

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)

IN THE VILLAGE OF DEER PARK, ILLINOIS REGARDING THE
PROPOSED AMENDED REDEVELOPMENT PLAN AND PROJECT TO ENCOMPASS
ADDITIONAL AREA IN
THE RAND ROAD REDEVELOPMENT PROJECT AREA
AND TO REVIEW THE EFFECTIVENESS AND STATUS OF THE
RAND ROAD REDEVELOPMENT PROJECT AREA TO DATE

Thursday, August 11, 2022, at 10:00 A.M.
Village of Deer Park Vehe Barn
23570 W. Cuba Road
Deer Park, IL 60010

- I. Call to Order of the Joint Review Board 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 – Dean Romano, Lake Zurich Rural Fire Protection District – Tom Johnson and Public Member - Alan Czarnik. Also in attendance: Village Administrator Beth McAndrews, Village Clerk Kelly, Village Attorney Michael Smoron, and Teska President Lee Brown.
- II. Appoint a Public Member** – Gloria Palmblad motioned and Vicki Rakowski seconded to appoint Alan Czarnik as Public Member. Ayes: 7 Nay: 0 Abstain: 0
- III. Appoint a Chairperson of the Joint Review Board** – Greg Rusteberg motioned and Gloria Palmblad seconded to appoint Greg Rusteberg as Joint Review Board Chairperson. Ayes: 7 Nay: 0 Abstain: 0
- IV. Public Comment** – No Comments
- V. Review the Effectiveness and Status of the Rand Road Redevelopment Project Area to Date and the TIF Financial Reports for Same** – Village Attorney Smoron stated TIF financial report is approximately \$50,000. No proposed redevelopment or projects to date. In a few months the Village will be filing annual reports per State Statute. Discussion of any interested parties within the TIF, at this time nothing is committed. Amending the TIF area to include these 6 parcels will allow for a larger area for development.
- VI. Review of the Public Record, Planning Documents and Redevelopment Plan and Project for the Proposed Amended Rand Road Redevelopment Project Area to Add the Additional Area** – Village Planner Lee Brown provided a presentation to show reasons to amend the TIF and add 6 parcels newly disconnected from Kildeer per longtime boundary agreement. The parcels annexed into the Village of Deer Park are now eligible to either create a new TIF for the 6 parcels or to amend the existing TIF. The Village is proposing to amend the original TIF to allow the 6 newly annexed

parcels to become one TIF. The reasons the 6 parcels are eligible per state statute would be considered blighted or the rate of EAV has not increased as the rest of the Village. Each lot is described as a bowling lane lot and TIF is to try to assemble the lots to be more desirable to develop. The Village of Deer Park does not assess a property tax. According to the TIF act the Village would have to contribute 10% increment into the TIF fund from another source. In order to cover the special tax the Village is proposing the extension of the Special Service Area to cover this tax. Only the properties within the TIF will need to pay the SSA tax. Annually the Village will assess the levy to determine the amount of SSA. Discussion and explanation of the 3 ordinances which are proposed and provide a copy to taxing bodies.

VII. Review the Proposed Ordinances for the Adoption of the Amended Redevelopment Plan to Add the Additional Area, Designating the Additional Area as a Redevelopment Project Area and Incorporating Same into the Rand Road Redevelopment Project Area and Adopting Tax Increment Financing for the Amended Rand Road Redevelopment Project Area Encompassing the Additional Area

Discussion and explanation of the 3 ordinances that are proposed and provide a copy to taxing bodies. The intent is commercial. Discussion of how the school district could be compensated if this were residential. Discussion of the reasons why the Village is soliciting for commercial businesses, the Village goal is the collection of sales tax producing, tax share with Village of Palatine water agreement. Discussion of the concerns of the school district, TIF district to cover the cost of school children within the TIF, if the property developed as residential. Discussion of the SSA to cover the 10% increment to the TIF. In the SSA ordinance there is a maximum tax rate cap but the rate could be zero.

VIII. Questions or Comments, including those of the public

IX. Vote to Recommend Approval of the Adoption of the Proposed Amended Redevelopment Plan and Project to Add the Additional Area, Designation of the Additional Area as a Redevelopment Project Area and Incorporating Same into the Rand Road Redevelopment Area to Encompass the Additional Area and Adoption of Tax Increment Financing for the Amended Rand Road Redevelopment Project Area Encompassing the Additional Area, Denial thereof, or Continuance of the Joint Review Board Meeting

Ela Township - Palmblad motioned and Village of Deer Park President - Rusteberg motioned second to approve the recommendation of the JRB to approve the Recommend Approval of the Adoption of the Proposed Amended Redevelopment Plan and Project to Add the Additional Area, Designation of the Additional Area as a Redevelopment Project Area and Incorporating Same into the Rand Road Redevelopment Area to Encompass the Additional Area and Adoption of Tax Increment Financing for the Amended Rand Road Redevelopment Project Area Encompassing the Additional Area.

On Roll Call: Ayes: 7 Nay: 0 Abstain: 0

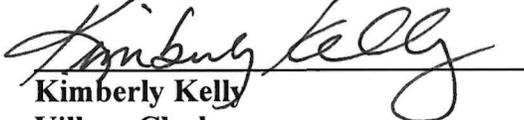
Village Attorney Smoron stated the JRB minutes from this meeting would be approved at the Public Hearing on September 22, 2022 and the JRB meeting minutes would serve as the recommendation to the Village Board.

X. Adjournment of Joint Review Board Meeting

Joint Review Board Meeting at 10:40am.

On Voice Call: Ayes: 7 Nay: 0 Abstain: 0

Respectfully Submitted,



Kimberly Kelly
Village Clerk



Greg Rusteberg
Joint Review Board Chair