

VILLAGE OF DEERFIELD

ORDINANCE NO. O-23-02

**AN ORDINANCE DESIGNATING THE  
DOWNTOWN/VILLAGE CENTER REDEVELOPMENT PROJECT AREA  
PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

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, on January 3, 2023, the President and the Board of Trustees of the Village ("*Corporate Authorities*") adopted Ordinance No. O-23-01, approving a redevelopment plan and project prepared by Kane, McKenna and Associates, Inc. ("*Redevelopment Plan and Project*") for an area generally including the real properties along and in the vicinity of the Downtown/Village Center area, all in the Village ("*Redevelopment Project Area*"); and

WHEREAS, the Redevelopment Plan and Project, including the Redevelopment Project Area as provided therein, were the subject of: (i) extensive consideration by a properly convened joint review board; and (ii) a public hearing held by the Corporate Authorities on December 19, 2022; and

WHEREAS, the Corporate Authorities have determined it is now necessary and desirable to designate the Redevelopment Project Area as a redevelopment project area pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* ("*TIF Act*");

NOW THEREFORE, BE IT ORDAINED 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 Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

**SECTION 2: AREA DESIGNATED.** The Redevelopment Project Area, as legally described in **Exhibit A** attached to and incorporated into this Ordinance is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the TIF Act and will hereafter be known as the Downtown/Village Center Redevelopment Project Area. The general street location for the Redevelopment Project Area is described in **Exhibit B** attached to and incorporated into this Ordinance. The map of the Redevelopment Project Area is depicted on **Exhibit C** attached to and incorporated into this Ordinance.

**SECTION 3: SEVERABILITY.** If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance 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 Ordinance to the greatest extent permitted by applicable law.

**SECTION 4: EFFECTIVE DATE.** This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

AYES: Berg, Jacoby, Metts-Childers, Oppenheim, Seiden

NAYS: None

ABSTAIN: None

ABSENT: Benton

PASSED: January 3, 2023

APPROVED: January 3, 2023

ORDINANCE NO: O-23-02



---

Daniel C. Shapiro, Mayor

ATTEST:



---

Kent S. Street, Village Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION**

**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 B**

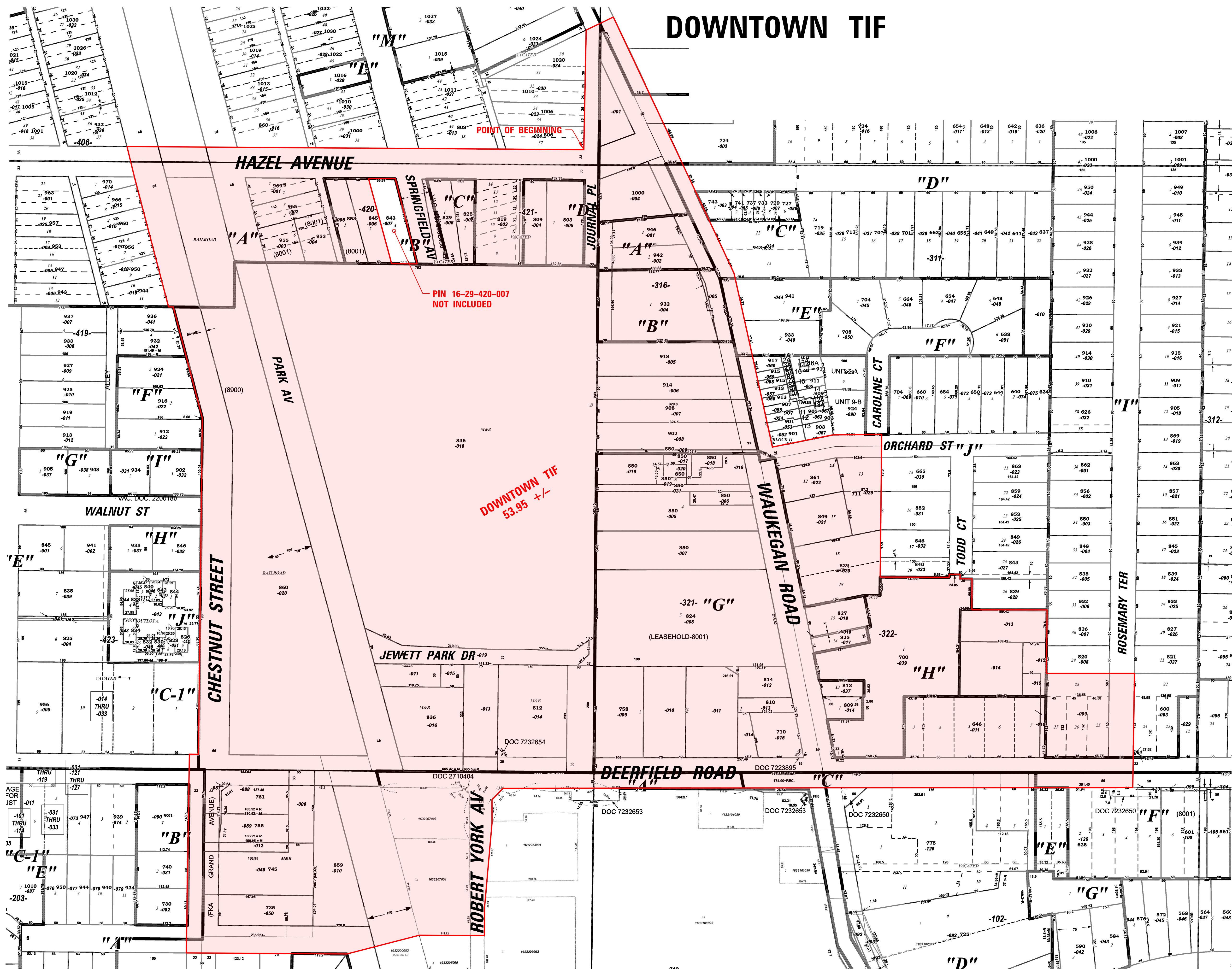
**GENERAL STREET LOCATION**

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.

**EXHIBIT C**

**MAP OF REDEVELOPMENT PROJECT AREA**

# DOWNTOWN TIF



CALC.	JRM	PROJECT NO.
DWN.	AJK	220426
CHKD.	KJR	SHEET 1 OF 1
SCALE:	1"=100'	DRAWING NO.
DATE:	08-01-2022	TIF220426B