

DEERFIELD JOINT REVIEW BOARD

RESOLUTION NO. 2024 – R-24-JRB-01

**A RESOLUTION RECOMMENDING APPROVAL OF THE REDEVELOPMENT
PLAN AND PROJECT FOR THE LAKE COOK ROAD
REDEVELOPMENT PROJECT AREA**

WHEREAS, the Joint Review Board convened in the Deerfield Village Hall on January 4, 2024, 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 Lake Cook Road 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 January 4, 2023, 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 meeting on January 4, 2024, the Joint Review Board did review and consider the public record, planning documents, and proposed ordinances relating to the proposed Village of Deerfield Lake Cook Road 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 Ryan, LLC; and

WHEREAS, after consideration of said matters, in accordance and compliance with the Act, the Joint Review Board did agree, by a vote of the members present, that the proposed Redevelopment Plan and Project for the Lake Cook Road Redevelopment Project Area, in the Village of Deerfield, Illinois, should be approved; that the Village of Deerfield Lake Cook Road Redevelopment Project Area satisfies the eligibility criteria defined in the Act; that the Village of Deerfield Lake Cook Road 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 LAKE COOK ROAD 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 Lake Cook Road 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 Lake Cook Road 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 Lake Cook Road Redevelopment Project Area:

1. An Ordinance Approving a Tax Increment Redevelopment Plan and Project for the Lake Cook Road Redevelopment Project Area;
2. An Ordinance Designating the Lake Cook Road Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act; and
3. An Ordinance Adopting Tax Increment Allocation Financing for the Lake Cook Road 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: Frigo, Gravel, Harvey, Marino Ruffolo, Nally, Reynen, Smith (7)

NAYS: None (0)

ABSTAIN: None

ABSENT: None

PASSED: January 4, 2024

APPROVED: January 15, 2024

RESOLUTION NO: R-24-JRB-01



Chairperson
Joint Review Board
Village of Deerfield
Lake County, Illinois

ATTEST:

