

VILLAGE OF DEERFIELD

RESOLUTION NO. 2022- R-22-54

**A RESOLUTION CONVENING THE JOINT REVIEW BOARD
AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING
ON THE PROPOSED DOWNTOWN/VILLAGE CENTER REDEVELOPMENT AREA**

WHEREAS, the Village of Deerfield is a home rule unit of local government pursuant to the provisions of Article VII, Section 6 of the Illinois Constitution; and

WHEREAS, the Village is considering a tax increment financing district over the real property generally located in the area depicted in **Exhibit A** and more specifically identified and legally described on **Exhibit B** attached to this Ordinance ("**Redevelopment Area**") to induce the revitalization of the Redevelopment Area; and

WHEREAS, the Village does not anticipate that the Redevelopment Area will be redeveloped without the implementation by the Village of a new plan and project for the economic renewal of the Redevelopment Area; and

WHEREAS, the Village explored various methods by which sufficient private investment can be attracted to the Redevelopment Area, so that the Redevelopment Area can be redeveloped for the long-term growth and benefit of the Village and its residents; and

WHEREAS, one means by which the Village could attract the private investment necessary for the redevelopment of the Redevelopment Area is the use of tax increment financing and the establishment of the Redevelopment Area as a new redevelopment project area (a "**TIF District**") as authorized under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, the "**TIF Act**"); and

WHEREAS, the Village has commissioned a study by Kane, McKenna and Associates, Inc. ("**KMA**"), to determine whether the Redevelopment Area meets the qualifications for establishing a TIF District; and

WHEREAS, after extensive review of the Redevelopment Area, KMA delivered a report to the Village in which KMA concludes that the Redevelopment Area qualifies as a conservation area under the TIF Act ("**Eligibility Report**"); and

WHEREAS, in light of its review of the Redevelopment Area and pursuant to extensive discussions with Village officials and others interested in the Redevelopment Area, KMA has also prepared a plan for the redevelopment of the Redevelopment Area in accordance with the TIF Act ("**Redevelopment Plan and Project**"); and

WHEREAS, the Eligibility Report and the Redevelopment Plan and Project have been on file and available at the Deerfield Village Hall since October 6, 2022; and

WHEREAS, in order to continue its consideration of the possible establishment of a TIF District in the Redevelopment Area, the Village's and Board of Trustees has determined

that it is in the best interest of the Village and its residents to initiate the process for establishing a TIF District within the Redevelopment Area, including: (i) the convening of a meeting of the Joint Review Board; and (ii) the setting of a time and place for a public hearing on the possible establishment of a TIF District and consideration of the Eligibility Report and the Redevelopment Plan and Project;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE BOARD OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, as follows:

SECTION 1: RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2: JOINT REVIEW BOARD.

A. Joint Review Board Established; Membership. The Joint Review Board is hereby established pursuant to Section 11-74.4-5 of the TIF Act. The Joint Review Board shall consist of the Village Manager, or his designee, one representative of the public chosen by the members of the Joint Review Board, and one representative chosen by each of the following taxing districts that have authority to directly levy taxes on the real property located within the Redevelopment Area:

1. Deerfield Public School District No. 109;
2. Township High School District No. 113;
3. Community College District 532;
4. Deerfield-Bannockburn Fire Protection District;
5. Deerfield Park District;
6. Lake County;
7. West Deerfield Township; and

B. Notice of Meeting of the Joint Review Board. The Village will deliver notice as required by the TIF Act of the time and place of the meeting of the Joint Review Board, which meeting will occur on November 10, 2022, at 2:00 p.m.

SECTION 3: SETTING TIME AND PLACE FOR PUBLIC HEARING. The Village President and Board of Trustees hereby establishes December 19, 2022, at 7:30 p.m. as the date and time for a public hearing on the possible establishment of a TIF District, the designation of a redevelopment project area, and the consideration of a Redevelopment Plan and Project for the Redevelopment Area. The public hearing will be held at Deerfield Village Hall, 850 Waukegan Road, Deerfield, Illinois. The Board of Trustees reserves the right to

continue the hearing to a later date and time without further published notice should a continuance become necessary.

SECTION 4: AUTHORIZATION FOR PUBLIC NOTICES AND OTHER ACTION. The Village President and Board of Trustees hereby authorizes and directs the Village Manager and the Village Clerk, in consultation with KMA and the Village Attorney, to do or cause to be done all things necessary or desirable for purposes of giving the public notice of the December 19, 2022 public hearing, including the publication of notice in substantially the form attached to this Resolution as *Exhibit C*, and any and all other statutorily required steps precedent to the establishment of a TIF District in the Redevelopment Area and the adoption of a Redevelopment Plan and Project.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect upon the passage and approval.

AYES: Benton, Berg, Jacoby, Oppenheim, Seiden

NAYS: None

ABSTAIN: None

ABSENT: Metts-Childers

PASSED: October 17, 2022

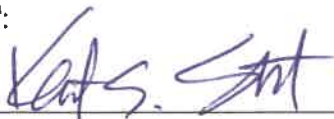
APPROVED: October 17, 2022

RESOLUTION NO: R-22-54



Daniel C. Shapiro, Mayor

ATTEST:



Kent S. Street, Village Clerk

EXHIBIT A

DEPICTION OF REDEVELOPMENT PROJECT AREA

EXHIBIT B

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

LEGAL DESCRIPTION (Downtown TIF – Deerfield):

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, SOUTHEAST QUARTER OF SECTION 29, NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33 IN TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 37 IN BLOCK 4 IN DEERFIELD PARK LAND AND IMPROVEMENT ASSOCIATION SUBDIVISION AS RECORDED MAY 5, 1898 AS DOCUMENT NO. 70894, PLAT BOOK "D" PAGES 64 – 67, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF JOURNAL PLACE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF JOURNAL PLACE TO THE NORTHEAST CORNER OF LOT 30 IN SAID BLOCK 4, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF A VACATED NORTHEASTERLY-SOUTHWESTERLY 16-FOOT-WIDE PUBLIC ALLEY;

THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF SAID SOUTHEASTERLY LINE OF THE VACATED NORTHEASTERLY-SOUTHWESTERLY 16-FOOT-WIDE PUBLIC ALLEY TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WAUKEGAN ROAD;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF WAUKEGAN ROAD TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ORCHARD STREET;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ORCHARD STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 13 IN OWNERS' HOMESTEAD SUBDIVISION AS RECORDED DECEMBER 11, 1922 AS DOCUMENT NO. 218864;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOTS 13, 15, 18 AND 19 IN SAID OWNERS' HOMESTEAD SUBDIVISION TO THE NORTHWEST CORNER OF LOT 1 IN FIRSTAR'S DEERFIELD PLAT OF CONSOLIDATION AS RECORDED MAY 10, 1994 AS DOCUMENT NUMBER 3538859, SAID NORTHWEST CORNER OF LOT 1 ALSO BEING THE NORTHWEST CORNER OF PARCEL 2 IN SAID FIRSTAR'S DEERFIELD PLAT OF CONSOLIDATION;

THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL 2 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST LINE OF PARCEL 3 IN SAID FIRSTAR'S DEERFIELD PLAT OF CONSOLIDATION;

THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL 3 TO THE NORTHWEST CORNER THEREOF;

THENCE EAST ALONG THE NORTH LINE OF PARCEL 3 TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL 3 TO THE NORTHWEST CORNER OF PARCEL 4 IN SAID FIRSTAR'S DEERFIELD PLAT OF CONSOLIDATION;

THENCE EAST ALONG THE NORTH LINE OF PARCEL 4 TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL 4 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER OF PARCEL 4 ALSO BEING A POINT ON THE SOUTH LINE OF LOT 26 IN SAID OWNERS' HOMESTEAD SUBDIVISION;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 26 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE WEST LINE OF O.B. VON LINDE'S SUBDIVISION AS RECORDED MARCH 20, 1922 AS DOCUMENT NUMBER 210087;

THENCE SOUTH ALONG SAID WEST LINE OF O.B. VON LINDE'S SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 29 IN SAID O.B. VON LINDE'S SUBDIVISION;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 29 IN SAID O.B. VON LINDE'S SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROSEMARY TERRACE;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF ROSEMARY TERRACE AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DEERFIELD ROAD (AKA DEERFIELD AVENUE);

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF DEERFIELD ROAD TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ROBERT YORK AVENUE;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ROBERT YORK AVENUE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 7A IN DEERLAND RESUBDIVISION AS RECORDED NOVEMBER 30, 2021 AS DOCUMENT NUMBER 7848939;

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 7A IN DEERLAND RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER OF LOT 7A ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD;

THENCE SOUTHWESTERLY ALONG A LINE TO THE NORTHEAST CORNER OF G.J. GRETHEN SUBDIVISION AS RECORDED JUNE 17, 1976 AS DOCUMENT NUMBER 1773179, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SUNSET COURT;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SUNSET COURT TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CHESTNUT STREET;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CHESTNUT STREET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HAZEL AVENUE;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF HAZEL AVENUE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND:

LOT 3 IN THE RESUBDIVISION OF LOTS 8 TO 14, INCLUSIVE, OF BLOCK 17 IN DEERFIELD PARK LAND AND IMPROVEMENT ASSOCIATION, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JANUARY 25, 1927, IN BOOK "R" OF PLATS, PAGE 8, AS DOCUMENT NUMBER 293261, IN LAKE COUNTY, ILLINOIS.

EXHIBIT C

NOTICE OF PUBLIC HEARING

VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS PROPOSED DOWNTOWN/VILLAGE CENTER REDEVELOPMENT AREA

NOTICE IS HEREBY GIVEN that on December 19, 2022, at 7:30 p.m., at the Deerfield Village Hall at 850 Waukegan Road, Deerfield, Illinois, a public hearing will be held to consider the approval of the proposed redevelopment plan and project (the "**Redevelopment Plan and Project**") and the designation of that certain proposed redevelopment project area to be known as the Downtown/Village Center Redevelopment Project Area (the "**Downtown Redevelopment Area**"). The Downtown Redevelopment Area consists of the territory described in *Exhibit 1* attached and is generally described below:

The Downtown Redevelopment Area consists of the area generally located between Hazel Avenue to the north and Deerfield Road to the south, and between Chestnut Street to the west and Rosemary Terrace to the east. More specifically, the Downtown Redevelopment Area includes retail/commercial, institutional, recreational, and some single- and multi-family residential.

At the hearing comments will be considered on whether to approve the Redevelopment Plan and Project for, and the designation of, the proposed Downtown Redevelopment Area and adoption of tax increment allocation financing therefor. The proposed Redevelopment Plan and Project is on file and available for public inspection during normal business hours at the Deerfield Village Hall, 850 Waukegan Road, Deerfield, Illinois, 60015. The Redevelopment Plan and Project is also available on the Village's website at <http://www.deerfield.il.us>

Pursuant to the Redevelopment Plan and Project, the Village proposes to reduce or eliminate those conditions that continue to qualify the Downtown Redevelopment Area as a "conservation area," as that term is defined in the Tax Increment Allocation Redevelopment Act, as amended, and to enhance the tax base of the Village and the taxing districts having taxable property within the Downtown Redevelopment Area by utilizing tax increment financing to fund various eligible project costs ("**Redevelopment Project Costs**") to stimulate private investment within the Downtown Redevelopment Area. The Redevelopment Plan and Project includes an eligibility report providing in reasonable detail the continued basis for qualifying the Redevelopment Project Area as a "conservation area" as that term is defined in the Tax Increment Allocation Redevelopment Act, as amended.

The Redevelopment Plan and Project objectives include, but are not limited to, the following:

1. Strengthen the commercial areas of the Village in order to provide a sound economic base, while maintaining a compatible relationship between the commercial areas and other areas of the Village.
2. Maintain the Village Center as the governmental, recreational, cultural and visual center of Deerfield.

3. Guide future growth within Deerfield's Planning Jurisdiction so that public facilities and amenities can be effectively and economically provided, and that such growth does not adversely change the Village.
4. Maintain the variety of the existing housing stock and supplement it in suitable locations with safe, well-constructed housing or a density, scale, and character compatible with adjacent housing.
5. Continue to maintain and improve traffic circulation within Deerfield by supporting transportation system improvements and managing traffic to ensure safe, coordinated, and efficient flow of vehicles and people within and through the Village.
6. Encourage and provide a safe and convenient environment for the pedestrian and bicyclist.
7. Help protect recreational and open space areas and encourage the acquisition of additional recreation and open space facilities.

To achieve these objectives, the Redevelopment Plan and Project proposes to provide assistance by paying or reimbursing costs related to the acquisition, construction and installation of public facilities, property assembly, site preparation and improvement, environmental remediation, job training, the execution of one or more redevelopment agreements, and the payment of financing, administrative and other professional costs, and payment and/or reimbursement of any other Redevelopment Project Costs, all as provided under the Tax Increment Allocation Redevelopment Act, as amended.

Prior to the date of the hearing, each taxing district having property in the Downtown Redevelopment Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village, to the attention of the Village Clerk, Deerfield Village Hall, 850 Waukegan Road, Deerfield, Illinois 60015.

The Village has convened a joint review board to consider and make a recommendation regarding the proposed Redevelopment Plan and Project for, and the designation of, the proposed Downtown Redevelopment Area and the adoption of tax increment allocation financing therefor, in accordance with the requirements of the Tax Increment Allocation Redevelopment Act, as amended. The joint review board consists of a representative selected by each community college district, park district, library district, school district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the Downtown Redevelopment Area at the time that the Downtown Redevelopment Area is approved, a representative selected by the Village, and a public member. The joint review board meeting is scheduled to be held on November 10, at 2:00 p.m., at the Deerfield Village Hall, 850 Waukegan Road, Deerfield, Illinois 60015.

At the hearing, all interested persons or affected taxing districts may file written comments and objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project for and the designation of the Downtown

Redevelopment Area and the adoption of tax increment allocation financing therefor. The hearing may be adjourned by the President and the Board of Trustees of the Village 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.

Village Clerk
Village of Deerfield
Lake and Cook Counties, Illinois