

ORDINANCE NO. 2021-33

An Ordinance Adopting Tax Increment Financing

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the “Act”), on November 18, 2021, the President and Board of Trustees (the “Corporate Authorities”) of the Village of Deer Park, Lake and Cook Counties, Illinois (the “Village”), 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 “redevelopment project,” as those terms are defined in the Act, for 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”); and

WHEREAS, on November 18, 2021, the Corporate Authorities adopted Ordinance No. 2021-32, entitled “An Ordinance Designating the Rand Road Redevelopment Project Area,” pursuant to which the Area was designated as a “redevelopment project area,” as that term is defined in the Act; and

WHEREAS, the Corporate Authorities desire and find it necessary to adopt tax increment financing, as such term is used in the Act, for the Redevelopment Project Area having been designated as a “redevelopment project area,” and that it is in the Village’s best interests to do so; and

WHEREAS, all legal prerequisites to the adoption of such tax increment financing for the Area 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. Pursuant to the Act, tax increment financing is hereby authorized and adopted with respect to the Tax Increment Financing Eligibility Study, Redevelopment Plan and Project for the Rand Road Redevelopment Project Area, approved and adopted by the Corporate Authorities pursuant to Ordinance No. 2021-31, and the Redevelopment Project Area, which was designated by the Corporate Authorities pursuant to Ordinance No. 2021-32.

SECTION 3. After the total equalized assessed valuation of taxable real property in the Redevelopment Project Area exceeds the total *initial* equalized assessed value of all taxable real property in the Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon real property in the Redevelopment Project Area by taxing districts and the rates determined in the manner provided in Section 11-74.4-9(b) of the Act each year after the effective date of this Ordinance, until the Redevelopment Project Area costs and obligations issued in respect thereto have been paid, shall be divided as follows:

- a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the existing equalized assessed value

or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Redevelopment Project Area shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment financing.

- b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each property in the Redevelopment Project Area shall be allocated to and when collected shall be paid to the Village Treasurer who shall deposit said funds in a special fund called the "Tax Increment Financing Fund for the Rand Road Redevelopment Project Area" of the Village for the purpose of paying the Redevelopment Project Area costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

SECTION 4. 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 5. All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded.

SECTION 6. 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 7. This Ordinance shall be in full force and effect from and after its passage and approval, and publication as required by law.

SECTION 8. The Lake County Clerk shall utilize 2021 for determining the total initial equalized assessed value of the Redevelopment Project Area consistent with subsection (a) of Section 11-74.4-9 of the Act.

Voting Aye: *Jonasow, Lemme, Olson, Zimmerman, Reiser*
Voting Nay:
Absent: *Oakley*



APPROVED:
[Signature]
Village President Greg Rusteberg

[Signature]
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 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.

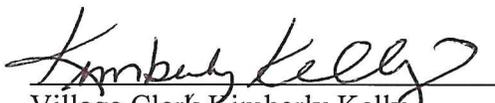
I do hereby further certify that at a regular meeting of the President and Board of Trustees of the Village of Deer Park, held on the 18th day of November, 2021, the foregoing Ordinance entitled *An Ordinance Adopting Tax Increment Financing*, was duly passed by the President and Board of Trustees of the Village of Deer Park.

The pamphlet form of Ordinance No. 2021-33, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted 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.

IN WITNESS WHEREOF, I have affixed my name as Clerk and caused the seal of said Village to be affixed hereto this 18th day of November, 2021.




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

**EXHIBIT A – LEGAL 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.

EXHIBIT B

Boundary Map of the Redevelopment Project Area



PROJECT NO.	10471.000A
DATE	11/14/2011
SCALE	1"=150'
DATE	03-12-2011

BAND ROAD TIF
IN
VILLAGE OF DEER PARK, ILLINOIS
PREPARED FOR
VILLAGE OF DEER PARK

CHRISTOPHER B. BURKE ENGINEERING, LTD.
3515 West Higgins Road, Suite 600
Naperville, IL 60563
(815) 822-0500

DATE PLOTTED: 03-12-2011 11:49:52 AM