



VILLAGE OF DEERFIELD

CERTIFICATE

I, Daniel Van Dusen, Deputy Village Clerk of the Village of Deerfield, Illinois, hereby certify that the foregoing ordinance entitled: "Ordinance O-23-03: Adopting Tax Increment Allocation Financing for the Downtown/Village Center Redevelopment Area" is a true and accurate copy of an original ordinance that was duly passed and adopted by the recorded affirmative votes of a majority of the members of the President and Board of Trustees of the Village at a meeting thereof that was duly called and held at 7:30 p.m. on January 3, 2023, at the Village Hall, 850 Waukegan Road, and at which a quorum was present and acting throughout, and that said copy has been compared by me with the original ordinance signed by the Village President on January 3, 2023, and thereafter recorded in the Ordinance Book of the Village and that it is a correct transcript thereof and of the whole of said ordinance, and that said ordinance has not been altered, amended, repealed or revoked, but is in full force and effect.

I further certify that the agenda for said meeting included the ordinance as a matter to be considered at the meeting and that said agenda was posted at least 48 hours in advance of the holding of the meeting in the manner required by the Open Meetings Act, 5 Illinois Compiled Statutes 120, and was continuously available for public review during the 48 hour period preceding the meeting,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village,
This 4th day of January, 2023.



Daniel Van Dusen
DANIEL VAN DUSEN
Deputy Village Clerk

VILLAGE OF DEERFIELD

ORDINANCE NO. O-23-03

**AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR
THE 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, 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 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, on January 3, 2023, the President and the Board of Trustees of the Village adopted Ordinance No. O-23-02, designating the Redevelopment Project Area as the Downtown/Village Center Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (“*TIF Act*”); and

WHEREAS, the Corporate Authorities have found and determined that it is desirable and in the best interests of the public and the Village for the Corporate Authorities to approve tax increment allocation financing for the Redevelopment Project Area to carry out the terms and conditions of the Redevelopment Plan and Project;

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: TAX INCREMENT FINANCING ADOPTED. Tax increment allocation financing is hereby adopted to pay for redevelopment project costs (“*Project Costs*”) as defined in the TIF Act and as set forth in the Redevelopment Plan and Project within the Redevelopment Project Area. The Redevelopment Project Area is legally described in **Exhibit A** attached to and incorporated into this Ordinance. 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: ALLOCATION OF AD VALOREM TAXES. Ad valorem taxes, if any, arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF Act each year after the effective date of this Ordinance until the Project Costs and obligations issued in respect thereto have been paid are to be divided as follows:

- A. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Redevelopment Project Area is to be allocated to and when collected is to be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
- B. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Redevelopment Project Area is to be allocated to and when collected is to be paid by the county collector to the municipal treasurer of the Village, who must deposit said taxes into a special fund, hereby created, and designated the "Downtown/Village Center TIF Redevelopment Project Area Special Tax Allocation Fund" of the Village and such taxes are to be used for the purpose of paying Project Costs and obligations incurred in the payment thereof.

SECTION 4: AUTHORIZATION FOR TRANSMITTALS AND OTHER ACTION. The President and Board of Trustees hereby authorize and direct the Village Manager to take any and all other statutorily required steps in connection with the adoption of tax increment allocation financing, including, without limitation, the transmission of a certified copy of this Ordinance to the County Clerk of Lake County, Illinois.

SECTION 5: 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 6: 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.

[SIGNATURE PAGE FOLLOWS]

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

NAYS: None


ABSTAIN: None

ABSENT: Benton

PASSED: January 3, 2023

APPROVED: January 3, 2023

ORDINANCE NO: O-23-03



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

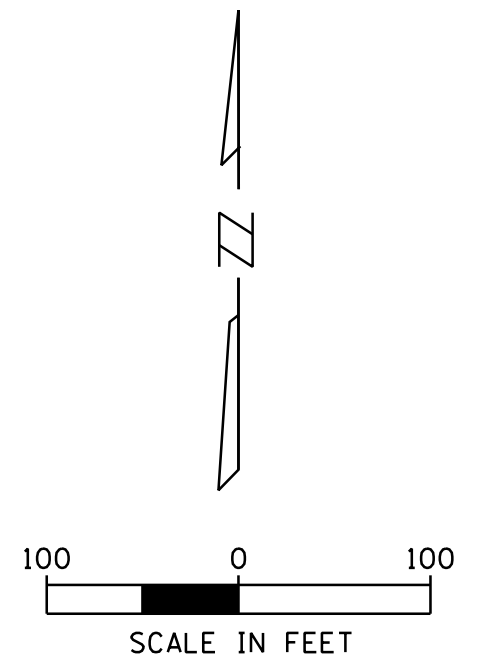
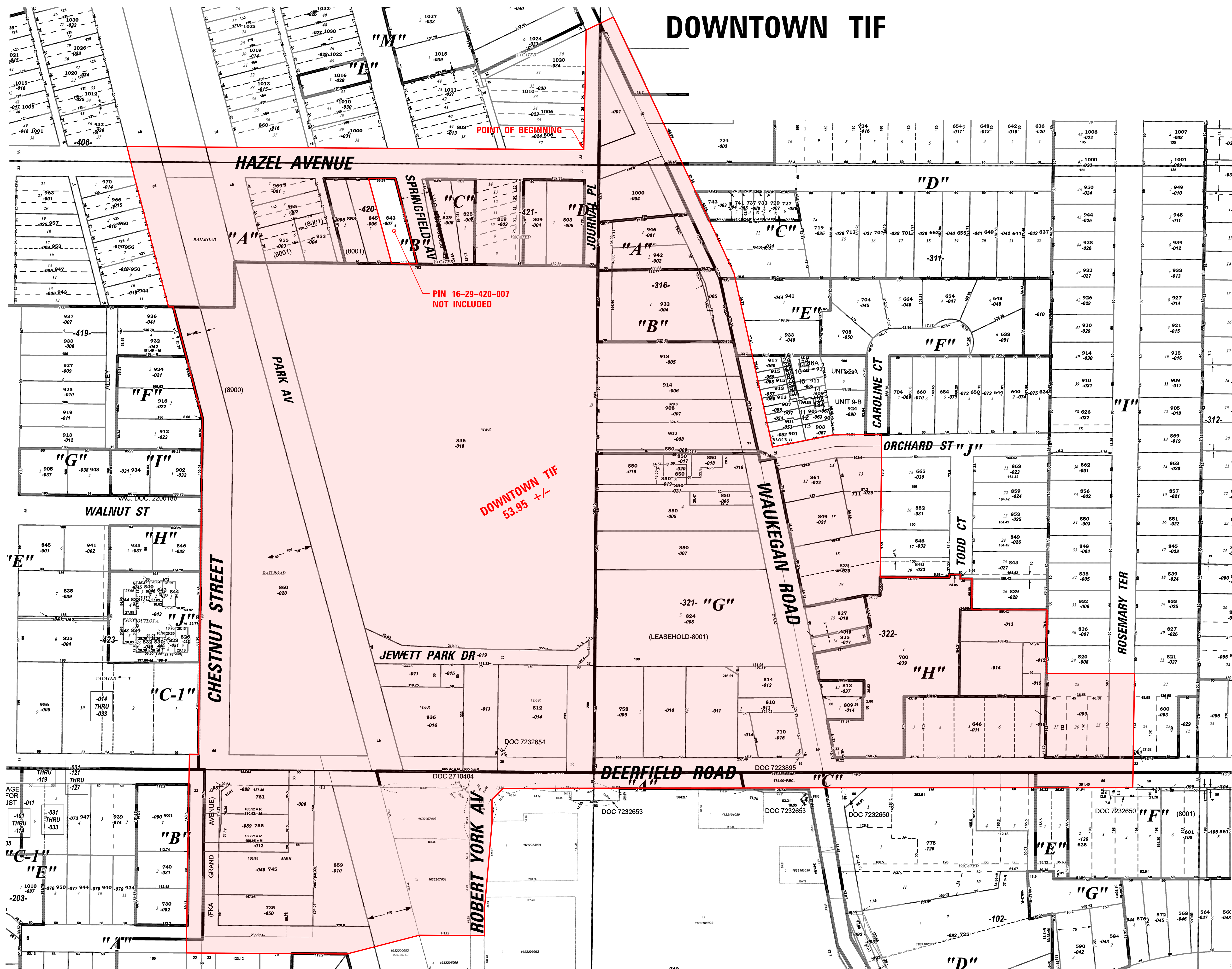
GENERAL STREET LOCATION

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



CB **CHRISTOPHER B. BURKE ENGINEERING, LTD.**
 9575 West Higgins Road, Suite 600
 Rosemont, Illinois 60018
 (847) 823-0500

DOWNTOWN TIF
 IN
 VILLAGE OF DEERFIELD, ILLINOIS
 PREPARED FOR
 VILLAGE OF DEERFIELD

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

REVISED: 08-09-2022, 08-17-2022, 09-06-2022

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