

**JOINT REVIEW BOARD MEETING MINUTES
CONTINUATION FROM SEPTEMBER 9, 2021 MEETING**

**(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 23, 2021, at 10:00 A.M.

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

- I. Reconvene the Joint Review Board Meeting and Roll Call of Members Present at 10:00am.** Roll call Village of Deer Park - President Greg Rusteberg, Barrington Library – Vicki Rakowski, County of Lake – Catherine Sbarra, Ela Township – Gloria Palmblad, Lake Zurich Community School District 95 – Victoria Cullinan and Attorney Dean Krone, Lake County Fire District – Tom Johnson, Long Grove Fire Protection District – David Riddle, Public Member Alan Czarnik.
Also in attendance: Village Administrator Beth McAndrews, Village Clerk Kelly, Village Attorney Michael Smoron, and Teska President Lee Brown.
- II. Approval of Joint Review Board Meeting Minutes of September 9, 2021.**
Long Grove Fire Protection District - Riddle motioned and Public Member – Czarnik second to approve Joint Review Board Meeting Minutes of September 9, 2021.
On Roll Call: Ayes: 8 Nay: 0 Abstain: 0
- III. Review of Public Record, Planning Documents and Redevelopment Plan and Project for the Rand Road Redevelopment Project.** Teska President Brown provided an overview of the proposed TIF and the reason the Village is proposing a TIF for this area. Mr. Brown explained how a TIF and how the taxes would be collected. The proposed TIF area has a decline in EAV 4 out of the last 5 years in comparison to the EAV increasing within the other areas of the Village. Discussion of the Village and the need for sale tax generating developments for the proposed TIF area. Discussion of residential for the area. The Village is required to contribute 10% of EAV into the TIF as the Village doesn't levy a property tax. The Village is proposing a SSA overlay to area to aid in the 10% of the EAV.
- IV. 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.** Three draft ordinances for the public

hearing are available for your review. The Notices for the public hearing have already been sent out to all tax payers and residents in the area.

V. Questions or Comments, including those of the public. No Public in attendance.

VI. 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. Village of Deer Park President - Rusteberg motioned and Public Member – Czarnik second to approve Recommendation for 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. Discussion of the True North Gas Station assessed value is currently 292,000 not zero as stated in the draft redevelopment plan. Lake Zurich School District 95 – Cullinan would recommend the removal of the True North Gas Station. The motion to leave all parcels proposed in the TIF.

On Roll Call; To leave all proposed parcels in the TIF: Ayes: 7 Nay: 1 Abstain: 0

Village Attorney Smoron stated the JRB minutes from this meeting would be approved at the Public Hearing on October 21, 2021 and the JRB meeting minutes would serve as the recommendation to the Village Board.

VII. Adjournment of Joint Review Board Meeting.

County of Lake – Sbarra motioned and Ela Township – Palmblad seconded to adjourn Joint Review Board Meeting at 10:23am.

On Roll Call: Ayes: 8 Nay: 0 Abstain: 0

Respectfully Submitted,


Kimberly Kelly
Village Clerk


Greg Rusteberg
Joint Review Board Chair