

VILLAGE OF DEERFIELD

RESOLUTION NO. 2023- R-23-59

**A RESOLUTION CONVENING THE JOINT REVIEW BOARD
AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING ON THE
PROPOSED LAKE COOK ROAD TAX INCREMENT FINANCING DISTRICT**

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 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 Ryan, LLC ("**Ryan**"), to determine whether the Redevelopment Area meets the qualifications for establishing a TIF District; and

WHEREAS, after extensive review of the Redevelopment Area, Ryan delivered a report to the Village in which Ryan 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, Ryan 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 November 21, 2023 ; 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. Northbrook Rural Fire Protection District;
2. Deerfield Park District;
3. Oakton Community College District Skokie Des Plaines;
4. Glenbrook High School District 225;
5. Northbrook School District 27;
6. Northfield Township; and
7. Cook County;

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 January 4, 2024 at 10:00 a.m.

SECTION 3: SETTING TIME AND PLACE FOR PUBLIC HEARING. The Village President and Board of Trustees hereby establishes February 20, 2024 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 Ryan 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 February 20, 2024 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: December 4, 2023

APPROVED: December 6, 2023

RESOLUTION NO: R-23-59



Daniel C. Shapiro, Mayor

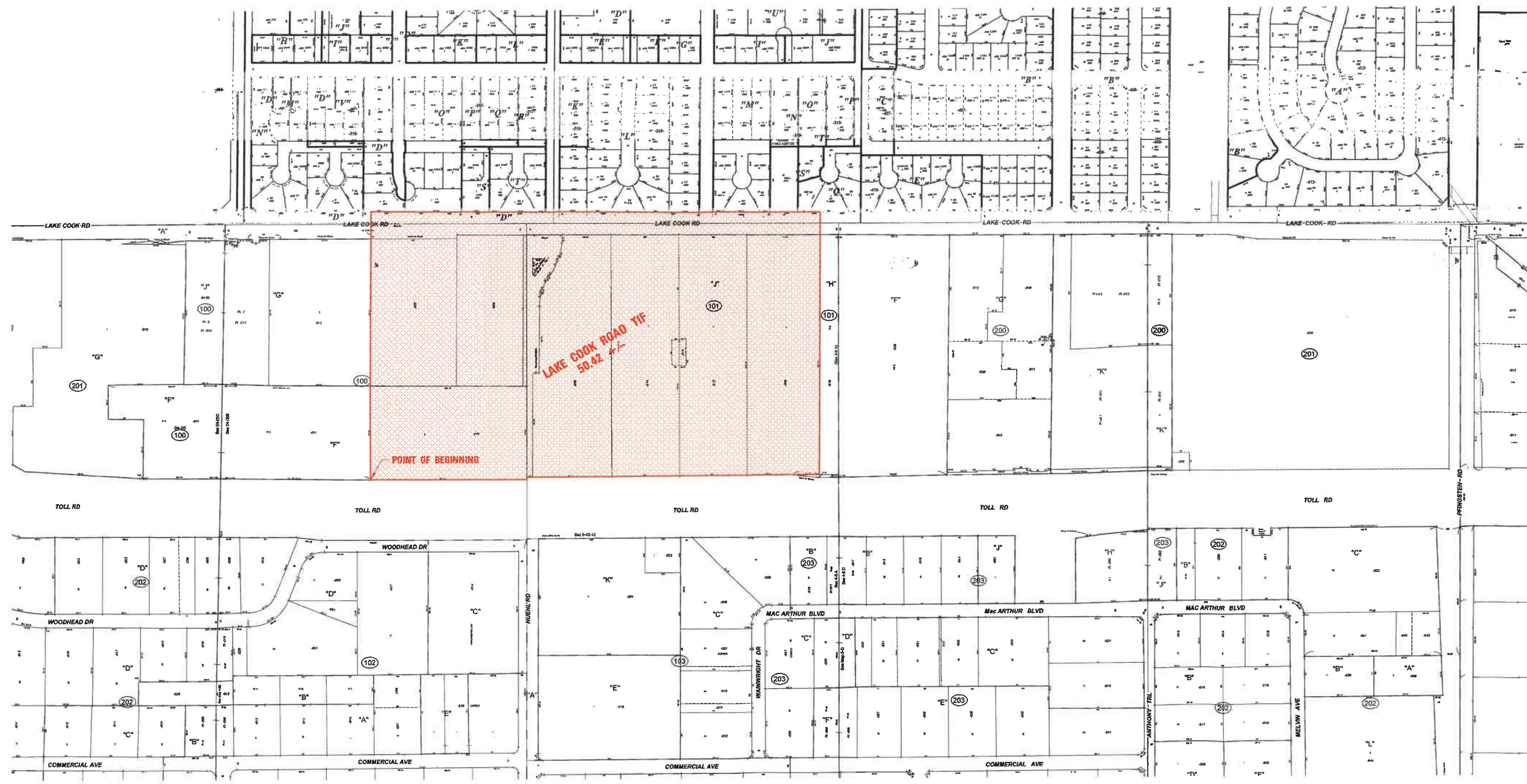
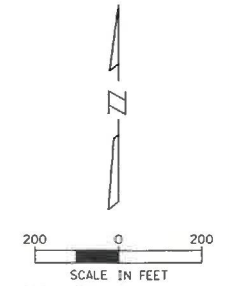
ATTEST:



Kent S. Street, Village Clerk

EXHIBIT A
DEPICTION OF REDEVELOPMENT PROJECT AREA

LAKE COOK ROAD TIF



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

LAKE COOK ROAD TIF
 IN
 VILLAGE OF DEERFIELD, ILLINOIS
 PREPARED FOR
 VILLAGE OF DEERFIELD

CALC.	JRM	PROJECT NO.
DRAW.	KJR	220426
CHKD.	KJR	SHEET 1 OF 1
SCALE:	1" = 200'	DRAWING NO.
DATE:	08-01-2022	TIF 220426A

REVISED: 09-06-2022

LEGAL DESCRIPTION (Lake Cook Road TIF – Deerfield):

THAT PART OF THE NORTH HALF OF SECTION 5 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4 IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 IN ARBORLAKE CENTRE SUBDIVISION AS RECORDED MARCH 14, 1985 AS DOCUMENT NO. 27475383;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 IN ARBORLAKE CENTRE SUBDIVISION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 1 IN THE PPF AMLI LAKE COOK ROAD SUBDIVISION AS RECORDED DECEMBER 13, 2013 AS DOCUMENT NUMBER 133475383;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 IN THE PPF AMLI LAKE COOK ROAD SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAKE COOK ROAD;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF LAKE COOK ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 4 IN LAKE COOK OFFICE CENTRE RESUBDIVISION AS RECORDED FEBRUARY 18, 1982 AS DOCUMENT NUMBER 26147953;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 4 IN LAKE COOK OFFICE CENTRE RESUBDIVISION TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY (AKA EDENS SPUR);

THENCE WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY TO THE POINT OF BEGINNING.

EXHIBIT C
NOTICE OF PUBLIC HEARING

VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS
PROPOSED LAKE COOK ROAD REDEVELOPMENT AREA

NOTICE IS HEREBY GIVEN that on February 20, 2024, 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 Lake Cook Road Redevelopment Project Area (the "***Lake Cook Road Redevelopment Area***"). The Lake Cook Road Redevelopment Area consists of the territory generally described below:

The Lake Cook Road Redevelopment Area is generally located between Lake Cook Road to the north and the Edens Spur to the south, and consists of 1411, 1415, 1417, 1419, 1425, 1435, and 1445 Lake Cook Road. More specifically, the Lake Cook Road Redevelopment Area includes office and hotel uses.

At the hearing, comments will be considered on whether to approve the Redevelopment Plan and Project for, and the designation of, the proposed Lake Cook Road 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 Lake Cook Road 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 Lake Cook Road Redevelopment Area by utilizing tax increment financing to fund various eligible project costs ("***Redevelopment Project Costs***") to stimulate private investment within the Lake Cook Road 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 goals 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. 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.
3. 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.
4. Preserve and enhance the attractiveness of the Village.

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 Lake Cook Road 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 Lake Cook Road 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 Lake Cook Road Redevelopment Area. At the time that the Lake Cook Road Redevelopment Area is approved, a representative is selected by the Village, and a public member. The joint review board will hold a meeting on January 4, 2024, at 10:00 a.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 Lake Cook Road 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.

Kent S. Street
Village Clerk
Village of Deerfield
Lake and Cook Counties, Illinois

Publish: 12/14/23