

In light of the current COVID-19 public health emergency, Governor J.B. Pritzker's Gubernatorial Disaster Proclamation, and the Village's Continuation of Local Disaster Emergency in response thereto, the Acting Village President and Board of Trustees have determined that this meeting will be held entirely remotely. The Acting Village President, Village Administrator and Village Clerk will be in Village Office during meeting. The following information is being made available to the public for the purpose of public participation in the spirit of transparency, and an open meeting process.

If you wish to submit a question or comment to be read during the public commentary portion of the agenda, please email your full name and your question or comment to CLERK@VODP.NET before January 21, 2021 prior to 6:30pm. If you wish to make a Public Comment during the meeting, please Video/Phone Conference into meeting as posted below:

Open Public Meeting Join Video Conference Call via Go to Meeting:

<https://global.gotomeeting.com/join/387402693>

OR Phone Conference into our meetings at: 1-866-899-4679 Access Code: 387-402-693

Village of Deer Park Committee of the Whole Meeting Minutes

January 21, 2021 – 7:30 p.m.

Deer Park Village Office, 23680 W. Cuba Road, Deer Park, Illinois 60010

Roll Call and Determination of a Quorum

A meeting of the Committee of the Whole of the Village of Deer Park was held on January 21, 2021, at Village Office 23680 W. Cuba Road, in the Village of Deer Park, in the Counties of Lake and Cook, Illinois. Acting President Rusteberg called the Committee of the Whole meeting to order at 9:17 p.m.

Upon roll call, Village Officials and Staff present in Village Office included Acting President Rusteberg, Trustee Lemme and Oakley, Administrator McAndrews, Treasurer Roscoe, Building, Zoning & Development Coordinator Doniec and Clerk Kelly. The following Village Officials and Staff Present on conference call included Trustees Olson, Johnson, Mann, Zimmerman, Assistant to the Administrator Kasregis, Village Attorney Cahill, Village Engineer Burke and Village Planner Blue.

Approval of Agenda

Motion: Trustee Olson moved and Trustee Johnson seconded to approve agenda

Upon Roll Call:

Ayes: Oakley, Lemme, Mann, Olson, Zimmerman and Johnson

(6) Ayes / (0) Nays/ (0) Absent

Motion Carried 6/0

Public Comments – *If you wish to submit a question or comment to be read during the public commentary portion of the agenda, please follow the instructions above, Comments are limited to 5-minute time limit per person.*

No public comment

Acting Village President Rusteberg

Acting Village President stated the meetings he has attending on the Village's behalf. BACOG has a new Executive Director Kimberly Saunders. He provided an update of the current levels of COVID in Lake County and the number of cases that region 9 needs to hit before we can open up a bit more.

He spoke with Chris Bos our new Illinois House of Representative for District 51. The Village was awarded a grant for a shovel ready project, the Village is following up on when the funds will arrive from the State. He thanked Village Trustees, Village Administrator and staff for developing a decision on the cannabis. Two more incentives to work on this year, the sales tax increase that will appear on the April ballot and possible TIF district for the Village.

TIF update and steps moving forward - Teska - Lee Brown

Lee Brown from Teska provided a refresher of the 13 characteristics for an approved area to qualify for a TIF area. The Village asked Teska to see if there would be enough characteristics for the area to qualify for a study. Teska was able to find enough to qualify in the area in question. Next step is to prepare a redevelopment plan. This plan would give the details of changes that would need to happen. Next is to go through the adoption process and to provide this to the public and other taxing bodies. They would need to bring plan to the (JRB) joint review board. Once a public meeting is held and it is approved, the Village will have a limited number of days to adopt this plan. This is early in the process, the area of study shown is missing the Kildeer area, that if developed they would be annexed into Deer Park before development. In order for an area to qualify the area it must be continuous. The area behind the Kildeer lots that belong to Continental does qualify as one of the 13 characteristics to connect the area for a TIF district. Teska found that the lots are long and buildings are over 35 years. There are 2 options that could qualify with or without the Continental properties. Teska is asking for feedback of the 2 areas and which is in the best interest of the Village.

Trustee Oakley questioned whether the Kildeer lots if excluded could then become part of the TIF district if a developer comes forward to develop. Mr. Brown stated yes but, if the characteristics qualified the area, it diluted the area, we may not want to add them. You would have to go through basically the process again to add the parcels, there would be a cost and a time element.

Administrator McAndrews stated the Village has tried repeatedly to contact the Kildeer properties of a TIF and only one property owner has gotten back with her. This is the same story for the last 20 years. In order for the properties to be annexed into Deer Park they must first de-annex from Kildeer. The Village cannot forcibly annex a property into the Village. The Kildeer property owners know what needs to be done and they have not done this.

Trustee Oakley questioned Mr. Brown's opinion to have the TIF district include the Continental site.

Mr. Brown stated that in most cases the public know nothing about a TIF district and it is a very emotional discussion. If the TIF district could develop as residential the School District will come out against it. The downside is including a larger area than is needed. He doubted that the Village would seek residential development on the Continental site. Is this creating a bigger opposition by adding the area.

Trustee Oakley stated the area is to ultimately be commercial and not a residential area. If this creates additional space for the lots to develop, possibly vacate the road or have the road become a public road. The road is one of the PINS that is included in the TIF area. If the property owner provides this road to the

Village and includes it in the TIF it could become a public road. It could be that the Continental site might need space from the other side of the road as well.

Trustee Mann questioned if a cannabis retail outlet was to open before the TIF is established would this disqualify the Village from a TIF. Mr. Brown stated there is no exclusions to the TIF district for a cannabis dispensary.

Trustee Oakley asked how a cannabis dispensary could contribute to the TIF fund.

Trustee Lemme questioned the Village's cost of the TIF district. Mr. Brown stated the cost is based on the value of the properties. Deer Park is very unusual because the Village doesn't levy a property tax, the Village would have to contribute 10% of the equivalent of the value increment in any given year. Other TIF districts have placed an overlay business district to help generate that 10%.

Trustee Zimmerman questioned if there are a lot of other TIF districts around the Village, is there anything that would differentiate this area from other areas around us?

Mr. Brown stated the lack of Village tax levy of property is the greatest factor.

There needs to be a lot of education regarding the TIF area as no one in the TIF area pays more tax than outside the area. The tax is the same, it is where the tax goes that is different. Only properties in the TIF district can use the TIF funds. In the State of Illinois there are about 1100 tax districts and Chicago has 100 of them. Each of the characteristics vary greatly, as long as they meet the minimum eligibility, this is the best economic development tool for Villages.

The other factor that increases our area is that the Village is in Lake County and it is along Rand Road this makes the Village more attractive to developers.

Trustee Oakley asked about the next step to start the process to start attracting businesses. First bring the documents to the JRB and a vote and recommending, then a public hearing usually before a Board Meeting. Then you have 14-90 days to take action. The short answer is at least 2 months, due to the notice times.

The Board gives direction to include the Continental property in the TIF study. The Village could reduce the size. We don't have the opportunity to enlarge it before you adopt. This would include the green space where the bike path is. Additional office space was supposed to develop in that area. The area is already zoned so the space could still be developed.

A development study will be completed for review at the February 18th Board meeting.

Old and/or New Business

Trustee Oakley encourages other Trustees to speak to developers and other businesses to try to explore development in the area.

Consideration of Motion to adjourn to Executive Session - If needed

Adjourn

Motion: Trustee Olson moved and Trustee Mann seconded to adjourn the meeting at 9:59 p.m.

Upon Roll Call:

Ayes: Oakley, Lemme, Olson, Mann, Zimmerman and Johnson
(6) Ayes / (0) Nays/ (0) Absent

Motion Carried 6/0

Respectfully Submitted,



Kimberly Kelly
Village Clerk



Greg Rusteberg
Acting Village President