

Ordinance 2023-37

An Ordinance Authorizing Convening the Joint Review Board and Setting the Time and Place for a Public Hearing on a Proposed Redevelopment Area at 1515 Lake Cook Road

Passed by the Board of Trustees, 6/27/2023
Printed and Published 6/28/2023

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 2023-37

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 a Proposed Redevelopment Area at 1515 Lake Cook Road

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 at 1515 Lake Cook Road, 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.

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 Michio Murakishi (“*Murakishi*”), to determine whether the Redevelopment Area meets the qualifications for establishing a TIF District.

After extensive review of the Redevelopment Area, Murakishi delivered a report to the Village in which Murakishi 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, Murakishi has also prepared a plan for the redevelopment of the Redevelopment Area in accordance with the TIF Act (“*Redevelopment Plan and Project*”).

The Eligibility Report and the Redevelopment Plan and Project have been on file and available at the Northbrook Village Hall since June 16, 2023.

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 Village Trustee Robert P. Israel, 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. Northbrook School District #28
4. Glenbrook High School District #225
5. Northbrook Park District
6. Oakton Community College District #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 Tuesday, July 18, 2023 at 3:30 p.m. at Northbrook Village Hall, 1225 Cedar Lane, Northbrook, Illinois, 60062.

Section 3. SETTING TIME AND PLACE FOR PUBLIC HEARING.

The Village President and Board of Trustees hereby establishes Tuesday, August 22, 2023, at 7:30 p.m. as the date and time for a public hearing to be conducted by the Village Board 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, 1225 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 ACTIONS.

The Village President and Board of Trustees hereby authorizes and directs the Village Manager and the Village Clerk, in consultation with Murakishi 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 August 22, 2023 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: 6/27/2023

RESULT:	ADOPTED BY CONSENT VOTE [4 TO 0]
MOVER:	Muriel Collison, Trustee
SECONDER:	Bob Israel, Trustee
AYES:	Bob Israel, Muriel Collison, Heather Ross, Johannah Hebl
ABSTAIN:	Kathryn Ciesla
ABSENT:	Dan Pepoon, Joy Ebhomien

ATTEST:

/s/ Kathryn L Ciesla
Village President

/s/ Debra J. Ford
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT AREA

NORTHBROOK COURT 2023 SUBDIVISION

THAT PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 00 DEGREES 04 MINUTES 37 SECONDS EAST, 82.00 FEET TO THE SOUTH LINE OF LAKE COOK AS WIDENED PER DOCUMENT 23113812; THENCE NORTH 89 DEGREES 56 MINUTES 13 SECONDS WEST, 704.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 25 DEGREES 15 MINUTES 36 SECONDS WEST, 46.99 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING OF SOUTH 43 DEGREES 57 MINUTES 30 SECONDS WEST, A RADIUS OF 103.00 FEET, AN ARC DISTANCE OF 75.13 FEET; THENCE SOUTH 23 DEGREES 03 MINUTES 47 SECONDS WEST, 25.93 FEET; THENCE SOUTH 51 DEGREES 18 MINUTES 39 SECONDS EAST, 18.82 FEET; THENCE ALONG THE ARC, CONCAVE TO THE SOUTHWEST, HAVING A CHORD BEARING OF SOUTH 42 DEGREES 32 MINUTES 09 SECONDS EAST, A RADIUS OF 467.00 FEET, AN ARC DISTANCE OF 143.04 FEET; THENCE SOUTH 53 DEGREES 10 MINUTES 55 SECONDS WEST, 47.09 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST, HAVING A CHORD BEARING OF SOUTH 05 DEGREES 40 MINUTES 11 SECONDS EAST, A RADIUS OF 420.00 FEET, AN ARC DISTANCE OF 406.84 FEET; THENCE SOUTH 22 DEGREES 01 MINUTES 39 SECONDS WEST, 239.89 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 56 SECONDS EAST ALONG A LINE 366.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3, 715.19 FEET, TO WEST LINE OF LEE ROAD, PER DOCUMENT 23113812; THENCE SOUTH 00 DEGREES 04 MINUTES 37 SECONDS EAST, ALONG SAID WEST LINE OF LEE ROAD, 66.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 56 SECONDS WEST, 747.57 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING OF SOUTH 61 DEGREES 23 MINUTES 42 SECONDS WEST, A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 72.61 FEET; THENCE SOUTH 82 DEGREES 11 MINUTES 44 SECONDS WEST, 12.47 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CHORD BEARING OF SOUTH 69 DEGREES 13 MINUTES 49 SECONDS WEST, A RADIUS OF 900.00 FEET, AN ARC LENGTH OF 407.31 FEET; THENCE SOUTH 56 DEGREES 15 MINUTES 55 SECONDS WEST, 7.72 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CHORD BEARING OF SOUTH 29 DEGREES 49 MINUTES 34 SECONDS WEST, A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 138.44 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG SAID SOUTH LINE, 0.24 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 00 DEGREES 10 MINUTES 53 SECONDS WEST, ALONG SAID WEST LINE, 1131.20 FEET TO THE NORTH LINE OF THE ILLINOIS TRI-STATE TOLL ROAD; THENCE SOUTH 81 DEGREES 47 MINUTES 14 SECONDS WEST, ALONG SAID NORTH LINE, 1308.03 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 3; THENCE NORTH 89 DEGREES 51 MINUTES 14 SECONDS WEST, ALONG SAID SOUTH LINE, 35.33 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, BEING THE SAME AS THE EAST LINE OF GLEN BROOK COUNTYSIDE

SUBDIVISION RECORDED AS DOCUMENT 13802722; THENCE NORTH 00 DEGREES 26 MINUTES 25 SECONDS EAST, ALONG SAID WEST LINE, 419.16 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 35 SECONDS EAST, 28.00 FEET; THENCE NORTH 66 DEGREES 13 MINUTES 59 SECONDS EAST, 302.14 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 31 SECONDS EAST, 76.95 FEET; THENCE SOUTH 63 DEGREES 57 MINUTES 15 SECONDS EAST, 140.80 FEET; THENCE NORTH 26 DEGREES 25 MINUTES 44 SECONDS EAST, 175.96 FEET; THENCE NORTH 09 DEGREES 21 MINUTES 31 SECONDS WEST, 203.71 FEET; THENCE NORTH 39 DEGREES 13 MINUTES 03 SECONDS WEST, 116.47 FEET; THENCE SOUTH 59 DEGREES 48 MINUTES 24 SECONDS WEST, 56.22 FEET; THENCE NORTH 30 DEGREES 11 MINUTES 35 SECONDS WEST, 61.41 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 47 SECONDS EAST, 5.00 FEET; THENCE ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A CHORD BEARING OF NORTH 44 DEGREES 56 MINUTES 13 SECONDS WEST, A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 102.10 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 13 SECONDS WEST, 170.95 FEET; THENCE NORTH 49 DEGREES 55 MINUTES 57 SECONDS WEST, 207.12 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3; THENCE NORTH 00 DEGREES 26 MINUTES 25 SECONDS EAST, ALONG SAID WEST LINE, 164.25 FEET TO THE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3, BEING THE SAME AS BEING AS THE NORTH LINE OF GLEN BROOK COUNTRYSIDE SUBDIVISION RECORDED AS DOCUMENT 13802722; THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS WEST, ALONG SAID SOUTH LINE, 356.47 FEET TO THE EASTERLY LINE OF OPTIMA NORTHBROOK SUBDIVISION RECORDED AS DOCUMENT 89085002; THENCE THE FOLLOWING SIX COURSES AND DISTANCES ALONG SAID EASTERLY LINE; 1) THENCE NORTH 00 DEGREES 03 MINUTES 47 SECONDS EAST, 42.36 FEET; 2) THENCE NORTH 53 DEGREES 18 MINUTES 37 SECONDS WEST, 169.90 FEET; 3) THENCE ALONG THE ARC OF CURVE, CONCAVE TO THE NORTHEAST, HAVING A CHORD BEARING OF NORTH 30 DEGREES 14 MINUTES 16 SECONDS WEST, A RADIUS OF 542.00 FEET, AN ARC DISTANCE OF 436.52 FEET; 4) THENCE NORTH 00 DEGREES 35 MINUTES 10 SECONDS EAST, 107.24 FEET; 5) THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS WEST, 238.84 FEET TO THE EAST LINE OF THE WEST 370.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; 6) THENCE NORTH 00 DEGREES 35 MINUTES 26 SECONDS EAST, ALONG SAID EAST LINE, 309.45 FEET A LINE 395.00 FEET SOUTH OF AND PARALLEL WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 56 MINUTES 13 SECONDS EAST, ALONG SAID PARALLEL LINE, 166.01 FEET TO THE EAST LINE OF LOT 1 IN NORTHBROOK COURT SUBDIVISION NUMBER 1, RECORDED AS DOCUMENT 23738085; THENCE NORTH 00 DEGREES 35 MINUTES 26 SECONDS EAST, ALONG SAID EAST LINE, 296.77 FEET TO THE SOUTH LINE OF LAKE COOK ROAD AS WIDENED PER DOCUMENT 23033339; THENCE THE FOLLOWING NINE COURSES AND DISTANCE ALONG THE SOUTH LINE OF SAID LAKE COOK ROAD AS WIDENED PER DOCUMENT 23033339 AND 23113812; 1) THENCE SOUTH 87 DEGREES 38 MINUTES 14 SECONDS EAST, 166.04 FEET; 2) THENCE SOUTH 89 DEGREES 48 MINUTES 34 SECONDS EAST, 47.89 FEET; 3) THENCE SOUTH 89 DEGREES 57 MINUTES 09 SECONDS EAST, 225.86 FEET; 4) THENCE SOUTH 89 DEGREES 55 MINUTES 45 SECONDS EAST, 227.30 FEET; 5) THENCE SOUTH 89 DEGREES 55 MINUTES 43 SECONDS EAST, 114.49 FEET; 6) THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST, 50.07 FEET; 7) THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST, 259.40 FEET; 8) THENCE NORTH 88 DEGREES 24 MINUTES 56 SECONDS EAST, 799.97 FEET; 9) THENCE SOUTH 89 DEGREES 56 MINUTES 13 SECONDS EAST, 821.81 FEET TO THE POINT OF BEGINNING

EXHIBIT B
DEPICTION OF REDEVELOPMENT PROJECT AREA

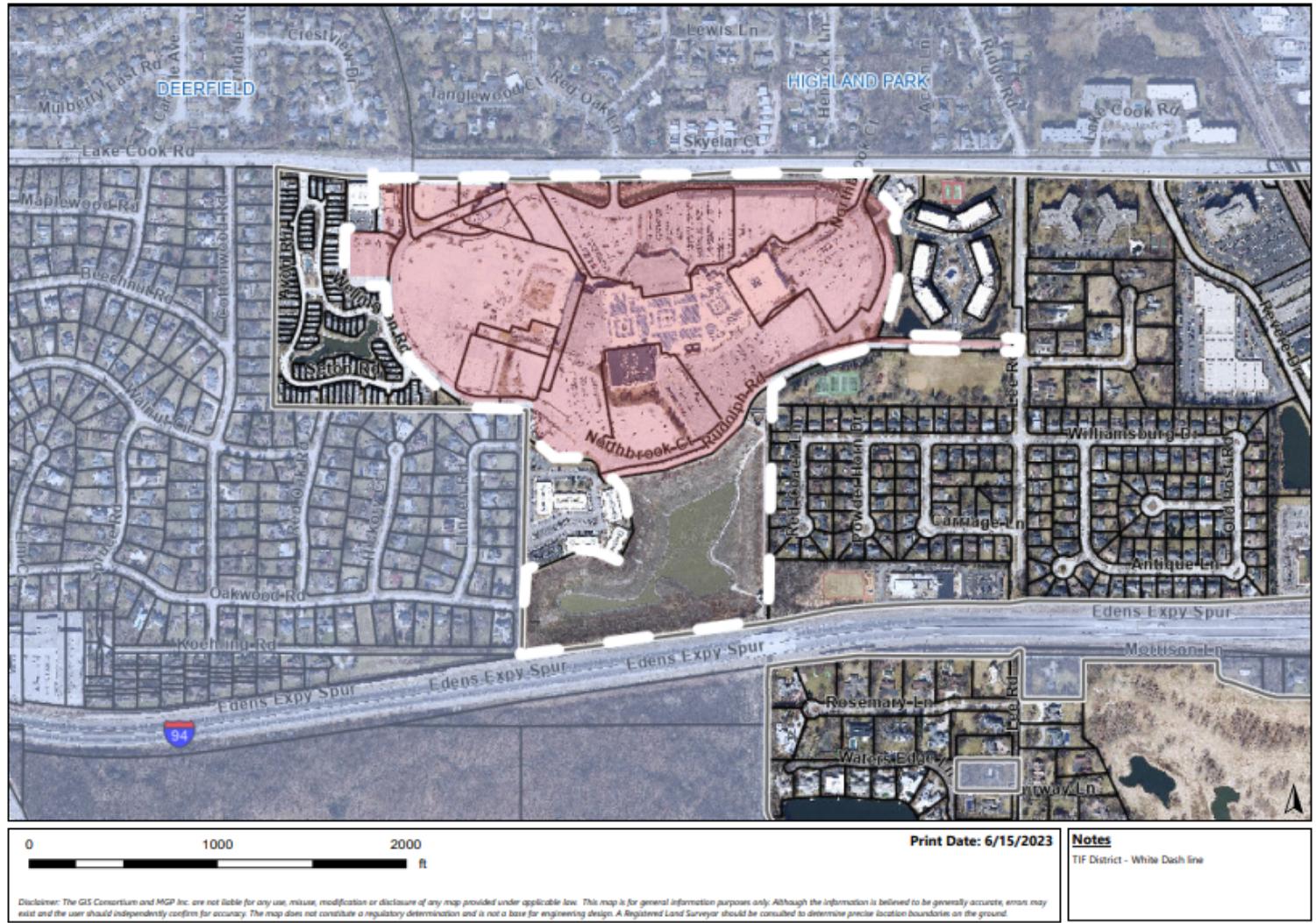


EXHIBIT C

NOTICE OF PUBLIC HEARING

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS PROPOSED REDEVELOPMENT AREA AT 1515 LAKE COOK ROAD

NOTICE IS HEREBY GIVEN that on Tuesday, August 22, 2023 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 II Redevelopment Project Area, or another name selected by the Village President and Board of Trustees (the “**Redevelopment Area**”). The Redevelopment Area consists of the territory described in **Exhibit 1** attached and is generally described as the Northbrook Court Shopping Center, generally located on the south side of Lake Cook Road at Red Oak Lane.

There will be considered at the hearing comments on whether to approve the Redevelopment Plan and Project for, and the designation of, the proposed 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 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 Redevelopment Area by utilizing tax increment financing to fund various eligible project costs (“**Redevelopment Project Costs**”) to stimulate private investment within the 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. Establish the Redevelopment Area as a premier shopping destination on Chicago’s North Shore.
2. Create an improved shopping experience for Redevelopment Area shoppers, a more diverse tenant mix, and improved dining options to ensure its long-term success in the Village.
3. Increase customer visits to the Redevelopment Area, focusing on non-Village resident patronage.
4. Prevent future vacancies and encourage the redevelopment of vacant spaces.
5. Promote and enhance retail business occupancy within existing buildings and structures through the utilization of applicable funds for eligible capital improvements.
6. Address physical deficiencies of facilities, infrastructure, and obsolescence of the Redevelopment Area.

7. Facilitate right-of-way and private roadway improvements, public transportation, parking, and access related agreements and enhancements within the Redevelopment Area.
8. Promote environmentally sustainable investments in commercial and residential development projects.

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, 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 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 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.

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 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.

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 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 Redevelopment Area at the time that the 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 Tuesday, July 18, 2023 at 3:30 p.m., at the Northbrook Village Hall, 1225 Cedar Lane, Northbrook, Illinois, 60062.

Village Clerk
Village of Northbrook
Cook County, Illinois