurant and bar that host events and birthday parties. They are intended to be a throw back to childhood for adults and are popular in cities right now. Mr. Schuster suggested wording this use as virtual reality gaming and video arcades to include these. The Commission agreed.

Mr. Ryckaert continued and shared that a commercial planned unit development (PUD) would also be a special use. He explained the redevelopment of the former Walgreens campus would have to be developed as a PUD because of all the multiple uses on the property.

Mr. Ryckaert explained that any special use in the existing I-1 District would also be included in the new C-4 District. They are not taking away any of the I-1 uses, just adding uses in the new C-4 District.

Commissioner Goldstone asked if there is anything the Village needs to discuss with the Police Department as the security is different with these uses versus office uses. As this type of development is more visible and close to the spur, drawing attention to residential neighborhoods right off of 294. She asked if the Police Department had any input on these uses in this location. Mr. Ryckaert replied that the Police can provide input on safety and security on proposed special uses as they have done in the past. Mr. Lichterman added that the Police Department leadership is aware of these discussions.

Mr. Ryckaert shared that staff did not envision uses in the new C-4 zoning district that would generate large crowds such as concert halls, auditoriums, stadiums, clubs and lodges, banquet halls, and other special event type of facilities as these facilities would demand a large parking supply for large events and are used mostly for large events on the weekends and then would sit empty much of the rest of the week. This concluded the review of proposed special uses for the new C-4 Entertainment and Limited Retail District.

Commissioner Lubezny asked if places like Kids Empire or a trampoline park or other kid based facilities like this could also be a special use. The other commissioners agreed. Mr. Lichterman commented that a trampoline park could be considered a sports themed use. Mr. Ryckaert replied that Kids Empire was a text amendment in the C-2 district worded as a children's indoor playground, and this could be added. Commissioner Goldstone suggested including trampoline parks and children's indoor playgrounds as examples of sports themed establishments.

Mr. Nakahara reviewed the proposed permitted uses for the new zoning district. The permitted uses in the C-1, C-2 and C-3 districts were reviewed to determine a list of permitted use in this proposed district. Mr. Nakahara explained that they tried to find uses that align with entertainment uses, could survive in a limited retail environment and would be of convenience to residents in a new multifamily development. Examples of these retail uses include: Bath & Body Works, a bookstore, food retail stores of 3,000 square feet or less such as an Amazon Go type of store, and sportswear stores like Athleta or Lululemon. Chair Bromberg commented that the list and proposals look good and he has no issues with them. Mr. Nakahara stated that there is not a lot of space in the subject area so the idea was to limit the permitted used to retailers that would be aligned with proposed special uses and vision of the district. Commissioner Goldstone suggested they add massage and hair and nail salons under services. All other commissioners agreed. Commissioner Goldstone also asked about coffee shops and banks which are not included. Mr. Lichterman commented that most banks would want a drive-thru and this is not allowed here. The Commission agreed to add coffee shops.

Mr. Ryckaert reported that the bulk regulations for the new C-4 District were mirrored after the I-1 District standards. Chair Bromberg commented that the minimum lot area seems large. Mr. Nakahara replied that this allows for generous setbacks from the road, and they are simply carrying through existing standards to the new district. Mr. Ryckaert added that they will expand the jurisdiction of the ARC to the new C-4 District, as they have in all other commercial districts. Chair Bromberg agreed that ARC involvement is valuable.

Chair Bromberg confirmed that the traffic infrastructure of the area would be addressed when there are plans to review. Mr. Lichterman replied that they would like to see a PUD with mixed

use developments here. And if they have a TIF District there is some public utility enhancements that they would like to do which can be enabled and reimbursed. In a commercial PUD they would want to see the traffic plan, flow and access relative to what will go in there. Mr. Lichterman added that there are no sidewalks on the south side of Lake Cook Road and if residential were added they would want sidewalks there. He stated that there could be a lot of infrastructure updates to consider to support a new development.

Commissioner Stolman asked if the concept of the TIF is to create a more attractive taxing area for businesses. And if so, does that mean the burden is then shared by the residents of Deerfield. Mr. Schuster replied that the tax burden is completely unaffected and taxes will not change, rather it is where the taxes go that is affected. So if a TIF is created, the equalized assessed value from an accounting standpoint is frozen. So with any increases in EAV, those taxes will then be put into the TIF fund. So instead of it being evenly divided out the way it is now to the various taxing bodies, it would instead be used from the TIF fund for certain eligible expenses during the life of the TIF. These include utility improvements and other things listed in the statute. It can also be used to reimburse and provide funding to the developers for certain eligible expenses, like land preparation, utility improvements and roadways. Mr. Lichterman added that it will not raise any resident taxes, it is a different allocation of the taxes. And that allocation goes back into that pot to help develop the area.

Chair Bromberg asked if there have been any discussions with AMLI or other neighbors. Mr. Lichterman replied that there have not been, but all neighbors will be notified before a Public Hearing. Mr. Schuster stated that notice will be sent to them for the map amendment and there will be an opportunity for anyone who has an objection to raise it. And when the Village receives zoning applications for these sites for a specific use, then there will likely be another opportunity. Mr. Lichterman stated that approval of the TIF and management of the TIF will fall under the Village Finance Department. Commissioner Crist asked what happens if parties are not in agreement of how the money gets spent on a specific development. Mr. Lichterman replied that there will be a development agreement approved by the Village Board that will be in place. Any eligible expenses will be in the development agreement that will be negotiated by the Village and the developers. Commissioner Crist asked if the contract purchaser they are talking to has the same vision as the Village. Mr. Lichterman replied that he is not sure yet as there is no specific proposal, but they have been in communication on this vision and they have been receptive and understand. He added that the contract purchaser is aware that the Village is studying the area for a TIF district. Mr. Lichterman noted that the Village originally looked at a larger area for the TIF, but it has been reduced to the Walgreens office buildings and Embassy Suites hotel. He added that the vision is not specific for the contract purchasers, but due to a concern with the office trend and that the hotel was struggling, in addition to the need for infrastructure improvements to support future development there. Mr. Schuster added that the most obvious use of TIF funds would be utility improvements, water main and sanitary sewer lines. For a large new development a big challenge for making it economically viable is the amount spent on utility improvements.

Mr. Lichterman reviewed the proposed TIF area and why it was this specific area and not a larger area. He explained this TIF would be the fourth in the Village's history. The others include two in the downtown, and the Lake Cook Road commercial area and the office corridor on Lake Cook Road. For the Lake Cook Road office corridor, the TIF district ended one year early and increased EAV 1,000 percent. The downtown TIF included Coromandel, Deerfield Square, Deerfield Village Center, and Village Hall and the Library. This one also ended one year early in 22 years and saw a 600 percent increase in EAV. The past TIF districts have been success

stories and have allowed the amenities and built the community Deerfield has today. The use of TIF in Deerfield has been successful and used rarely.

Mr. Ryckaert concluded that the next step is to update the C-4 district with the discussion from this meeting and come back for a Public Hearing on April 13, 2023.

Items from the Staff

Mr. Ryckaert reported that the next meeting will be on April 13, 2023.

Adjournment

There being no further discussion, Commissioner Goldstone moved, seconded by Commissioner Stolman to adjourn the meeting at 9:16 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,
Laura Boll