



## **Joint Review Board Annual Meeting Minutes June 14, 2022**

The annual meeting of the Village of Riverwoods Joint Review Board, to report on the Milwaukee/Deerfield Redevelopment Project Area and the Deerfield Road Redevelopment Project Area, was held at 11:00 a.m., on June 14, 2022.

As the result of an executive order issued by Governor J.B. Pritzker suspending in-person attendance requirements for public meetings, members of the Joint Review Board were invited to participate in this meeting through the Zoom platform <https://us02web.zoom.us/j/89068574707>. The Meeting ID was 890 6857 4707.

### Call to Order

Michael Clayton, Riverwoods TIF Administrator, called the meeting to order at 11:00 a.m.

### JRB Members In Attendance:

Michael Clayton, TIF Administrator  
Tim Buzard, TIF Public Member  
Connie Kravitz, Comptroller, College of Lake County  
Janice Kellman, Interim Co-Director, Vernon Area Library District  
Henry Hollander, Village Trustee, Village of Riverwoods

### Other Persons Attending:

Kristine Ford, Mayor of Riverwoods  
Bruce Huvad, Village Attorney  
Carissa Smith, Village Engineer

### Update and Financial Review

Mr. Huvad gave a brief review of the TIF district's activities in the past year. Milwaukee Avenue TIF district (TIF #1) and the Deerfield Road TIF district (TIF #2). The following highlights of TIF activities were discussed.

### Highlights of TIF Districts Activity:

- TIF #1: Thorntons final development plans have been sent to the County and Village Engineer for approval. There will be electric charging stations available, based on market demand, as well as 8 gas pumps. Thorntons is planning to begin construction in July 2022 and anticipates opening at the end of this year. The purchase price for the land paid by developer to the Village is subject to a post-closing credit as an incentive to Thorntons, if the station opens prior to the end of 2022. The balance of the purchase that is not affected

by the credit will repay the Village loan (originally \$805,000) made to the TIF fund when the Village acquired the site. The purchase price is subject to a post-closing credit incentive to Thorntons, if the station opens prior to the end of 2022.

- TIF #1: As reported last year, the Village was contacted by a developer about constructing a last-mile warehouse or logistics center on a former landfill parcel. Approximately 8 acres of the landfill parcel is located in the Village and in TIF #1. The remainder of the site, approximately 29 acres, is located in unincorporated Lake County and would be annexed. In the second half of 2021, the Village discussed various proposals for this warehouse development. Ultimately, the developer determined that it could not obtain a traffic signal to provide access from Milwaukee Avenue. Without such access, the large-scale warehouse concept proves too impractical with most of its traffic to be routed onto Deerfield Road. Ongoing discussions with the property owner are exploring whether multifamily as part of a mixed use development can succeed. The site remains subject to extraordinary site and foundation costs given the unstable soil conditions.
- TIF #2: The Village shared a concept land use plan prepared by Teska Associates, to illustrate a new traffic signal on Deerfield Road with a linked access road leading into the Village's shopping center district at the northeast corner of Deerfield Road and Milwaukee Avenue. An overlay also indicated the extend of flood plain in the area. Lexington Homes has been pursuing a proposal to construct townhomes on the 10-acre Federal Life parcel. The parcel has challenges because a large proportion is located in the floodplain. Lexington Homes has been working to solve the site layout issues that arise from flood plain and compensatory storage requirements.

The Colonial Court Shopping Center (in TIF #2) and Shoppes of Riverwoods have suffered from restricted access as a consequence of the construction of Woodman's Market and the installation of median barriers in Milwaukee Avenue. The widening of Deerfield Road will restrict access even more as median barriers will also be introduced. One of the Village's primary objectives in the TIF districts is to shore up its retail centers and strengthen its fiscal base to overcome these challenges.

The Village mentioned that it could potentially have room for a satellite location for the Vernon Area Public library in the TIF districts. Interim Co-Director Janice Kellman stated that long-range plans will be explored in detail by the library after a permanent director is hired.

Meeting was adjourned at 11:45.

Respectfully submitted,

Katie Bowne  
Deputy Clerk  
Village of Riverwoods