

ORDINANCE NO. 2021-23

**AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF
TAX INCREMENT FINANCING “INTERESTED PARTIES” REGISTRY
AND ADOPTING REGISTRATION RULES FOR SUCH REGISTRY**

WHEREAS, the Village of Deer Park, Cook and Lake Counties, Illinois (the “Village”) has identified the Rand Road project area as described in Exhibit A attached hereto as an area for study and possible designation as a redevelopment project area, as defined under the Illinois Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-1 et seq.] (the “TIF Act”); and

WHEREAS, pursuant to Section 11-74.4-4.2 of the TIF Act, the Village is required to establish a certain “interested parties” registry and adopt registration rules for such registry; and

WHEREAS, the Village desires to adopt this Ordinance in order to comply with such requirements of the TIF Act.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Deer Park, as follows:

SECTION 1: The foregoing recitals to this Ordinance are incorporated in this Ordinance as if set out in full by this reference.

SECTION 2: The Village Clerk is authorized and directed to create an “interested parties” registry in accordance with Section 11-74.4-4.2 of the TIF Act for each redevelopment project area created under the TIF Act and not terminated by the Village, whether now existing or created after the date of adoption of this Ordinance, including, but not limited to, the proposed Rand Road Redevelopment Project Area.

SECTION 3: In accordance with Section 11-74.4-4.2 of the TIF Act, the registration rules attached hereto as Exhibit B are adopted as registration rules for each such “interested parties” registry.

SECTION 4: The Village Clerk is hereby authorized and directed to publish notice of the availability of the interested parties registry in the *Daily Herald*, a newspaper of general circulation within the Village in the form attached hereto as Exhibit C.

SECTION 5: The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

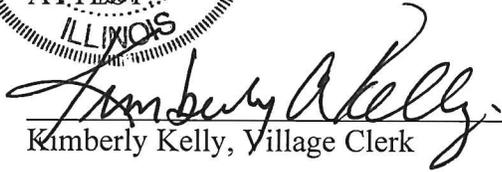
SECTION 6: All ordinances and parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 7: The Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 8: This Ordinance shall be in full force and effect from and after its passage and approval, and publication as required by law.

Passed by the President and Board of Trustees of the Village of Deer Park on the 15th day of July, 2021.




Kimberly Kelly, Village Clerk



President Greg Rusteberg

Exhibit A

The “Palazzo” property located at 20450 Rand Road, assigned PIN 14-34-404-022

The “Richter” property located at 20370 Rand Road, assigned PIN 14-34-400-015

The “Giannini” properties located at 20350 Rand Road, assigned PIN 14-34-400-016,
20346 Rand Road, assigned PIN 14-34-400-017, 20338 Rand Road, assigned PIN 14-34-400-018

The “DeFranco” property located at 20330 Rand Road, assigned PIN 14-34-400-019

The “Cars Collision” property located at 20324 Rand Road, assigned PIN 14-34-400-020

The “Behrens” property located at 20308 Rand Road, assigned PIN 14-34-400-021

The “Trust 2384” property located at 20284 Rand Road, assigned PIN 14-34-400-022

The “Richter” property located at 20278 Rand Road, assigned PIN 14-34-400-023

The “20270 Rand Road LLC” property located at 20284 Rand Road, assigned PIN 14-34-400-024

The “Berggren Realty” properties located at 20246 Rand Road, assigned PIN 14-34-402-013,
20258 Rand Road, assigned PIN 14-34-402-003

The “True North Energy” property located at 20190 Rand Road, assigned PIN 14-35-304-001

The “Schorvitz” property located at 20168 Rand Road, assigned PIN 14-35-300-029

The “Marquez” properties located at 20152 Rand Road, assigned PIN 14-35-300-030,
20140 Rand Road, assigned PIN 14-35-300-031

The “Behrens” property located at 20136 Rand Road, assigned PIN 14-35-300-032

The “20066 Rand LLC” property located at 20066 Rand Road, assigned PIN 14-35-300-033

The “Continental” properties located at 20285 Deer Park Boulevard, assigned PIN 14-34-404-017,
20126 Plum Grove Road, assigned PIN 14-34-404-018, and such parcel assigned PIN 14-34-404-
019

Exhibit B

TIF INTERESTED PARTIES REGISTRY REGISTRATION RULES

- A. Definitions. As used in these Registration Rules, the following terms shall have the definitions set forth below.

“Act” shall mean the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended from time to time.

“Village” shall mean the Village of Deer Park, Illinois.

“Interested Party(s)” shall mean (i) any organization(s) active within the Village, (ii) any resident(s) of the Village and (iii) any other entity or person otherwise entitled under the Act to register in a specific Registry who has registered in such Registry and whose registration has not been terminated in accordance with these Registration Rules.

“Redevelopment Project Area” shall mean a redevelopment project area that (i) is intended to qualify (or has subsequently qualified) as a “redevelopment project area” under the Act and (ii) is subject to the “interested parties” registry requirements of the Act.

“Registration Form” shall mean the form appended to these Registration Rules or such revised form as may be approved by the Village consistent with the requirements of the Act.

“Registry” or “Registries” shall mean each interested parties registry, and all such registries, collectively, established by the Village pursuant to Section 11-74.4-4.2 of the Act for an existing or proposed Redevelopment Project Area.

- B. Establishment of Registry. The Village shall establish a separate interested parties registry for each existing or proposed Redevelopment Project Area, whether existing as of the date of the adoption of these Registration Rules or hereafter established. The Village shall establish a new registry whenever it has identified an area for study and possible designation as a Redevelopment Project Area. In any event, the process of establishing the new registry must be completed prior to the deadline for sending any of the notices required by Section J of these Registration Rules or any other notices required by the Act with respect to the proposed Redevelopment Project Area.
- C. Maintenance of Registry. The Registry shall be maintained by the Village Clerk.
- D. Registration by Residents. An individual seeking to register as an Interested Party with respect to a Redevelopment Project Area must complete and submit a Registration Form to the Village Clerk. Such individual must also submit a copy of a current driver’s license, lease, voter registration card, utility bill, financial statement or such other evidence as may be acceptable to the Village Clerk to establish the individual’s current residency in the Village.

- E. Registration by Organizations. An organization seeking to register as an Interested Party with respect to a Redevelopment Project Area must complete and submit a Registration Form to the Village Clerk. Such organization must also submit a one-page statement describing the organization's current operations in the Village.
- F. Determination of Eligibility. All individuals and organizations whose Registration Form and supporting documentation complies with these Registration Rules shall be registered in the applicable Registry within ten (10) business days of the Village Clerk's receipt of all required submissions. The Village Clerk shall provide written notice to the registrant confirming such registration. Upon registration, Interested Parties shall be entitled to receive all notices and documents required to be delivered under these Registration Rules or as otherwise required under the Act with respect to the applicable Redevelopment Project Area. If the Village Clerk determines that a registrant's Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the Village Clerk shall give written notice to the registrant specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation.
- G. Renewal and Termination. An Interested Party's registration shall remain effective for a period of three (3) years. At any time after such three (3) year period, the Village Clerk may provide written notice by regular mail to the Interested Party stating that such registration shall terminate unless the Interested Party renews such registration within thirty (30) days of the Village Clerk's mailing of written notice. To renew such registration, the Interested Party shall, within such thirty (30) day period, complete and submit the same Registration Form and supporting documentation then required of initial registrants in order to permit the Village Clerk to confirm such person's residency or such organization's operations in the Village. The registration of all individuals and organizations whose Registration Form and supporting documentation is submitted in a timely manner and complies with these Registration Rules shall be renewed for an additional, consecutive three (3) year period. If the Village Clerk determines that a registrant's renewal Registration Form and/or supporting documentation is incomplete or does not comply with these Registration Rules, the Village Clerk shall give written notice to the registrant at the address specified in the renewal Registration Form submitted by such registrant, specifying the defect(s). The registrant shall be entitled to correct any defects and resubmit a new Registration Form and supporting documentation within thirty (30) days of receipt of the Village Clerk's notice. If all defects are not corrected within thirty (30) days of the Interested Party's receipt of the Village Clerk's notice, the Interested Party's registration shall be terminated. Any Interested Party whose registration is terminated shall be entitled to register again as if a first-time registrant.
- H. Amendment to Registration. An Interested Party may amend its registration by giving written notice to the Village Clerk by certified mail or in person of any of the following: (i) a change in address for notice purposes; (ii) in the case of organizations, a change in the name of the contact person; and (iii) a termination of registration. Upon receipt of such notice, the Village Clerk shall revise the applicable Registry accordingly.
- I. Registry Available for Public Inspection. The Registry shall be available for public inspection during normal Village business hours. The Registry shall include the name,

address and telephone number of each Interested Party and, for organizations, the name and phone number of a designated contact person.

J. Notices to be Sent to Interested Parties. Interested Parties shall be sent the following notices and any other notices required under the Act with respect to the applicable Redevelopment Project Area:

- (i) pursuant to sub-section 11-74.4-5(a) of the Act, notice of the availability of a proposed redevelopment plan and eligibility report, including how to obtain this information, shall be sent by mail within a reasonable period of time after the adoption of the ordinance fixing the public hearing for the proposed redevelopment plan;
- (ii) pursuant to sub-section 11-74.4-5(a) of the Act, notice shall be sent by mail not later than ten (10) days following the Village's adoption by ordinance of changes to proposed redevelopment plans that do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project or (4) increase the number of inhabited residential units to be displaced from the redevelopment project area, provided that as measured from the time of creation of the redevelopment project area, the total displacement of households will exceed ten (10);
- (iii) pursuant to sub-section 11-74.4-5(c) of the Act, notice shall be sent by mail not later than ten (10) days following the Village's adoption by ordinance of amendments to previously approved redevelopment plans that do not (1) add additional parcels of property to the redevelopment project area, (2) substantially affect the general land uses in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the redevelopment plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, provided that as measured from the time of creation of the redevelopment project area, the total displacement of households will exceed ten (10);
- (iv) pursuant to sub-section 11-74.4-5(d)(9) of the Act, for redevelopment plans or projects that would result in the displacement of residents from ten (10) or more inhabited residential units or that contain seventy-five (75) or more inhabited residential units, notice of the availability of the annual report described by sub-section 11-74.4-5(d), including how to obtain the annual report, shall be sent by mail within a reasonable period of time after completion of the certified audit report;
- (v) pursuant to sub-section 11-74.4-6(e) of the Act, notice of the preliminary public meeting required under the Act for a proposed Redevelopment Project Area that will result in the displacement of ten (10) or more inhabited residential units or

which will contain seventy-five (75) or more inhabited residential units shall be sent by certified mail not less than fifteen (15) days before the date of such preliminary public meeting; and

(vi) such other notices as required by the Act.

K. Non-Interference. These Registration Rules shall not be used to prohibit or otherwise interfere with the ability of eligible organizations and individuals to register for receipt of information to which they are entitled under the Act or applicable law.

L. Amendment of Registration Rules. These Registration Rules may be amended by the Village subject to and consistent with the requirements of the Act. These Registration Rules shall be the registration rules for each of the Village's Redevelopment Project Areas and shall replace any previously adopted registration rules.

INTERESTED PARTIES' REGISTRATION FORM

Registration for Individuals and Organization: If you would like to register on the Interested Parties' Registry for a Redevelopment Project Areas (TIFs) in the Village of Deer Park, please complete Part A of this form if you are an individual or Part B if you are an organization, sign and date the form, and submit to the Village Clerk at the address indicated below.

PART A: REGISTRATION FOR INDIVIDUALS (Please Print)

Name _____

Street Address _____

Village _____ State _____ Zip Code _____

Telephone (____) _____ Fax (____) _____

E-Mail Address _____

Signature _____ Date _____

PART B: REGISTRATION FOR ORGANIZATIONS (Please Print)

Organization Name _____

Contact Name _____

Street Address _____

Village _____ State _____ Zip Code _____

Telephone (____) _____ Fax (____) _____

E-Mail Address _____

Please return this form to: TIF Interested Parties' Registry
Village Clerk's Office
Village of Deer Park
23680 W. Cuba Road
Deer Park, Illinois 60010

Signature/Title _____ Date _____

Exhibit C

PUBLIC NOTICE

VILLAGE OF DEER PARK, ILLINOIS RAND ROAD TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA REGISTRATION FORM FOR TIF INTERESTED PARTIES REGISTRY

Pursuant to Section 11-74.4-4.2 of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (the “Act”), the Village of Deer Park, Illinois (the “Village”) is required to establish an interested parties registry (or “Registry”) for each tax increment financing redevelopment project area created pursuant to the Act (a “Redevelopment Project Area”). On Thursday, August 19, 2021, the Village is anticipating the adoption of an ordinance authorizing the establishment of such Registry by the Village Clerk (“Clerk”) and adopting registration rules for such Registry. The purpose of this notice is to inform the public of the Registry and the registration rules for the Registry and to invite Interested Parties (as defined below) to register in the Registry for the Redevelopment Project Area. The Village has now identified the Rand Road Redevelopment Project Area as an area for study and possible designation as a Redevelopment Project Area. Such Area would include the following parcels: the “Palazzo” property located at 20450 Rand Road, assigned PIN 14-34-404-022; the “Richter” property located at 20370 Rand Road, assigned PIN 14-34-400-015; the “Giannini” properties located at 20350 Rand Road, assigned PIN 14-34-400-016, and at 20346 Rand Road, assigned PIN 14-34-400-017, and at 20338 Rand Road, assigned PIN 14-34-400-018; the “DeFranco” property located at 20330 Rand Road, assigned PIN 14-34-400-019; the “Cars Collision” property located at 20324 Rand Road, assigned PIN 14-34-400-020; the “Behrens” property located at 20308 Rand Road, assigned PIN 14-34-400-021; the “Trust 2384” property located at 20284 Rand Road, assigned PIN 14-34-400-022; the “Richter” property located at 20278 Rand Road, assigned PIN 14-34-400-023; the “20270 Rand Road LLC” property located at 20284 Rand Road, assigned PIN 14-34-400-024; the “Berggren Realty” properties located at 20246 Rand Road, assigned PIN 14-34-402-013 and 20258 Rand Road, assigned PIN 14-34-402-003; the “True North Energy” property located at 20190 Rand Road, assigned PIN 14-35-304-001; the “Schorvitz” property located at 20168 Rand Road, assigned PIN 14-35-300-029; the “Marquez” properties located at 20152 Rand Road, assigned PIN 14-35-300-030 and 20140 Rand Road, assigned PIN 14-35-300-031; the “Behrens” property located at 20136 Rand Road, assigned PIN 14-35-300-032; the “20066 Rand LLC” property located at 20066 Rand Road, assigned PIN 14-35-300-033; and the “Continental” properties located at 20285 Deer Park Boulevard, assigned PIN 14-34-404-017, 20126 Plum Grove Road, assigned PIN 14-34-404-018, and such parcel assigned PIN 14-34-404-019.

Any organization active within the Village and any resident of the Village (an “Interested Party”) is entitled to register in the Registry for any Redevelopment Project Area. Organizations include, but are not limited to, businesses, business organizations, civic groups, not-for-profit corporations and community organizations. Individuals must be residents of the Village at the time of registration.

An Interested Party seeking to register in the Registry for any Redevelopment Project Area must complete and submit a registration form to the Clerk. Organizations must also submit a one-page statement describing their current operations in the Village. Residents must also submit a copy of a current driver’s license, lease, voter registration card, utility bill, financial statement or such other

evidence as may be acceptable to the Clerk to establish current residency in the Village.

All organizations and residents whose registration form and supporting documentation comply with the registration rules and who submit such documentation, either in person or by mail, to the Village of Deer Park, c/o Village Clerk (TIF Registry), 23680 W. Cuba Road, Deer Park, IL 60010 will be registered in the applicable Registry within ten (10) business days of the Clerk's receipt of all required submissions. The Clerk will provide written notice to the registrant confirming such registration. Upon registration, Interested Parties will be entitled to receive all notices and documents required to be delivered under the Act with respect to the applicable Redevelopment Project Area. If the Clerk determines that a registrant's registration form and/or supporting documentation is incomplete or does not comply with the registration rules, the Clerk will give written notice to the registrant specifying the defects. The registrant will be entitled to correct any defects and resubmit a new registration form and supporting documentation. An Interested Party's registration will remain effective for a period of three years. Rules for the renewal or amendment of an Interested Party's registration may be obtained from the Clerk.

Each Registry will be available for public inspection at the office of the Clerk during normal Village business hours. The Registry will include the name, address and telephone number of each Interested Party and, for organizations, the name and telephone number of a designated contact person.

Registration forms can be obtained at the office of the Village of Deer Park, Office of the Village Clerk, 23680 W. Cuba Road, Deer Park, IL 60010 or by calling the Clerk at (847) 726-1648. Registration forms will not be mailed or faxed. The general business or operating hours of the Office of the Village Clerk are 8:00 A.M. to 4:00 P.M., Monday through Friday.