

**VILLAGE OF NORTHBROOK
JOINT REVIEW BOARD
NORTHBROOK COURT TIF DISTRICT
1515 LAKE COOK ROAD
COOK COUNTY, ILLINOIS
JULY 18, 2023**

I. Call to Order and Roll Call

Trustee Israel called the Joint Review Board meeting to order in the Terrace Room of Village Hall, 1225 Cedar Lane, at 3:30 p.m.

II. Introduction of Representatives and Roll Call

Bob Israel, Village of Northbrook Board of Trustees

Dr. Jason Pearson, Superintendent Northbrook School District 28

Vicki Tarver, District 225

Chris Leiner, Northbrook Park District

Tricia Marino Ruffolo, Cook County, Department of Planning and Development

Shiva Mohsenzadeh, Northfield Township

Also present were: Cara Pavlicek, Northbrook Village Manager; Madeline Farrell, Deputy Village Manager; Iwona Petryszak CFO Village of Northbrook; Greg Smith, Attorney for the Village of Northbrook; Michio Murakishi, TIF consultant for the Village; Michael Nortman; Jessica Donato, School District 28 and Alida Nally, Northfield Township.

Absent: Edwin Chandrasekar – Oakton Community College

III. Selection of Public Member

A motion was made by Trustee Israel and seconded by Member Mohsenzadeh to appoint Michael Nortman as the Public Member to the Joint Review Board. The motion passed unanimously by roll call. Ayes: All. Nays: None.

IV. Selection of Chairperson

A motion was made by Trustee Israel and seconded by Member Marino Ruffolo to nominate Trustee Israel as Chairperson of the Joint Review Board. The motion passed unanimously by roll call. Ayes: All. Nays: None.

V. Review of Joint Review Board Procedures and Duties

Greg Smith, Attorney for Northbrook, provided a brief summary of the statutory duties of the Joint Review Board. Membership consists of representatives from a variety of taxing bodies. It is the members' responsibility to review the public record, planning documents and proposed ordinances recreating the TIF District and make a non binding recommendation to the Village whether the TIF District should be created. The recommendation is whether the TIF meets the requirements set forth in

the TIF Act. The vote is a simple majority vote of those present. The Board must make an initial recommendation by August 17, 2023. If it doesn't do so, the TIF Act has an assumption that there is approval.

The floor was opened to comments.

Chair Israel added that tax increment financing is an economic tool that may be used for everyone's benefit.

VI. TIF Plan and TIF Eligibility Criteria - Review

Mr. Murakishi, the Village's TIF consultant, reviewed property's eligibility for designation as a TIF District. He described the planning documents he reviewed for the Northbrook Court property and how the requirements in the TIF Act and were satisfied for designation of the property as a blighted TIF District. For improved properties, there are over a dozen factors. For a blighted area, five must be present. Based on his analysis, six factors were present; obsolescence, deterioration, excessive vacancies, inadequate utilities, and lack of community planning and declining equalized assessed value.

He explained that the former Macy's portion of the mall is considered vacant for TIF eligibility purposes. Eligibility requirements for vacant property are slightly different, with one factor being required to qualify it as a blighted area. The blight is in the 2019 TIF District and it is still in its current state as vacant property.

The floor was opened to comments or questions.

Ms. Nally asked since Macy's has been demolished, if it is considered vacant property or vacant land. Mr. Murakishi explained that for TIF District eligibility purposes, it is considered vacant because there has to be a distinction between vacant and improved.

Manager Pavlicek stated that if the TIF is to be established through a process that the Village Board would complete before November 2023, the frozen value of the TIF would be based on the certified equalized assessed valuation of the property at the time the Village Board approved the ordinances establishing the TIF District. Manager Pavlicek noted that should the Village Board create the new TIF the old Macy's TIF District would be dissolved.

VII. Review of Draft TIF Ordinances

Mr. Smith reviewed the three draft ordinances provided to Board members that would create the proposed TIF District. Chair Israel stated that the name of the TIF District is not yet ready at this time.

VIII. Questions/Public Comments

Ms. Donato asked about residential units proposed.

Manager Pavlicek stated that consistent with the 2019 TIF District Plan, eligible costs in the draft TIF District Plan include the statutory per student costs to each district, subject to the 40% statutory cap of total increment. Additionally, capital costs are identified as a potentially eligible redevelopment project cost, and disbursement of capital costs from the TIF District fund would be subject to the terms

of a potential Intergovernmental Agreement between the Village and a School District. Manager Pavlicek explained that the eligible costs listed are not the amount of increment pledged by the Village.

Ms. Nally stated that the Northfield Township will provide services without a cost-of-living increase. She stated that TIF districts affect small taxing bodies.

IX. Consideration of a Recommendation to Village Board Approving of the Redevelopment Plan and Project for the Village's Proposed Redevelopment Area at 1515 Lake Cook Road and Authorizing the Chairperson to Execute a Related Resolution

Chair Israel made a motion, seconded by Member Norton for a resolution recommending approval of the Redevelopment Plan and Project for the redevelopment area of 1515 Lake Cook Road. The motion passed unanimously by roll call of members. Ayes: All. Nays: None.

X. Review of Timetable and Next Steps

Manager Pavlicek provided a time table for the parts of the TIF and general redevelopment. Based on the positive recommendation by the Board today, the Village Board will proceed with a public hearing on establishment of the TIF District on August 22, 2023. There is no definite date for the joint public hearing by the Village Board and Plan Commission on the zoning request related to the development proposed within the TIF District, but it is tentatively scheduled for as early as August 29, 2023 or after Labor Day.

Manager Pavlicek explained that the developer is eager to know if the redevelopment will move forward. The developer wants to build Phase 1 retail to begin in 2024 to be preferably be opened for the 2025 holidays. The developer is proposing to phase the mixed use/residential development. It is a ten year master plan.

XI. Adjournment

There being no further business, a motion was made by Chair Israel and seconded by Member Marino Ruffolo to adjourn the meeting. On a voice vote, the motion unanimously passed and the meeting adjourned at 4:15 pm. Ayes: All. Nays: None.

Respectfully submitted,
Sue Anetsberger, Recorder

ATTEST:



Village Clerk


Chairperson Israel