

JOINT REVIEW BOARD MEETING AGENDA

**Thursday, November 20, 2025 at 10:00 A.M.
Village of Deer Park, Village Hall
23680 W. Cuba Road
Deer Park, IL 60010**

- I. Call to Order of the Joint Review Board and Roll Call of Members Present
- II. Appoint a Public Member
- III. Appoint a Chairperson of the Joint Review Board
- IV. Public Comment
- V. Approval and Release of Joint Review Board Meeting Minutes from November 21, 2024. **Pages 3-4**
- VI. Review of TIF Financial Reports **Pages 5-31**
- VII. Joint Review Board Discussion
- VIII. Adjournment

JOINT REVIEW BOARD MEETING MINUTES

Thursday, November 21, 2024 at 10:00 A.M.

Village of Deer Park, Village Hall

23680 W. Cuba Road

Deer Park, IL 60010

- I. Call to Order of the Joint Review Board and Roll Call of Members Present
Roll call Village of Deer Park – President Rusteberg, Lake Zurich Community School District – Joe Blomquist. Also in attendance: Village Administrator Beth McAndrews Village Treasurer Megan Roscoe, Village Attorney, Michael Smoron and Village Clerk, Kim Kelly. County of Lake, Long Grove Fire Protection District, Barrington Library, Lake Zurich Rural Fire Protection District, Ela Township, College of Lake and Lake County Forest Preserve were not in attendance.
- II. Appoint a Public Member
Greg Rusteberg motioned, and Joe Blomquist seconded to appoint Alan Czarnick as the public member.
On Roll call: Ayes: 3 Nay: 0 Abstain: 0
- III. Appoint a Chairperson of the Joint Review Board
Joe Blomquist motioned, and Alan Czarnick seconded to appoint Greg Rusteberg as the Chairperson of the Joint Review Board.
On Roll call: Ayes: 3 Nay: 0 Abstain: 0
- IV. Public Comment
None
- V. Approval and Release of Joint Review Board Meeting Minutes from November 30, 2023.
Joe Blomquist motioned, and Alan Czarnick seconded to approve and release Joint Review Meeting Minutes from November 30, 2023.
On Roll call: Ayes: 3 Nay: 0 Abstain: 0
- VI. Review of TIF Financial Reports Treasurer Roscoe presented the TIF Annual Report, TIF Revenues were approximately \$125,800 and the Village deposited \$12,580 into the TIF Fund to satisfy the requirement for the Village to contribute 10% of TIF Revenues as the Village does not levy and ad valorem tax. After expenses, marketing and legal expenses, the TIF Fund had a fund balance. As of FY 2025, the TIF has begun to generate slightly more TIF increment, with expected TIF property tax revenue of \$162,000 in FY 2025. Sikich an independent audit report was completed and complied with the provisions of the subsection (q) of Section 11-74.4-3 pf the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142 during the year ended April 30, 2024.
- VII. Joint Review Board Discussion
Public Member Alen Czarnick inquired about the marketing costs, which will be annual or just as needed. It was noted the marketing is not annual and will be and as needed

going forth. Beth McAndrews provided summaries on the activities occurring within the Village Triangle. Dunkin Donuts on Rand and Quentin, Town Center have new tenants, new high end jewelry store at Lake Cook and Quentin. Within the TIF district QuikTrip has preliminary approval for a gas station with restaurant and covenant store, waiting on final submittal possibly in January 2025. Scooters coffee, storage unit and three retail spaces. The Village has been approached for residential in the TIF area, and development that is not within the scope or right fit for the Village. The Village is not offering residential development within the TIF area. President Rusteberg stated this is phase 2 for the TIF area starting to see development and interests in the properties. Working with landowners. Phase 3 would be the hope to see more development in the next year. Attorney Smoron stated with the big drugstores not opening any new location and closing others, Deer Park is seeing more development interests than his other municipalities. Deer Park has no large empty big box stores, which is a good, but some new tenants are filling the empty already built locations. It was noted that QuikTrip and the New Rand Road Shoppes are not asking for TIF funds for development.

VIII. Adjournment – Alan Czarnick motioned, and Joe Blomquist seconded.
On Voice Call: Ayes: 3 Nay: 0 Abstain: 0

Respectfully Submitted,

Kimberly Kelly
Village Clerk

Greg Rusteberg
Joint Review Board Chair

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2025

Name of Redevelopment Project Area:

Rand Road Redevelopment Project Area (Re:NewRand)

Primary Use of Redevelopment Project Area*: Combination/Mixed

*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

If "Combination/Mixed" List Component Types: Retail, Other

Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):
 Tax Increment Allocation Redevelopment Act
 Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (Labeled Attachment A). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (Labeled Attachment A).	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (Labeled Attachment B).		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (Labeled Attachment C).		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (Labeled Attachment D).	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (Labeled Attachment E).	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (Labeled Attachment F).	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (Labeled Attachment G).	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (Labeled Attachment H).	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (Labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter MUST be attached (Labeled Attachment J).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose audited financial statements of the special tax allocation fund (Labeled Attachment K).		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (Labeled Attachment L).		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (Labeled Attachment M).		X
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (Labeled Attachment N).	X	
Letter from the Mayor/Village President designating the municipality's TIF Administrator. Must include the phone number and email address of the designated party (Labeled Attachment O).	X	

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)] and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

FY 2025

Name of Redevelopment Project Area:

Rand Road Redevelopment Project Area (Re:NewRand)

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 21,880

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 162,768	\$ 305,891	91%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources	\$ 16,277	\$ 30,589	9%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund \$ 179,045

Cumulative Total Revenues/Cash Receipts \$ 336,480 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 5,443

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements \$ 5,443

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 173,602

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 195,482

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Previous Year Explanation:

SECTION 3.2 A [65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c)]

FY 2025

Name of Redevelopment Project Area:

Rand Road Redevelopment Project Area (Re:NewRand)

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
PAGE 1**

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
		\$ -
2. Annual administrative cost.		
TIF Meeting Cost	\$ 20	
TIF Legal Cost - ZRFM	\$ 750	
TIF Accounting / Auditor Cost - Sikich	\$ 1,500	
TIF Consulting Cost - Teska	\$ 173	\$ 2,443
3. Cost of marketing sites.		
TIF Online Marketing - Treadsocial, LLC	\$ 3,000	
		\$ 3,000
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of the construction of public works or improvements.		
		\$ -

SECTION 3.2 A
PAGE 2

7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
		\$ -
10. Capital costs.		
		\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2025

Name of Redevelopment Project Area:

Rand Road Redevelopment Project Area (Re:NewRand)

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.
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Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2025

Name of Redevelopment Project Area:

Rand Road Redevelopment Project Area (Re:NewRand)

PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	X
--------------------------------------------------------------------------------------------------	---

2. The municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	
2b. The NUMBER of new projects undertaken in fiscal year 2022 or any fiscal year thereafter, within the Redevelopment Project Area.	

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 1 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 2 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 3 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 4 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 5 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.
SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

FY 2025

Name of Redevelopment Project Area:

Rand Road Redevelopment Project Area (Re:NewRand)

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
N/A			
			\$ -

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

Project Name	The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement.		The number of jobs, if any, created as a result of the development to date, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement.	
N/A				

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

Project Name	The amount of increment projected to be created at the time of approval of the redevelopment agreement.	The amount of increment created as a result of the development to date, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement.
N/A		

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, IF ANY:

Project Name	Stated Rate of Return
N/A	

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2025

Name of Redevelopment Project Area:

Rand Road Redevelopment Project Area (Re:NewRand)

Provide a general description of the redevelopment project area using only major boundaries.

The approximate boundary by street location of the Rand Road Redevelopment Project Area (also known as Re:NewRand) 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.

Optional Documents	Enclosed
Legal description of redevelopment project area	Section 7 A
Map of District	Section 7 B

SECTION 7 A – Legal Description

Legal Description and Common Description of the Amended Rand Road Redevelopment Project Area

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;

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;

The "Gerlach" property located at 20420 Rand Road, assigned PIN 14-34-400-009;

The "Tsagalis" properties located at 20416 Rand Road, assigned PIN 14-34-400-010 , 20412 Rand Road, assigned PIN 14-34-400-011;

The "Bladow" property located at 20406 Rand Road, assigned PIN 14-34-400-012 ; and

The "Garber" properties located at 20388 Rand Road, assigned PIN 14-34-400-013, 20378 Rand Road, assigned PIN 14-34-400-014.

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 DEERPARK 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 BOULEY ARD;

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 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 OF SECTION 34 TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAND ROAD;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAND ROAD TO THE POINT OF BEGINNING.

SECTION 8 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2025

Name of Redevelopment Project Area:

Rand Road Redevelopment Project Area (Re:NewRand)

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area.

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2021	\$ 7,391,481	9259728

List all overlapping tax districts in the redevelopment project area.
If overlapping taxing district received a surplus, list the surplus.

Indicate an 'X' if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment
Barrington Public Library Dist	\$ -
College of Lake County #532	\$ -
County of Lake	\$ -
Forest Preserve	\$ -
Lake Zurich Comm Unit School Dist #95	\$ -
Lake Zurich Rual Fire Prot Dist	\$ -
Long Grove Fire Prot Dist	\$ -
Township of Ela	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

ATTACHMENT B

TIF COMPLIANCE CERTIFICATE

**RE: VILLAGE OF DEER PARK RAN ROAD TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA**

I, Greg Rusteberg, do hereby certify that I am the duly qualified President of the Village of Deer Park, Lake County, Illinois, and as such official, do hereby further certify, according to the records of the Village in my official possession, that the Village has complied with all of the requirements of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*) during the preceding fiscal year.

IN WITNESS WHEREOF I have hereunto affixed my official signature at Deer Park, Illinois this 29th day of October, 2025.



Village President

LAW OFFICES
ZUKOWSKI, ROGERS, FLOOD & McARDLE
50 VIRGINIA STREET
CRYSTAL LAKE, ILLINOIS 60014

MICHAEL J. SMORON
msmoron@zrfmlaw.com

(815)459-2050
FAX (815)459-9057
www.zrfmlaw.com

October 28, 2025

Office of the Illinois Comptroller
Susana A. Mendoza
Local Government Division
555 West Monroe Street, Suite 1400S-A
Chicago, Illinois 60661

**RE: FY 2025 Annual TIF Report: Village of Deer Park Rand Road
Redevelopment Project Area, established 11/18/2021**

Dear Comptroller Mendoza:

This opinion is being rendered in connection with the above-referenced Village of Deer Park, IL Rand Road Redevelopment Project Area TIF District for FY 2025, as required by Sections 74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 *et seq.*; hereinafter referred to as the "Act").

To the best of our knowledge, it is our opinion that the Village of Deer Park ("Village") is in compliance with the provisions of the Act. In rendering this opinion, we have relied upon representations of the Village with respect to certain material facts solely within the Village's knowledge. Our opinion represents our legal judgment based upon our review of the law and the facts that we deem relevant to render such opinion and is not a guarantee of a result.

Sincerely,



Michael J. Smoron
Village Attorney

cc: Megan Roscoe (via email)
Beth McAndrews (via email)
Kelly Cahill (via email)

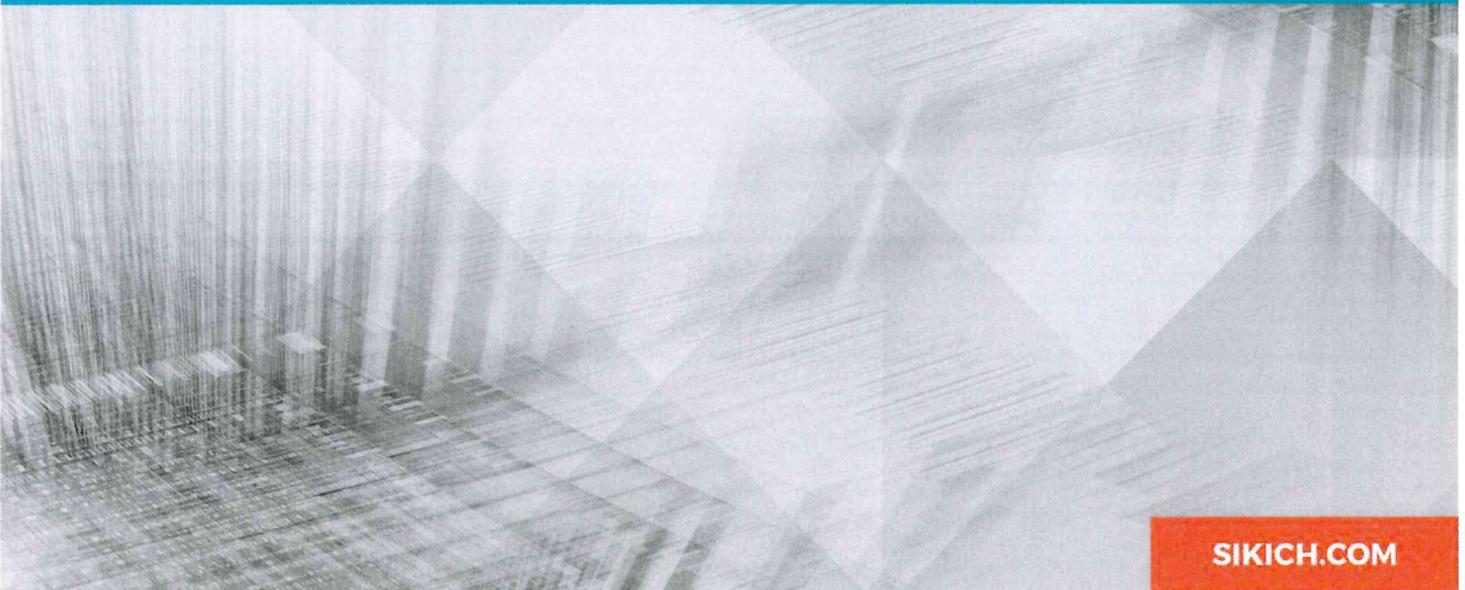


VILLAGE OF DEER PARK, ILLINOIS

FINANCIAL REPORT AND REPORT ON
COMPLIANCE WITH PUBLIC ACT 85-1142

TIF FUND

For the Year Ended April 30, 2025



1415 West Diehl Road, Suite 400
Naperville, IL 60563
630.566.8400

SIKICH.COM

INDEPENDENT ACCOUNTANT'S REPORT ON MANAGEMENT'S ASSERTION OF COMPLIANCE

The Honorable Village President
Members of the Board of Trustees
and Management
Village of Deer Park, Illinois

We have examined management's assertion that the Village of Deer Park, Illinois (the Village), complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended April 30, 2025. Management is responsible for the Village's assertion. Our responsibility is to express an opinion on management's assertion about the Village's compliance with the specific requirements based on our examination.

Our examination was made in accordance with the standards established by the American Institute of Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the Village's compliance with the specified requirements.

In our opinion, management's assertion that the Village of Deer Park, Illinois, complied with the aforementioned requirements for the year ended April 30, 2025, is fairly stated in all material respects.

This report is intended solely for the information and use of the Board of Trustees, management and the Illinois Department of Revenue, Illinois State Comptroller's office and the Joint Review Board and should not be used by anyone other than these specified parties.

Sikich CPA LLC

Naperville, Illinois
October 13, 2025

1415 West Diehl Road, Suite 400
Naperville, IL 60563
630.566.8400

SIKICH.COM

INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

The Honorable Village President
Members of the Board of Trustees
and Management
Village of Deer Park, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village of Deer Park, Illinois (the Village) as of and for the year ended April 30, 2025, which collectively comprise the basic financial statements of the Village and have issued our report thereon dated October 13, 2025, which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements. The supplementary financial information (balance sheet and schedule of revenues, expenditures, and changes in fund balance) is presented for the purpose of additional analysis and is not a required part of the basic financial statements. The supplementary financial information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Sikich CPA LLC

Naperville, Illinois
October 13, 2025

VILLAGE OF DEER PARK, ILLINOIS

BALANCE SHEET
TIF FUND

April 30, 2025

ASSETS	
Cash and cash equivalents	<u>\$ 195,482</u>
TOTAL ASSETS	<u><u>\$ 195,482</u></u>
LIABILITIES AND FUND BALANCE	
LIABILITIES	
None	<u>\$ -</u>
Total liabilities	<u>-</u>
FUND BALANCE	
Restricted for economic development	<u>195,482</u>
Total fund balance	<u>195,482</u>
TOTAL LIABILITIES AND FUND BALANCE	<u><u>\$ 195,482</u></u>

(See independent auditor's report on supplementary information.)

VILLAGE OF DEER PARK, ILLINOIS

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE
TIF FUND**

For the Year Ended April 30, 2025

REVENUES	
Property taxes	<u>\$ 162,768</u>
Total revenues	<u>162,768</u>
EXPENDITURES	
General government	
Training and meetings	20
Legal	750
Marketing	3,000
Other professional fees	<u>1,673</u>
Total expenditures	<u>5,443</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>157,325</u>
OTHER FINANCING SOURCES (USES)	
Transfers in	<u>16,277</u>
Total other financing sources (uses)	<u>16,277</u>
NET CHANGE IN FUND BALANCE	173,602
FUND BALANCE, MAY 1	<u>21,880</u>
FUND BALANCE, APRIL 30	<u><u>\$ 195,482</u></u>

(See independent auditor's report on supplementary information.)



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INDEPENDENT ACCOUNTANT'S REPORT ON MANAGEMENT'S ASSERTION OF COMPLIANCE

The Honorable Village President
Members of the Board of Trustees
and Management
Village of Deer Park, Illinois

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Our examination was made in accordance with the standards established by the American Institute of Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the Village's compliance with the specified requirements.

In our opinion, management's assertion that the Village of Deer Park, Illinois, complied with the aforementioned requirements for the year ended April 30, 2025, is fairly stated in all material respects.

This report is intended solely for the information and use of the Board of Trustees, management and the Illinois Department of Revenue, Illinois State Comptroller's office and the Joint Review Board and should not be used by anyone other than these specified parties.

Sikich CPA LLC

Naperville, Illinois
October 13, 2025

