

ORDINANCE NO. 2021-32

An Ordinance Designating the Rand Road Redevelopment Project Area

WHEREAS, the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the “Act”), authorizes the Village of Deer Park, Lake and Cook Counties, Illinois (the “Village”) to designate a “redevelopment project area” as that term is defined by the Act; and

WHEREAS, the Act authorizes the Village to designate a redevelopment project area only after the Village has held a public hearing on the proposed designation, pursuant to notice by publication and certified mail to interested parties as required by the Act; and

WHEREAS, the Village desires to designate the real property legally and commonly described in Exhibit A, attached hereto and incorporated herein, and generally depicted on a boundary map attached hereto and incorporated herein as Exhibit B (the “Redevelopment Project Area”), as a redevelopment project area pursuant to the Act, and the President and Board of Trustees (collectively, the “Corporate Authorities”) find that it is in the Village’s best interests to do so; and

WHEREAS, the Redevelopment Project Area consists of 24 parcels of real property which comprises in the aggregate not less than 1.5 acres and is located wholly within the municipal boundaries of the Village; and

WHEREAS, pursuant to the Act, Ordinance No. 2021-28, entitled “An Ordinance Fixing a Time and Place of a Public Hearing with Respect to the Certain Tax Increment Financing Eligibility Study and Development Plan and Project for the Rand Road Redevelopment Project Area” which was adopted by the Corporate Authorities on August 19, 2021 (“Ordinance No. 2021-28”), the Village held a public hearing (the “Hearing”) on Thursday, October 21, 2021; and

WHEREAS, in compliance with the Act, Ordinance No. 2021-28 and all other applicable laws, written notice of the Hearing was published in the Deer Park edition of the *Daily Herald*, said newspaper being a newspaper of general circulation within the taxing districts of which taxable property is included in the Redevelopment Project Area; and

WHEREAS, in compliance with the Act, Ordinance No. 2021-28 and all other applicable laws, written notice of the Hearing was sent by certified mail on August 26, 2021 and September 10, 2021, to all taxing districts of which taxable property is included in the Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity; and

WHEREAS, in compliance with the Act, Ordinance No. 2021-28 and all other applicable laws, written notice of the Hearing was sent by certified mail on September 21, 2021, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Redevelopment Project Area or, in the event that any such taxes for the preceding year were not paid, to the persons last listed on the tax rolls within the preceding three years as the owners of such property; and

WHEREAS, on Thursday, November 18, 2021, the Corporate Authorities adopted Ordinance No. 2021-31, entitled “An Ordinance Approving the Tax Increment Financing Eligibility Study and Redevelopment Plan and Project for the Rand Road Redevelopment Project Area,” which approved a redevelopment plan and project for the Redevelopment Project Area; and

WHEREAS, the Corporate Authorities further find that it is in the Village's best interests to designate the Redevelopment Project Area as a redevelopment project area pursuant to the Act and that all legal prerequisites for this designation have been fulfilled.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEER PARK, LAKE AND COOK COUNTIES, ILLINOIS as follows:

SECTION 1. The foregoing recitals as contained in the preambles to this Ordinance are true and correct and are hereby incorporated in this Ordinance as if set out in full by this reference.

SECTION 2. The following described area (or "Redevelopment Project Area") is hereby designated as a "redevelopment project area" pursuant to Section 11-74.4-4 of the Act and shall be known as the Rand Road Redevelopment Project Area. See Exhibit A, attached hereto and incorporated herein.

SECTION 3. 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 4. All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded.

SECTION 5. A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 6. This Ordinance shall be in full force and effect from and after its passage and approval, and publication as required by law.

SECTION 7. The County Clerk shall utilize 2021 for determining the total initial equalized assessed value of the Area consistent with subsection (a) of Section 11-74.4-9 of the Act.

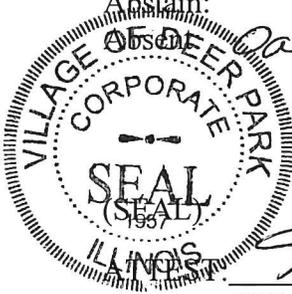
Voting Aye: *Johnson, Olson, Lemme, Zimmerman, Reiser.*

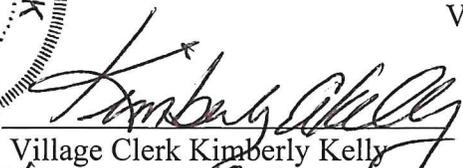
Voting Nay:

Abstain:

Observed: Oakley.

APPROVED: 
Village President Greg Rusteberg




Village Clerk Kimberly Kelly

Passed: *November 18, 2021*

Approved: *November 18, 2021*

Published: *November 18, 2021*

CERTIFICATION

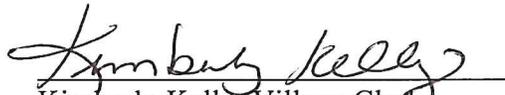
I, KIMBERLY KELLY, do hereby certify that I am the duly appointed, acting and qualified Clerk of the Village of Deer Park, Lake and Cook Counties, Illinois, and that as such Clerk, I am the keeper of the records and minutes and proceedings of the President and Board of Trustees of said Village of Deer Park.

I do further certify that at a regular meeting of the President and Board of Trustees of the Village of Deer Park, held on the 18th day of November, 2021 the foregoing Ordinance entitled *An Ordinance Designating the Rand Road Redevelopment Project Area* was duly passed by the President and Board of Trustees of the Village of Deer Park.

The pamphlet form of Ordinance No. 2021-32, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was available in the Village Hall, commencing on the 18th day of November, 2021, and will continue for at least 10 days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

Given under my hand and seal of the Village of Deer Park, this 18th day of November, 2021.



Kimberly Kelly, Village Clerk
Village of Deer Park,
Lake and Cook Counties, Illinois



EXHIBIT A
LEGAL DESCRIPTION AND COMMON DESCRIPTION
OF THE REDEVELOPMENT PROJECT AREA

The approximate boundary by street location of the Redevelopment Project Area is as follows:

The Area includes portions of Rand Road or State Route 12, portions of Lake Cook Road, part of Field Parkway, as well as part of Deer Park Boulevard, a portion of Plum Grove Road and areas generally located south of Rand Road (or State Route 12), east of North Deer Park Boulevard, and north and northwesterly of East Lake Cook Road in the Village of Deer Park and is commonly known as the proposed Rand Road Redevelopment TIF District, Deer Park, Illinois.

Common Addresses and PINs

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 20270 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, and 20126 N. Plum Grove Road, assigned PIN 14-34-404-021; and

The “White Oak Funding” properties located at 20155 N. Deer Park Boulevard, assigned PINs 14-34-404-018 and 14-34-404-019 and at 20035 N. Plum Grove Road, assigned PIN 14-34-406-004.

Legal Description

THAT PART OF THE EAST HALF OF SECTION 34 AND THE WEST HALF OF SECTION 35 IN TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN

IN LAKE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF RAND ROAD (AKA U.S. RTE 12) WITH THE EAST AND WEST CENTERLINE OF SAID SECTION 34, SAID POINT OF INTERSECTION BEING 679.93 FEET EAST OF THE CENTER OF SECTION;

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF RAND ROAD, 1115.38 FEET;

THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE (SAID LINE INTERSECTING THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AT A POINT 1596.96 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 34) TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAND ROAD AND BEING THE POINT OF BEGINNING;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAND ROAD TO A POINT ON THE WESTERLY LINE OF PATTERSON SUBDIVISION AS RECORDED SEPTEMBER 26, 1962 AS DOCUMENT NO. 1163363 IN BOOK 38 OF PLATS, PAGE 60;

THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF PATTERSON SUBDIVISION, EXTENDED NORTHEASTERLY, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAND ROAD;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF RAND ROAD TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF A SOUTHWESTERLY-NORTHEASTERLY LINE, SAID SOUTHWESTERLY-NORTHEASTERLY LINE BEING DESCRIBED AS FOLLOWS, THE SOUTHWESTERLY END OF SAID LINE BEING 579.58 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35 AND THE NORTHEASTERLY END OF SAID LINE BEING 364.5 FEET NORTHWESTERLY OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER ALONG SAID CENTERLINE OF RAND ROAD;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE PREVIOUSLY DESCRIBED LINE TO A POINT ON THE SOUTH LINE OF SAID SECTION 35;

THENCE WEST ALONG SAID SOUTH LINE OF SECTION 35 AND THE SOUTH LINE OF SAID SECTION 34 TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF PLUM GROVE ROAD;

THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND THE WESTERLY RIGHT-OF-WAY LINE OF PLUM GROVE ROAD TO THE SOUTHEAST CORNER OF LOT 11 IN THE AMENDED FINAL PLAT OF MOTOROLA DEER PARK FIRST RESUBDIVISION AS RECORDED FEBRUARY 6, 2015 AS DOCUMENT NUMBER 7168703;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 11 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 11 TO THE SOUTHEAST CORNER OF LOT 3 IN THE AFORESAID PATTERSON SUBDIVISION, SAID SOUTHEAST CORNER OF LOT 3 ALSO BEING A POINT ON THE NORTHERLY LINE OF LOT 9 IN SAID AMENDED FINAL PLAT OF MOTOROLA DEER PARK FIRST RESUBDIVISION;

THENCE WESTERLY ALONG SAID NORTHERLY LINE OF LOT 9 TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID

SECTION 34;
THENCE NORTH ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO A POINT ON THE SOUTH LINE OF THE NORTH 111.07 FEET OF SAID LOT 9;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 111.07 FEET OF LOT 9 TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 10 IN SAID AMENDED FINAL PLAT OF MOTOROLA DEER PARK FIRST RESUBDIVISION;

THENCE SOUTH ALONG SAID SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 10 TO A POINT ON THE NORTH LINE OF LOT 5 IN SAID AMENDED FINAL PLAT OF MOTOROLA DEER PARK FIRST RESUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 5 TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DEER PARK BOULEVARD;

THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF DEER PARK BOULEVARD AND THE NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE CENTERLINE OF SAID RAND ROAD;

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF RAND ROAD TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO A POINT ON THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF RAND ROAD;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF RAND ROAD TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF THE PALAZZO OF DEER PARK SUBDIVISION AS RECORDED JULY 12, 2016 AS DOCUMENT NUMBER 7308241;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE SOUTHEASTERLY LINE OF THE PALAZZO OF DEER PARK SUBDIVISION TO A POINT ON THE NORTH LINE OF SAID LOT 9 IN THE AMENDED FINAL PLAT OF MOTOROLA DEER PARK FIRST RESUBDIVISION;

THENCE EAST ALONG THE SAID NORTH LINE OF LOT 9 TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34;

THENCE SOUTH ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO AFORESAID POINT 1596.96 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 34;

THENCE NORTHEASTERLY ALONG THE PREVIOUSLY DESCRIBED LINE TO THE POINT OF BEGINNING.

