

Ordinance 2019-2

An Ordinance Authorizing Convening the Joint Review Board and Setting the Time and Place for a Public Hearing on the Proposed Northbrook Court Redevelopment Area

Passed by the Board of Trustees, 1/8/2019
Printed and Published 1/9/2019

Printed and Published in Pamphlet Form
by Authority of the
President and Board of Trustees
VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS

I hereby certify that this document
was properly published on the date
stated above.

/s/ Debra J. Ford
Village Clerk

Ordinance 2019-2

BE IT ORDAINED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois THAT:

An Ordinance Authorizing Convening the Joint Review Board and Setting the Time and Place for a Public Hearing on the Proposed Northbrook Court Redevelopment Area

shall be, and is hereby, adopted as follows:

Section 1. RECITALS.

The Village of Northbrook is an Illinois home rule municipal corporation operating in accordance with Article VII, Section 6 of the Illinois Constitution, and with the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*

The Village is considering establishing a tax increment financing district over the real property over the real property at 1515 Lake Cook Road on the western end of the Northbrook Court shopping center, generally located on the south side of Lake Cook Road at Red Oak Lane as more fully described in ***Exhibit A*** and depicted on ***Exhibit B***, attached to this Ordinance ("**Redevelopment Area**") to induce the revitalization of the Redevelopment Area with a mixed use commercial and residential project that will serve as a new anchor for Northbrook Court.

The Redevelopment Area is located with the Village's C-4 Regional Shopping District.

The Village does not anticipate that the Redevelopment Area will be redeveloped without the implementation by the Village of a new plan and project for the economic renewal of the Redevelopment Area.

The Village explored various methods by which sufficient private investment can be attracted to the Redevelopment Area, so that the Redevelopment Area can be redeveloped for the long-term growth and benefit of the Village and its residents.

One means by which the Village could attract the private investment necessary for the redevelopment of the Redevelopment Area is the use of tax increment financing and the establishment of the Redevelopment Area as a new redevelopment project area (a "**TIF District**") as authorized under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, the "**TIF Act**").

The Village has commissioned a study by Kane, McKenna and Associates, Inc. ("**KMA**"), to determine whether the Redevelopment Area meets the qualifications for establishing a TIF District.

After extensive review of the Redevelopment Area, KMA delivered a report to the Village in which KMA concludes that the Redevelopment Area qualifies as a blighted area under the TIF Act ("**Eligibility Report**").

In light of its review of the Redevelopment Area and pursuant to extensive discussions with Village officials and others interested in the Redevelopment Area, KMA has also prepared a plan for the redevelopment of the Redevelopment Area in accordance with the TIF Act ("**Redevelopment Plan and Project**"); and

The Eligibility Report and the Redevelopment Plan and Project have been on file and available at the Northbrook Village Hall since December 28, 2018; and

In order to continue its consideration of the possible establishment of a TIF District in the Redevelopment Area, the Village President and Board of Trustees have determined that it is in the best interest of the Village and its residents to initiate the process for establishing a TIF District within the Redevelopment Area, including: (i) the convening of a meeting of the Joint Review Board; and (ii) the setting of a time and place for a public hearing on the possible establishment of a TIF District and consideration of the Eligibility Report and the Redevelopment Plan and Project.

Section 2. JOINT REVIEW BOARD.

A. Joint Review Board Established; Membership. The Joint Review Board is hereby established pursuant to Section 11-74.4-5 of the TIF Act. The Joint Review Board shall consist of the Village Manager, or his designee, one representative of the public chosen by the members of the Joint Review Board, and one representative chosen by each of the following taxing districts that have authority to directly levy taxes on the real property located within the Redevelopment Area:

1. Cook County
2. Northfield Township
3. School District #28
4. Glenbrook High School District #225
5. Northbrook Park District
6. Oakton Community College #535

B. Notice of Meeting of the Joint Review Board. The Village will deliver notice as required by the TIF Act of the time and place of the meeting of the Joint Review Board, which meeting will occur on Monday, February 4, 2019, at 10:30 a.m.

Section 3. SETTING TIME AND PLACE FOR PUBLIC HEARING.

The Village President and Board of Trustees hereby establishes Tuesday, April 9, 2018, at 7:30 p.m. as the date and time for a public hearing on the possible establishment of a TIF District, the designation of a redevelopment project area, and the consideration of a Redevelopment Plan and Project for the Redevelopment Area. The public hearing will be held at Northbrook Village Hall, 11225 Cedar Lane, Northbrook, Illinois. The Village Board reserves the right to continue the hearing to a later date and time without further published notice should a continuance become necessary.

Section 4. AUTHORIZATION FOR PUBLIC NOTICES AND OTHER ACTION.

The Village President and Board of Trustees hereby authorizes and directs the Village Manager and the Village Clerk, in consultation with KMA and the Village Attorney, to do or cause to be done all things necessary or desirable for purposes of giving the public notice of the April 9, 2019 public hearing, including the publication of notice in substantially the form attached to this Resolution as

Exhibit C, and any and all other statutorily required steps precedent to the establishment of a TIF District in the Redevelopment Area and the adoption of a Redevelopment Plan and Project.

Section 5. EFFECTIVE DATE.

This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Adopted: 1/8/2019

RESULT:	ADOPTED BY CONSENT VOTE [UNANIMOUS]
MOVED:	Bob Israel, Trustee
SECONDER:	Muriel Collison, Trustee
AYES:	A.C. Buehler, Kathryn Ciesla, Bob Israel, Muriel Collison
ABSENT:	Sandra Frum, James Karagianis, Jason Han

ATTEST:

A.C. Buehler
Village President Pro Tem

/s/ Debra J. Ford
Village Clerk

PARCEL 1

PIN: 04-03-101-018-0000

LOT 1 IN NORTHBROOK COURT SUBDIVISION NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 1984 DOCUMENT NUMBER 26924424, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH $89^{\circ} 54' 08''$ WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 3, A DISTANCE OF 139.24 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH $89^{\circ} 54' 08''$ WEST, A DISTANCE OF 217.23 FEET TO A POINT; THENCE NORTH $00^{\circ} 03' 18''$ EAST, A DISTANCE OF 42.36 FEET TO A POINT; THENCE NORTH $53^{\circ} 19' 06''$ WEST, A DISTANCE OF 169.90 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 436.51 FEET, ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST, AND HAVING A RADIUS OF 542.00 FEET, TO A POINT OF TANGENCY; THENCE NORTH $00^{\circ} 34' 57''$ EAST A DISTANCE OF 107.24 FEET TO A POINT; THENCE NORTH $01^{\circ} 04' 23''$ EAST, A DISTANCE OF 96.25 FEET TO A POINT OF CURVATURE; THENCE NORtheasterly 195.43 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 275.00 FEET TO A POINT OF REVERSE CURVE; THENCE NORtheasterly 4.17 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY 50.06 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE EAST AND HAVING A RADIUS OF 61.85 FEET TO A POINT OF TANGENCY; THENCE NORTH $09^{\circ} 56' 42''$ WEST, A DISTANCE OF 22.40 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY 109.43 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST, AND HAVING A RADIUS OF 627.00 FEET TO A POINT OF TANGENCY; THENCE NORTH $00^{\circ} 03' 18''$ EAST A DISTANCE OF 101.61 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 48.36 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST, AND HAVING A RADIUS OF 57.00 FEET TO A POINT; THENCE NORTH $00^{\circ} 03' 18''$ EAST A DISTANCE OF 0.21 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LAKE COOK ROAD AS WIDENED PER DOCUMENT NUMBER 23033339; THENCE SOUTH $87^{\circ} 38' 42''$ EAST ALONG SAID SOUTH LINE, A DISTANCE OF 46.35 FEET TO A POINT; THENCE SOUTH $00^{\circ} 03' 18''$ WEST, A DISTANCE OF 142.73

FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 104.72 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST, AND HAVING A RADIUS OF 600.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09° 56' 42" EAST; A DISTANCE OF 65.97 FEET TO A POINT; THENCE SOUTH 39° 51' 54" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 60.30 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHWEST, AND HAVING A RADIUS OF 225.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 65° 29' 25" EAST, A DISTANCE OF 28.40 FEET TO A POINT; THENCE SOUTH 72° 06' 42" EAST, A DISTANCE OF 288.74 FEET TO A POINT; THENCE NORTH 17° 03' 18" EAST, A DISTANCE OF 35.50 FEET TO A POINT; THENCE SOUTH 72° 56' 42" EAST, A DISTANCE OF 335.56 FEET TO A POINT; THENCE SOUTH 42° 59' 29" EAST, A DISTANCE OF 68.10 FEET TO A POINT; THENCE SOUTH 72° 56' 42" EAST, A DISTANCE OF 124.80 FEET TO A POINT; THENCE SOUTH 29° 56' 42" EAST, A DISTANCE OF 78.57 FEET TO A POINT; THENCE SOUTH 17° 03' 18" WEST, A DISTANCE OF 324.00 FEET TO A POINT; THENCE SOUTH 70° 07' 07" WEST, A DISTANCE OF 84.18 FEET TO A POINT; THENCE NORTH 72° 56' 42" WEST, A DISTANCE OF 222.59 FEET TO A POINT; THENCE SOUTH 17° 03' 18" WEST, A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 13° 03' 18" WEST, A DISTANCE OF 275.64 FEET TO A POINT; THENCE SOUTH 00° 03' 18" WEST A DISTANCE OF 66.51 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2

PIN: 04-03-101-126-0000

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 89° 54' 08" .WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 3, DISTANCE OF 139.24 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN NORTHBROOK COURT SUBDIVISION NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3 AFORESAID; THENCE NORTH 00° 03' 18" EAST 66.51 FEET ALONG AN EAST LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE NORTH 13° 03' 18" EAST 275.64 FEET ALONG AN EAST LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE NORTH 17° 03' 18" EAST 20.00 FEET ALONG AN EAST LINE OF LOT 1 TO A BEND THEREIN; THENCE SOUTH 72° 56' 42" EAST 222.59 FEET ALONG A SOUTH

LINE OF LOT 1 TO A BEND THEREIN: THENCE NORTH $70^{\circ} 07' 07''$ EAST 84.18 FEET ALONG A SOUTH LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE NORTH $17^{\circ} 03' 18''$ EAST 324.00 FEET ALONG AN EAST LINE OF SAID LOT 1 TO A BEND THEREIN AND THE POINT OF BEGINNING; THENCE NORTH $17^{\circ} 03' 18''$ EAST 70.58 FEET; THENCE NORTH $72^{\circ} 56' 42''$ WEST 25.57 FEET; THENCE NORTH $30^{\circ} 23' 00''$ WEST 143.41 FEET; THENCE NORTH $72^{\circ} 56' 42''$ WEST, ALONG SAID NORTHERLY LINE A DISTANCE OF 423.48 FEET; THENCE WESTERLY 175.32 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTH, HAVING A RADIUS OF 224.57 FEET AND WHOSE CHORD BEARS SOUTH $78^{\circ} 58' 13''$ WEST 170.90 FEET; THENCE NORTH $78^{\circ} 39' 51''$ WEST A DISTANCE OF 103.59 FEET; THENCE WESTERLY 38.74 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTH, HAVING A RADIUS OF 190.43 FEET AND WHOSE CHORD BEARS NORTH $84^{\circ} 29' 33''$ WEST 38.68 FEET; THENCE SOUTH $65^{\circ} 29' 25''$ WEST A DISTANCE OF 25.58 FEET TO A CORNER OF LOT 1 AFORESAID; THENCE SOUTH $72^{\circ} 56' 42''$ EAST 288.74 FEET ALONG A NORTH LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE NORTH $17^{\circ} 03' 18''$ EAST 35.50 FEET ALONG AN EAST LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE SOUTH $72^{\circ} 56' 42''$ EAST 335.56 FEET ALONG A NORTH LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE SOUTH $42^{\circ} 59' 29''$ EAST 68.10 FEET ALONG A NORTH LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE SOUTH $72^{\circ} 56' 42''$ EAST 124.80 FEET ALONG A NORTH LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE SOUTH $29^{\circ} 56' 42''$ EAST 78.57 FEET ALONG A NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3

PIN: 04-03-200-028-0000

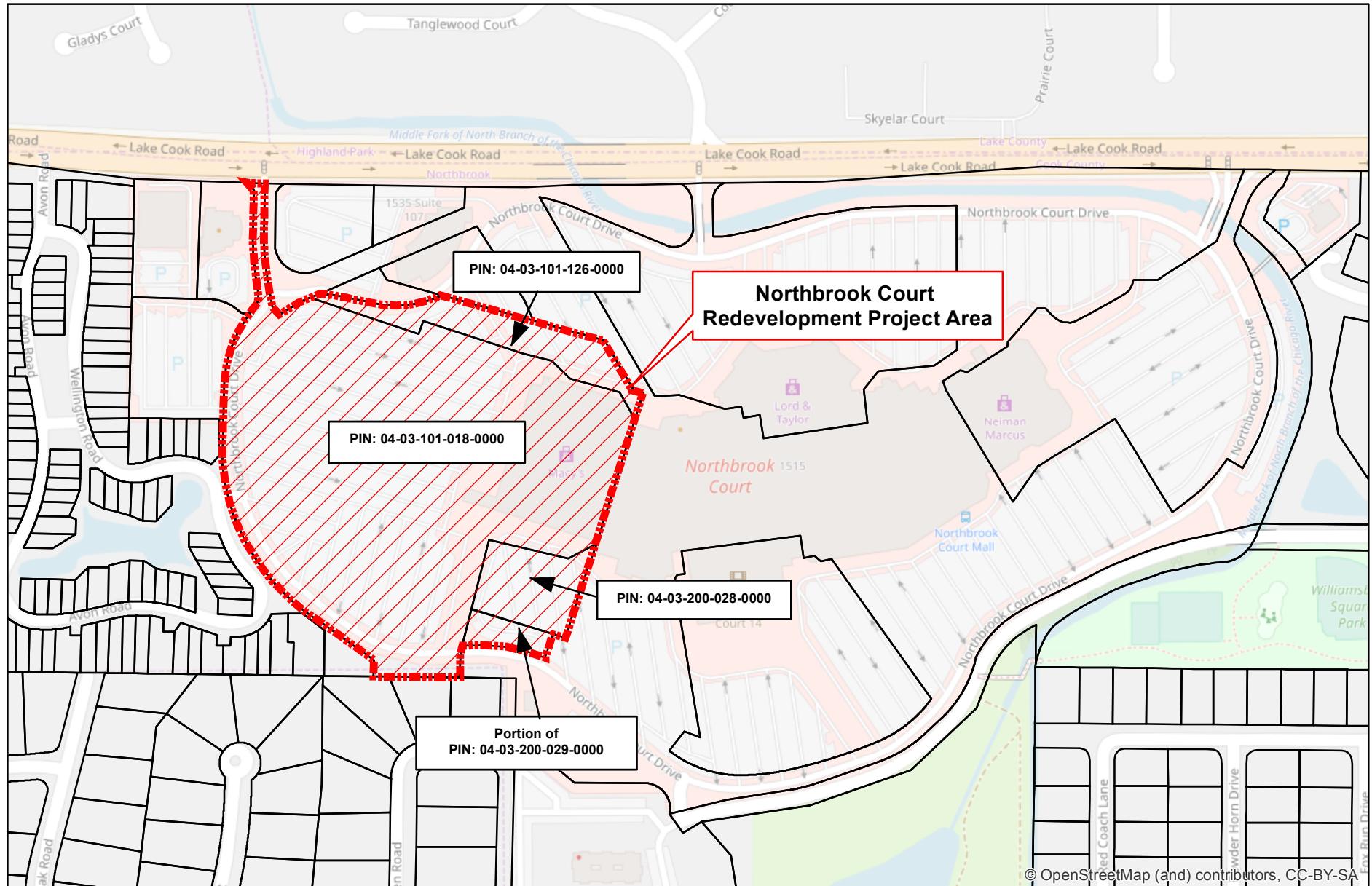
PARCEL 3: THAT PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH $89^{\circ} 54' 08''$ WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 3, A DISTANCE OF 139.24 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN NORTHBROOK COURT SUBDIVISION NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3 AFORESAID; THENCE NORTH $00^{\circ} 03' 18''$ EAST 66.51 FEET ALONG AN EAST LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE NORTH $13^{\circ} 03' 18''$ EAST 111.42 FEET ALONG AN EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE SOUTH $72^{\circ} 56' 42''$ EAST 272.39 FEET; THENCE NORTH $17^{\circ} 03' 18''$ EAST A DISTANCE OF 108.82 FEET TO A SOUTHEAST CORNER OF THAT PART

THEREOF CONVEYED PER DOCUMENT #95690665; THENCE NORTH 19° 48' 13" EAST, ALONG AN EASTERLY LINE OF SAID DOCUMENT #95690665 A DISTANCE OF 125.73 FEET TO A NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 70° 07' 07" WEST 84.18 FEET ALONG AN EAST LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE NORTH 72° 56' 42" WEST 222.59 FEET ALONG A SOUTH LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE SOUTH 17° 03' 18" WEST 20.00 FEET ALONG AN EAST LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE SOUTH 13° 03' 18" WEST 164.22 FEET ALONG AN EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO INCLUDING AREA OWNED BY WESTCOAST ESTATES SUBJECT TO CONFIRMATION BY SURVEYOR):

Part of PIN: 04-03-200-029-0000

THAT PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 3, A DISTANCE OF 139.24 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN NORTHBROOK COURT SUBDIVISION NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3 AFORESAID; THENCE NORTH 00 DEGREES 03 MINUTES 47 SECONDS EAST ALONG AN EAST LINE OF SAID LOT 1, A DISTANCE OF 64.47 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 03 MINUTES 47 SECONDS EAST ALONG SAID EAST LINE, 2.04 FEET TO A BEND POINT IN SAID EAST LINE; THENCE NORTH 13 DEGREES 03 MINUTES 47 SECONDS EAST ALONG SAID EAST LINE, 111.42 FEET; THENCE SOUTH 72 DEGREES 56 MINUTES 13 SECONDS EAST 218.73 FEET; THENCE SOUTH 17 DEGREES 03 MINUTES 47 SECONDS WEST, 72.15 FEET; THENCE NORTH 76 DEGREES 07 MINUTES 41 SECONDS WEST 50.01 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET, A CHORD BEARING OF NORTH 82 DEGREES 21 MINUTES 04 SECONDS WEST, 65.17 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 88 DEGREES 53 MINUTES 36 SECONDS WEST 100.12 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



Northbrook Court Redevelopment Project Area TIF Boundaries



NORTHBROOK
DEVELOPMENT
& PLANNING SERVICES

200 100 0 200 Feet

EXHIBIT C

NOTICE OF PUBLIC HEARING

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS PROPOSED NORTHBROOK COURT REDEVELOPMENT AREA

NOTICE IS HEREBY GIVEN that on Tuesday, April 9, 2019 at 7:30 p.m., at the Northbrook Village Hall at 1225 Cedar Lane, Northbrook, Illinois, 60062, a public hearing will be held to consider the approval of the proposed redevelopment plan and project (the "**Redevelopment Plan and Project**") and the designation of that certain proposed redevelopment project area to be known as the Northbrook Court Redevelopment Project Area (the "**Northbrook Court Redevelopment Area**"). The Northbrook Court Redevelopment Area consists of the territory described in **Exhibit 1** attached and is generally described below:

The Northbrook Court Redevelopment Area is located at the west portion of the Northbrook Court Shopping Center, generally located on the south side of Lake Cook Road at Red Oak Lane. More specifically, the Northbrook Court Redevelopment Area includes the current 270,000 square foot Macy's department store, and adjacent parking lots on the western and southern end of the property.

There will be considered at the hearing comments on whether to approve the Redevelopment Plan and Project for, and the designation of, the proposed Northbrook Court Redevelopment Area and adoption of tax increment allocation financing therefor. The proposed Redevelopment Plan and Project is on file and available for public inspection during normal business hours at the Northbrook Village Hall, 1225 Cedar Lane, Northbrook, Illinois, 60062. The Redevelopment Plan and Project is also available on the Village's website at <http://www.northbrook.il.us>

Pursuant to the Redevelopment Plan and Project, the Village proposes to reduce or eliminate those conditions that continue to qualify the Northbrook Court Redevelopment Area as a "blighted area," as that term is defined in the Tax Increment Allocation Redevelopment Act, as amended, and to enhance the tax base of the Village and the taxing districts having taxable property within the Northbrook Court Redevelopment Area by utilizing tax increment financing to fund various eligible project costs ("**Redevelopment Project Costs**") to stimulate private investment within the Northbrook Court Redevelopment Area. The Redevelopment Plan and Project includes an eligibility report providing in reasonable detail the continued basis for qualifying the Redevelopment Project Area as a "blighted area" as that term is defined in the Tax Increment Allocation Redevelopment Act, as amended.

The Redevelopment Plan and Project objectives include, but are not limited to, the following:

1. Promote sustainable development.
2. Encourage the redevelopment of a key component of the tax base in the Village.
3. Strive to maintain a strong and diverse tax base by actively working with the business community to retain existing businesses and attract new businesses that are consistent with the character of the community.
4. Maintain and improve the existing character of the community as the employment and commercial retail center for northern Cook County, through the repositioning of obsolete or potentially underutilized properties.

5. Consider the use of transitional land uses between more intense non-residential land uses and the surrounding low-density residential neighborhoods.
6. Promote quality architecture, sign, landscape and site design that enhances Northbrook's character.
7. Provide adequate infrastructure to support business development.
8. Continue to foster a business environment in which the use of financial incentives is only necessary in limited circumstances.
9. Encourage an increase in the supply of housing in the vicinity of shopping and lifestyle opportunities.
10. Maintain the high quality and appearance of the Village's commercial and mixed-use areas.

To achieve these objectives, the Redevelopment Plan and Project proposes to provide assistance by paying or reimbursing costs related to the acquisition, construction and installation of public facilities, property assembly, site preparation and improvement, and environmental remediation, job training, the execution of one or more redevelopment agreements, and the payment of financing, administrative and other professional costs, and payment and/or reimbursement of any other Redevelopment Project Costs, all as provided under the Tax Increment Allocation Redevelopment Act, as amended.

Prior to the date of the hearing, each taxing district having property in the Northbrook Court Redevelopment Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village, to the attention of the Village's Director of Development and Planning Services, Northbrook Village Hall, 1225 Cedar Lane, Northbrook, Illinois, 60062.

The Village has convened a joint review board to consider and make a recommendation regarding the proposed Redevelopment Plan and Project for, and the designation of, the proposed Northbrook Court Redevelopment Area and the adoption of tax increment allocation financing therefor, in accordance with the requirements of the Tax Increment Allocation Redevelopment Act, as amended. The joint review board consists of a representative selected by each community college district, park district, library district, school district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the Northbrook Court Redevelopment Area at the time that the Northbrook Court Redevelopment Area is approved, a representative selected by the Village, and a public member. The joint review board meeting is scheduled to be held on Monday, February 4, 2019, at 10:00 a.m., at the Northbrook Village Hall, 1225 Cedar Lane, Northbrook, Illinois, 60062.

At the hearing, all interested persons or affected taxing districts may file written comments and objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project for and the designation of the Northbrook Court Redevelopment Area and the adoption of tax increment allocation financing therefor. The hearing may be adjourned by the President and the Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

Village Clerk
Village of Northbrook
Cook County, Illinois