

JOINT REVIEW BOARD MEETING MINUTES
(Village of Deer Park, Ela Township, Ela Township Road and Bridge,
Lake Zurich Rural Fire Protection District, Long Grove Fire Protection District,
Barrington Public Library District, Lake Zurich Community
Unit School District 95, College of Lake County District 532,
County of Lake, Lake County Forest Preserve)

VILLAGE OF DEER PARK, ILLINOIS
PROPOSED REDEVELOPMENT PLAN AND PROJECT FOR
THE RAND ROAD REDEVELOPMENT PROJECT AREA

Thursday, September 9, 2021, at 10:00 A.M.

Village of Deer Park Vehe Barn
23570 W. Cuba Road
Deer Park, IL 60010

- I. Convene the Joint Review Board Meeting and Roll Call of Members Present** at 10:01am. Roll call Village of Deer Park - President Greg Rusteberg, Lake Zurich Community School District 95 – Victoria Cullinan and Attorney Dean Krone, Ela Township – Gloria Palmblad, Long Grove Fire Protection District – David Riddle. Also in attendance: Village Administrator Beth McAndrews, Village Clerk Kelly, Village Attorney Michael Smoron, and Teska Associates Planner Pete Iosue.
- II. Public Comment** – No Public Comments
- III. Appoint a Public Member** – Greg Rusteberg motioned and Gloria Palmblad seconded to appoint Alan Czarnik as Public Member. Ayes: 4 Nay: 0 Abstain: 0
- IV. Appoint a Chairperson of the Joint Review Board** – Gloria Palmblad motioned and Alan Czarnik seconded to appoint Greg Rusteberg as Joint Review Board Chairperson. Ayes: 5 Nay: 0 Abstain: 0
- V. Review the Statutory Duties of the Joint Review Board**
Attorney Smoron provided details to the JRB of their statutory duties and their consideration of the proposed redevelopment plan. We are not anticipating any amendments to the redevelopment plan, if any amendments would be made the JRB would have to meet again. What the JRB is to consider is if the proposed area and plan would fulfill the requirements to a TIF area. After the presentation we would be looking for a motion to recommend or not to recommend for a TIF District.

Question by Lake Zurich School 95 – Cullinan, if there is question about properties in the TIF area, would this be a second meeting? Attorney Smoron explained the statute states if removal of a property, that could be done. If there was an add of a property the JRB would have to come back to review the added properties.
- VI. Review of Public Record, Planning Documents and Redevelopment Plan and Project for the Rand Road Redevelopment Project Area**

Teska Associates Planner - Pete Iosue provided the JRB an overview of a TIF and how a TIF works as an economic tool. Provided the JRB the proposed eligibility area. How the area must meet 3 of the 13 eligible requirements. This area meets 5 of the eligible requirements, 67% of the buildings are more than 35 years old, 8 of the 35 Buildings are obsolescence to fall into disuse, Deterioration very long and narrow lots and multiple owners, Excessive Vacancy, Deleterious Land Use Layout and Relative Decline in Equalized Assessed Value (EAV).

Discussion of other ways the Village has tried to help/aid development in proposed TIF area. The Village of Deer Park is special in nature as the Village doesn't assess a property tax. Therefore, the Village must under state statute contribute 10% of the EAV to the TIF fund. The Village is not interested in residential for this area at this time. The Village is looking for Sales Tax Revenue and with the lack of additional water at this time from the Village of Palatine residential would use a lot of water allocated to that area. Commercial area would not bring school age children to the area. With 49,000 cars traveling down Rand Road each day the thought would be restaurants, car dealership, retail and commercial use for the area at this time this is consistent with the Villages comprehensive plan for this area. At the same time the Village would be looking to overlay a Special Service Area (SSA) to aid in the 10% contribution to the TIF area.

Discussion of the Lake Zurich TIF Plan, how bonds were used and the new extension of max years to their TIF.

Lake Zurich School District – Cullinan questioned the JRB to remove the new True North Gas Station from the TIF area, as it has an EAV of zero and the property is very close to completed development. Discussed at the time of the development there is a revenue sharing with True North and there was additional cost for development these certain properties Other questions of properties Berland House of Tools and Saddler's Row qualifies as building are over 35 years old as well as on septic and well.

Discussion of the 2 new Rand Road Car Dealers in Palatine are both in a TIF district, the revenue from a car dealer make sense for the Village.

Public Member – Czarnik, a resident and former Trustee provided the JRB old newsletters from 2012 and 2015 of new developments in Deer Park that never took place.

Discussion of the properties currently in Kildeer would be they be added to the TIF. They would need to de-annex from Kildeer and annex into Deer Park under a boundary agreement with Kildeer. To add these properties into the TIF would require JRB to come forward again and the process would restart.

Discussion of continuation to review the EAV of True North as the JRB would like the property removed.

Meeting to Continue to September 23, 2021 at 10:00 at same location.

VII. Review the Proposed Ordinances Adopting the Redevelopment Plan, Designating the Redevelopment Project Area and Adopting Tax Increment Financing for the Rand Road Redevelopment Project Area

VIII. Questions or Comments, including those of the public

- IX.** Vote to Recommend Approval of the Adoption of the Redevelopment Plan and Project, Designation of the Redevelopment Project Area and Adoption of Tax Increment Financing for the Rand Road Redevelopment Project Area or Denial thereof
- X.** **Adjournment of Joint Review Board Meeting** – Ela Township – Palmblad motioned and Lake Zurich School District – Cullinan seconded to adjourn at 11:55am.

Respectfully Submitted,



Kimberly Kelly
Village Clerk



Greg Rustberg
Joint Review Board Chair