

**DEERFIELD JOINT REVIEW BOARD**

**RESOLUTION NO. 2022-R-22-JRB-01**

**A RESOLUTION RECOMMENDING APPROVAL OF THE REDEVELOPMENT PLAN AND PROJECT FOR THE DOWNTOWN/VILLAGE CENTER REDEVELOPMENT PROJECT AREA**

**WHEREAS**, the Joint Review Board convened in the Deerfield Village Hall on November 10, 2022, and December 1, 2022, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* ("**Act**"), which was attended and comprised of representatives of certain affected taxing jurisdictions of the proposed Downtown/Village Center Redevelopment Project Area as well as a public member pursuant to the Act; and

**WHEREAS**, a public member to the Joint Review Board was duly selected on November 10, 2022, by a majority vote of the taxing districts present and serving on the Joint Review Board, and a chairperson was also duly selected by the members of the Joint Review Board by majority vote; and

**WHEREAS**, at its meetings on November 10, 2022, and December 1, 2022, the Joint Review Board did review and consider the public record, planning documents, and proposed ordinances relating to the proposed Village of Deerfield Downtown/Village Center Redevelopment Project Area, including the Tax Increment Financing Eligibility Study and the proposed Redevelopment Plan and Project, which Study and Plan have been prepared by Kane, McKenna and Associates, Inc.; and

**WHEREAS**, after consideration of said matters, in accordance and compliance with the Act, on December 1, 2022, the Joint Review Board did agree, by a vote of the members present, that the proposed Redevelopment Plan and Project for the Downtown/Village Center Redevelopment Project Area, in the Village of Deerfield, Illinois, should be approved; that the Village of Deerfield Downtown/Village Center Redevelopment Project Area satisfies the eligibility criteria defined in the Act; that the Village of Deerfield Downtown/Village Center Redevelopment Project Area qualifies as a Conservation Area, as such term is defined in the Act; and that the Redevelopment Plan and Project, as presented, conforms to the requirements of the Act;

**NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE OF DEERFIELD DOWNTOWN/VILLAGE CENTER REDEVELOPMENT PROJECT AREA JOINT REVIEW BOARD**, as follows

**SECTION 1: RECITALS.** The foregoing recitals are hereby incorporated into and made a part of this Resolution by this reference.

**SECTION 2: RECOMMENDATION.** The Joint Review Board hereby submits the following advisory, non-binding recommendations to the Village Board of Trustees of the Village of Deerfield:

- A. The Village of Deerfield Downtown/Village Center Redevelopment Project Area satisfies the requirements of the proposed Redevelopment Plan and Project for the Redevelopment Project Area, and fulfills the objectives of the Act, and, accordingly, the Joint Review Board recommends that the Village Board of Trustees approve the proposed Village of Deerfield Downtown/Village Center Redevelopment Plan and Redevelopment Project.
- B. In furtherance thereof, the Joint Review Board recommends that the Village Board of Trustees adopt the following ordinances in support of the proposed Downtown/Village Center Redevelopment Project Area:
  - 1. An Ordinance Approving a Tax Increment Redevelopment Plan and Project for the Downtown/Village Center Redevelopment Project Area;
  - 2. An Ordinance Designating the Downtown/Village Center Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act; and
  - 3. An Ordinance Adopting Tax Increment Allocation Financing for the Downtown/Village Center Redevelopment Project Area.

**SECTION 3: SEVERABILITY.** If any provision of this Resolution or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Resolution are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Resolution to the greatest extent permitted by applicable law.

AYES: Feiger, Filippi, Frigo, Mehanti, Nakahara, Nehila (6)

NAYS: None


ABSTAIN: None

ABSENT: Representatives of Lake County, College of Lake County 532, Deerfield-Bannockburn Fire Protection District

PASSED: December 1, 2022

APPROVED: December 1, 2022

RESOLUTION NO: R-22-JRB-01



Chairperson  
Joint Review Board  
Village of Deerfield  
Lake County, Illinois

ATTEST:

*Daniel Van Rusen*

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