



## AGENDA

# REGULAR VILLAGE BOARD MEETING

April 27, 2021  
7:00 PM

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE

INVOCATION (PASTOR BARBARA GORSKI, ELK GROVE PRESBYTERIAN CHURCH)

### 3. APPROVAL OF MINUTES OF APRIL 13, 2021

### 4. MAYOR & BOARD OF TRUSTEES' REPORT

### 5. ACCOUNTS PAYABLE WARRANT: APRIL 27, 2021 \$ 816,239.90

### 6. CONSENT AGENDA

a. Consideration of a request from the Rotary Club of Elk Grove Village for the following:

- To authorize a \$22,000 contribution to the 2021 RotaryFest event that takes place from June 16, 2021 through June 20, 2021;
- To authorize the Rotary Club to host a fireworks display on Saturday, June 19, 2021;
- To waive the fee for a temporary Class A liquor license (\$2,900), a carnival license (\$500), and a food caterer's license fee (\$100) for a total amount of \$3,500; and
- To waive the permit fee for the use of a fire hydrant for non-firefighting purposes in the amount of \$75.

(The fees requested to be waived are for the Class A liquor license (\$2,900), a carnival license (\$500), a food caterer's license (\$100), and fire hydrant deposit and connection (\$75).

(It has been past practice of the Village Board to approve these requests for the annual RotaryFest event. The Village provides street sweeping services for the parking lots utilized by the Rotary Club at the conclusion of the RotaryFest.

(Adequate funds have been budgeted and are available for this purpose.)

b. Consideration to waive the formal bid process and award a service contract to Eco Clean Maintenance, Inc. of Elmhurst, IL for the James Paul Petri Public Works Facility Cleaning

and Custodial Services in the amount of \$34,012 from the General Fund.

(On Friday, January 29, 2021, the Village accepted sealed proposals for the James Paul Petri Public Works Facility Cleaning and Custodial Services contract.

(The contract provided for routine cleaning services and additional deep cleaning services at the James Paul Petri Public Works Facility.

(The terms of the contract were from February 1, 2021 through April 30, 2021.

(The Village sought proposals from four (4) contractors.

(The lowest responsive and responsible proposal was received from Eco Clean Maintenance, Inc. of Elmhurst, IL.

(Eco Clean Maintenance has agreed to extend the monthly cost submitted in their initial proposal over the course of the 2022 Fiscal Year.

(Funds for the project have been allocated in the Public Works General Fund.

(The Director of Public Works recommends approval.)

- c. Consideration to award a purchase contract to C.C. Cartage, Inc. of Lake Zurich, IL to furnish and deliver sand and gravel in the amount of \$38,024.80 from the General and Water & Sewer Funds.

(On Thursday, April 15, 2021, the Village opened sealed bids for the Furnish and Deliver Sand and Gravel contract.

(Four (4) contractors obtained bid packets, with three (3) contractors submitting a bid.

(The contract provides various types of sand and gravel delivered to the Village's Public Works locations.

(The initial term of the contract is from May 1, 2021 through April 30, 2022

(The contract includes the option for four (4) annual renewals in one (1) year increments through April 30, 2026.

(The lowest overall responsive and responsible bid was received from C.C. Cartage Inc. of Lake Zurich, IL in the amount \$38,024.80.

(Funds for the contract have been allocated in the Public Works General and Water & Sewer Funds.

(The Director of Public Works recommends approval.)

- d. Consideration to award a purchase contract to On Time Embroidery, Inc. of Elk Grove Village, IL for Fire Department uniforms and safety shoes in the amount of \$43,000 from the General Fund.

(The Fire Department budgets annually for department uniforms and accessories.

(A multi-year consolidated uniform contract was publicly bid in FY18.

(This is the fifth year that the Fire Department is purchasing all of its uniforms from a single vendor.

(The current contract request also includes the annual purchase of safety shoes.

(The Fire Department had a successful experience with On Time Embroidery, Inc. of Elk Grove Village, IL under all previous years of the contract.

(The original contract provided for an initial one-year term with the option for four (4) renewals.

(The term of the contract renewal is May 1, 2021 through April 30, 2022.

(Adequate funds are budgeted for this contract in the FY22 Fire Department General Fund

Budget.

(The Fire Chief recommends approval.)

- e. Consideration to waive the formal bidding process and award a service contract to JG Uniforms of Chicago, IL for the purchase of police officer uniforms in the amount of \$55,000.

(The Police Department has purchased uniforms and equipment from JG Uniforms for the last 7 years.

(For the FY2022 budget, JG Uniforms has issued no price increase from the current year, holding prices on all items.

(JG Uniforms is responsive to the needs of the Police Department and most items are in stock and available with minimal turnaround time.

(The Police Department has an excellent working relationship with JG Uniforms.

(The Chief of Police recommends approval.)

- f. Consideration to award a construction contract to Arrow Road Construction Co. of Elk Grove Village, IL to furnish Hot-Mix Asphalt Materials as part of the 2021 MFT Hot Mix Asphalt Material Purchase Contract in the amount of \$84,220 from the Motor Fuel Tax and the Water & Sewer Funds.

(On Tuesday, April 13, 2021 the Village opened sealed bids for the 2021 MFT Hot Mix Asphalt Material Purchase Contract.

(The lowest responsive and responsible bid, adjusted for mileage cost, was received from Arrow Road Construction Co. of Elk Grove Village, Illinois.

(Funds for the project have been allocated in FY22 in the Motor Fuel Tax and Water & Sewer Funds.

(The Director of Public Works recommends approval.)

- g. Consideration to award a professional service contract to Engineering Enterprises, Inc. of Sugar Grove, IL for professional engineering services associated with smoke testing the Village's high priority sanitary sewer basin for the amount of \$94,886 from the Water & Sewer Fund.

(A proposal was solicited from Engineering Enterprises, Inc. (EEI) of Sugar Grove, IL for professional engineering services associated with smoke testing the Village's high priority sanitary sewer basin.

(The Village has identified a high-priority sewer area, including a mix of residential and industrial sanitary sewer mains. Smoke testing of this area is required as part of the Village's ongoing inflow and infiltration control program with the Metropolitan Water Reclamation District. Smoke testing will identify failures in the sanitary sewer where rainwater can inflow or infiltrate the sanitary sewer system.

(EEI will provide services to develop an advanced communication plan, complete smoke testing fieldwork, create a complete list of defects, and the associated cost analysis to fix the defects.

(The Director of Public Works recommends approval.)

- h. Consideration to award a construction contract with Strada Construction Company of Addison, IL for the 2021 Village-Wide Concrete Replacement Program in the amount not

to exceed \$124,000 from the Capital Project and Water & Sewer Funds.

(On Tuesday, April 13, 2021, the Village opened sealed bids for the 2021 Village-Wide Concrete Replacement Program.

(The lowest responsive and responsible bid was received from Strada Construction Company of Addison, Illinois.

(Funds for the project have been allocated in the FY22 Capital Project and Water & Sewer Funds.

(The Director of Public Works recommends approval.)

- i. Consideration to renew a professional services contract with HR Green, Inc. of McHenry, IL for fire plan review services in the amount of \$150,000 from the General Fund.

(This will be the fourth year that the Fire Department is contracting with HR Green, Inc. for fire plan review services.

(The contract provides for regular review of sprinkler, fire pump, and fire alarm drawings and related calculations. Specialty reviews are also provided as needed.

(HR Green, Inc. representatives reviewing fire plans are ICC Certified Master Code Professionals with fire service-specific certifications.

(HR Green staff maintains regular communication with the Inspectional Services Division staff and are receptive to the needs of the Fire Department.

(Adequate funds are available in the FY22 Fire Department General Fund budget.

(The Fire Chief recommends approval.)

- j. Consideration to award a professional design-build service contract to Baxter & Woodman Natural Resources, LLC of Crystal Lake, IL for the Business Park Ditch Maintenance Program in the amount of \$226,000 from the Business Leader Forum Fund.

(A proposal for professional design-build services was solicited from Baxter & Woodman Natural Resources, LLC of Crystal Lake, IL for analysis, vegetation management, engineering, permitting, and construction to manage the Village's Business Park ditch system.

(Baxter & Woodman Natural Resources has successfully assisted several other Municipalities in the Chicagoland area with similar projects.

(Adequate funds are available in the Business Leader Forum Fund.

(The Director of Public Works recommends approval.)

- k. Consideration to award a professional services contract to Homer Tree of Lockport, IL for the Parkway Tree Maintenance & Silver Maple Removal contract in the amount of \$287,215 from the General Fund.

(On Thursday, April 15, 2021, the Village opened sealed bids for the Parkway Tree Maintenance & Silver Maple Removal contract.

(Six (6) contractors obtained bid packets, with four (4) contractors submitting a bid.

(The contract provides provide the necessary labor, materials and equipment for parkway tree trimming, routine and emergency tree removals, stump grinding and woodchip disposal at various locations throughout the Village.

(The initial term of the contract is from May 1, 2021 through April 30, 2022

(The contract includes the option for four (4) annual renewals in one (1) year increments through April 30, 2026.

(The lowest responsive and responsible bid was received from Homer Tree of Lockport, IL in the amount \$287,215.

(Funds for the contract have been allocated in the Public Works General Fund.

(The Director of Public Works recommends approval.)

- i. Consideration to award a professional design-build service contract with Baxter & Woodman of Crystal Lake, IL for professional engineering services for inspection, design and construction engineering for the Village's Rear Yard Drainage Program in the amount of \$600,000 from the Water & Sewer Fund.

(A proposal for professional design-build services was solicited from Baxter & Woodman Natural Resources, LLC of Crystal Lake, IL for the inspection, design, construction engineering and construction of the Village's Rear Yard Drainage Program, for the extent of the 2021-2022 fiscal year.

(Baxter & Woodman successfully assisted, designed and oversaw construction of the last two Drainage Programs for the Village.

(Adequate funds are available in the FY22 Water & Sewer Fund.

(The Director of Public Works recommends approval.)

- m. Consideration to award a professional service contract to Civiltech Engineering of Itasca, IL to provide the necessary construction engineering services for the Business Park and Residential roadway rehabilitation program in the amount not to exceed \$620,694 from the Capital Project and Business Leader Forum Funds.

(Civiltech Engineering, Inc. submitted a proposal to provide the necessary construction engineering services for the Business Park and Residential Roadway Rehabilitation Program, for the extent of the 2021-2022 fiscal year.

(In addition, they will assist on smaller construction inspections and surveying as needed.

(Civiltech has successfully completed construction supervision for numerous Village projects and have an excellent reputation in construction engineering, and are knowledgeable in Federal, State and Village standards.

(Adequate funds are available in the FY22 Capital Project and Business Leader Forum Funds.

(The Director of Public Works has recommended approval.)

- n. Consideration to award a contract to the lowest responsive and responsible bidder, Builders Paving, LLC of Hillside, IL for the 2021 Business Park Street Rehabilitation Project in the amount of \$1,412,808 from the Business Leader Forum, Waterworks & Sewerage and Busse-Elmhurst TIF Funds.

(On Tuesday, April 13, 2021, the Village opened sealed bids for the 2021 Business Park Street Rehabilitation Project.

(Four (4) contractors obtained bid documents and two (2) submitted bids.

(The lowest responsive and responsible bid was received from Builders Paving, LLC of Hillside, IL.

(Funds for the project have been allocated in the FY22 Business Leader Forum, Water & Sewer and Busse-Elmhurst Redevelopment Funds.

(The Director of Public Works recommends approval.)

- o. Consideration to award a construction contract to the lowest responsive and responsible bidder, Builders Paving, LLC of Hillside, IL for the 2021 MFT Hot Mix Asphalt Resurfacing Contract in the amount of \$1,335,000 from the Motor Fuel Tax & Water & Sewer Funds.

(On Tuesday, April 13, 2021, Village opened sealed bids for the 2021 MFT Hot-Mix Asphalt Resurfacing Contract.

(Four (4) contractors obtained bid documents and two (2) submitted bids.

(The lowest responsive and responsible bid was received from Builders Paving, LLC of Hillside, IL.

(Funds for the project have been allocated in FY22 in the Motor Fuel Tax and Water & Sewer Funds.

(The Director of Public Works recommends approval.)

- p. Consideration of a request to hold a Public Hearing before the Plan Commission to consider a Petition for a variation to allow multiple principal buildings on a single lot for property located in the I-1 Industrial District at 101-201 Innovation Drive.

(Syska Hennessy Group, on behalf of Microsoft, has petitioned the Village for a variation in order to construct multiple principal buildings on a single lot for the property at 101-201 Innovation Drive.

(Microsoft is constructing a data center campus on this property, located on the east side of the Elk Grove Technology Park and has already began construction on the first building.

(Microsoft is requesting to allow the construction of three (3) buildings on a single lot.

(The date for the Public Hearing has not yet been established.)

- q. Consideration to adopt Ordinance No. 3701 designating certain real property as a Redevelopment Project Area, approving a Redevelopment Plan and Project and adopting tax increment allocation financing. (Midway Court)

(The Village is exploring the creation of a tax increment financing district for the purpose of implementing portions of the Industrial Commercial Revitalization Plan and revitalizing areas within the Business Park.

(A tax increment financing district would assist in creating an attractive environment that encourages new industrial development and increases the tax base of the study area, thereby fostering confidence in new real estate development.)

- r. Consideration to approve Ordinance No. 3702 designating certain real property as a Redevelopment Project Area, approving a Redevelopment Plan and Project and adopting tax increment allocation financing. (Oakton/Higgins)

(The Village is exploring the creation of a tax increment financing district for the purpose of implementing portions of the Industrial Commercial Revitalization Plan and revitalizing areas within the Business Park.

(A tax increment financing district would assist in creating an attractive environment that encourages new industrial development and increases the tax base of the study area, thereby fostering confidence in new real estate development.)

- s. Consideration to adopt Ordinance No. 3703 designating the representative to the Northwest Suburban Municipal Joint Action Water Agency (JAWA) for the Village of Elk Grove Village.

(This Ordinance designates and appoints Craig B. Johnson as Director of the Agency and Stephen F. Schmidt and Nancy J. Czarnik as its Alternate Directors for a two-year term expiring on April 30, 2023.)

- t. Consideration to adopt Resolution 25-21 designating a Director and Alternate Directors to the Northwest Municipal Conference for the Village of Elk Grove Village (NWMC).

(This Resolution designates and appoints Craig B. Johnson as Director to the Northwest Municipal Conference; and Raymond R. Rummel, Matthew J. Roan, and Maggie A. Jablonski as Alternate Directors to the Northwest Municipal Conference.)

- u. Consideration to adopt Resolution No. 26-21 approving and authorizing the appointment of a Director and Alternate Directors to the Solid Waste Agency of Northern Cook County, a Municipal Joint Action Agency (SWANCC).

(This Resolution designates Craig B. Johnson as the Director on the Board of Directors of the Agency; and appoints Raymond R. Rummel as Alternate Director, for a two-year term expiring April 30, 2023 or until his or her successor is appointed.)

## **7. REGULAR AGENDA**

### **8. PLAN COMMISSION - Village Manager Rummel**

- a. Consideration of a petition submitted by Riverpoint Property Trust, LLC for Rezoning from I-1 to I-2 for property located at 751 Pratt Blvd. (A public hearing date is yet to be established.)

### **9. ZONING BOARD OF APPEALS - Village Manager Rummel**

### **10. YOUTH COMMITTEE - Trustee Franke**

### **11. BUSINESS LEADERS FORUMS - Trustee Lissner**

### **12. CABLE TELEVISION COMMITTEE - Trustee Lissner**

### **13. HEALTH & COMMUNITY SERVICES - Trustee Czarnik**

### **14. INFORMATION COMMITTEE - Trustee Lissner**

- a. Newsletter Redesign

### **15. RECYCLING & WASTE COMMITTEE - Trustee Feichter**

- 16. PARADE COMMITTEE - Trustee Czarnik**
- 17. PERSONNEL COMMITTEE - Trustee Franke**
- 18. JUDICIARY, PLANNING AND ZONING COMMITTEE - Trustee Prochno**
  - a. Recreational Cannabis Sales
- 19. CAPITAL IMPROVEMENTS COMMITTEE - Trustee Czarnik**
- 20. AIRPORT UPDATE**
- 21. MID-SUMMER CLASSICS CONCERT SERIES UPDATE - Mayor Johnson**
- 22. SPECIAL EVENTS COMMITTEE - Mayor Johnson**
- 23. LIQUOR COMMISSION - Mayor Johnson**
- 24. REPORT FROM VILLAGE MANAGER**
- 25. REPORT FROM VILLAGE CLERK**
- 26. UNFINISHED BUSINESS**
- 27. NEW BUSINESS**
- 28. PUBLIC COMMENT**
- 29. ADJOURNMENT**

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Village Clerk, preferably no later than five days before the meeting.



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE VILLAGE OF ELK GROVE VILLAGE, ILLINOIS TO  
CONSIDER DESIGNATING CERTAIN REAL PROPERTY AS A REDEVELOPMENT  
PROJECT AREA APPROVING A REDEVELOPMENT PLAN AND PROJECT AND  
ADOPTING TAX INCREMENT ALLOCATION FINANCING (MIDWAY CT)**

---

**WHEREAS**, the Mayor and the Village Board (the “Corporate Authorities”) of the Village of Elk Grove Village (the “Village”), have determined that in a certain subject area of the Village, the stable economic and physical development of the Village is endangered by the presence of factors, that without Village intervention, will result in further blighting.

**WHEREAS**, to prevent the subject area from becoming blighted, certain factors need to be eradicated and redevelopment be undertaken. Pursuant to the Tax Increment Allocation Redevelopment Act, as supplemented and amended (the “Act”), the Corporate Authorities of the Village have further determined that it is advisable and in the best interests of the Village and certain affected taxing districts that the Village consider for approval a redevelopment plan (the “Redevelopment Plan”) and project (the “Project”) and designate a redevelopment project area, as legally described in Exhibit A attached hereto (“Redevelopment Project Area”), to be known as the **Midway Court TIF** and adopt tax increment allocation; and

**WHEREAS**, the Act requires the Village to conduct a public hearing and convene a joint review board prior to the adoption of an ordinance approving the Redevelopment Plan and Project, designating a Redevelopment Project Area, and adopting tax increment allocation financing. At or prior to the public hearing, any interested person or affected taxing district may file with the Village Clerk written objections to and may be heard orally with respect to the proposed Redevelopment Plan and Project; and

**WHEREAS**, the Act further requires that the Village convene a joint review board consisting of a representative of each taxing district authorized to directly levy on the taxes on the property within the proposed Redevelopment Project Area, a representative selected by the Village and a member of the public at large to consider the Report and Redevelopment Plan; and

**WHEREAS**, the Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the Corporate Authorities; and

**WHEREAS**, the Act further requires that prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the Village must make available for the public inspection a draft Redevelopment Plan or separate report that provides in reasonable detail the basis for the proposed Redevelopment Project Area’s qualifying as a “Conservation Area” under the Act; and

**WHEREAS**, the firm of Camiros, Ltd. has conducted an eligibility survey of the proposed Redevelopment Project Area and has prepared its report (the "Report") concluding that the Redevelopment Project Area qualifies as a Conservation Area as defined in the Act. The Redevelopment Plan and Report have been on file and available for public inspection in the offices of the Village Clerk since April 16, 2021, as required under the Act; and

**WHEREAS**, the Act requires that notice of the public hearing be given by publication and mailing; and

**WHEREAS**, the Corporate Authorities have determined that it is advisable to hold a public hearing and convene a joint review board to consider the proposed approval of the Redevelopment Plan and Project.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Village Board of the Village of Elk Grove, in Cook and DuPage Counties, Illinois as follows:

**Section 1:** *Time and Place of Public Hearing Fixed.* A public hearing (the "Hearing") shall be held by the Mayor and Village Board at 6:45 pm on the 15th day of June, 2021 at the Village Hall **901 Wellington, Elk Grove, Illinois** 60007, for the purpose of hearing from any interested person regarding the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of the tax increment allocation financing therefore.

**Section 2:** *Publication of Notice of Hearing Authorized.* Notice of the Hearing, substantially in the form attached hereto as Exhibit B shall be published at least twice, the first publication to be not more than 30 nor less than 10 days prior to the hearing, in a newspaper of general circulation within the taxing districts having property in the Redevelopment Project Area, all in accordance with the Act.

**Section 3:** *Mailing of Notice of Hearing Authorized.* Notice shall be mailed by certified mail not less than 10 days prior to the date set for the Hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property.

**Section 4:** *Notice to Taxing Districts and Department of Commerce and Economic Opportunity.* Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than 45 days prior to the Hearing, and such notice shall also include an invitation to each taxing district and the Illinois Department of Commerce

and Economic Opportunity to submit written comments prior to the date of the Hearing to the Village, to the attention of the Village Clerk, 901 Wellington, Elk Grove, Illinois 60007, concerning the subject matter of the Redevelopment Plan or the public hearing. Each such mailed notice shall include a copy of the Report, the name of an appropriate person to contact for additional information, and a copy of the proposed Redevelopment Plan.

**Section 5:** *Notice to residents within 750 feet.* The Village shall make a good faith effort to mail the attached Notice of the Public Hearing to all residents within 750 feet of the boundaries of the Redevelopment Project Area and any Interested Persons listed on the Interested Persons Registry as soon as reasonably possible after the adoption of this Ordinance.

**Section 7:** *Joint Review Board Convened.* A joint review board (“JRB”) as described in the Act is hereby convened and the JRB shall meet, review such documents and issue such report as set forth in the Act. The first meeting of said joint review board shall be held at 12:30 p.m. on the 20th day of May, 2021 at 901 Wellington, Elk Grove, Illinois 60007.

**Section 8:** *Interested Parties Registry.* An Interested Parties Registry shall and rules for that registry shall be established.

**Section 9:** *Supersedes; Effective Date.* All ordinances, resolutions, motions or orders in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed. This Ordinance shall become effective upon its adoption.

**VOTE: AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENT: \_\_\_\_\_**

**PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2021.**

**APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2021.**

**APPROVED:**

\_\_\_\_\_  
**Mayor Craig B. Johnson**  
**Village of Elk Grove Village**

**ATTEST:**

\_\_\_\_\_  
**Loretta M. Murphy, Village Clerk**

**By:** \_\_\_\_\_  
**Jennifer S. Mahon, Deputy Village Clerk**

Exhibits:     Legal description  
                  Form of Notice for publication and mailing

Ord.TIF.MidwayCt.Redevlopment

**EXHIBIT B  
LEGAL DESCRIPTION  
MIDWAY COURT TIF**

1. ALL THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
2. BEGINNING AT A POINT ON THE CENTERLINE OF HIGGINS ROAD AS ORIGINALLY LAID OUT, BEING A LINE THAT FORMS AN ANGLE OF 41 DEGREES 11 MINUTES TO THE LEFT FROM THE PROLONGATION OF THE EAST LINE OF SAID SOUTH EAST QUARTER, SAID POINT BEING 547.45 FEET NORTHWESTERLY OF THE EAST LINE OF SAID SOUTHEAST QUARTER;
3. THENCE CONTINUING NORTHWESTERLY ALONG SAID CENTERLINE 238.45 FEET TO AN ANGLE IN SAID CENTER LINE;
4. THENCE CONTINUING NORTHWESTERLY ALONG SAID CENTERLINE 327.74 FEET TO A LINE 487.77 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22 AFORESAID;
5. THENCE NORTH ALONG SAID LINE 487.77 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, A DISTANCE OF 646.90 FEET TO THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY;
6. THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY 415.54 FEET TO THE NORTHWESTERLY LINE OF A 50 FEET WIDE STRIP OF LAND LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY;
7. THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY 50.0 FEET TO THE SOUTHERLY LINE OF A 50 FEET WIDE STRIP OF LAND LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY;
8. THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF A 50 FEET WIDE STRIP OF LAND LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY 224.77 FEET TO A LINE PARALLEL WITH THE WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 22 AFORESAID, SAID

PARALLEL LINE BEING EXTENDED NORTH FROM AFORESAID POINT BEING 547.45 FEET NORTHWESTERLY OF THE EAST LINE OF SAID SOUTHEAST QUARTER, AS MEASURED ALONG THE CENTERLINE OF HIGGINS ROAD AS ORIGINALLY LAID OUT;

9. THENCE SOUTH ALONG SAID PARALLEL LINE BEING EXTENDED NORTH FROM AFORESAID POINT BEING 547.45 FEET NORTHWESTERLY OF THE EAST LINE OF SAID SOUTHEAST QUARTER, AS MEASURED ALONG THE CENTERLINE OF HIGGINS ROAD AS ORIGINALLY LAID OUT, 331.01 FEET TO THE CENTERLINE OF HIGGINS ROAD AS ORIGINALLY LAID OUT AND THE POINT OF BEGINNING,
10. IN COOK COUNTY, ILLINOIS.

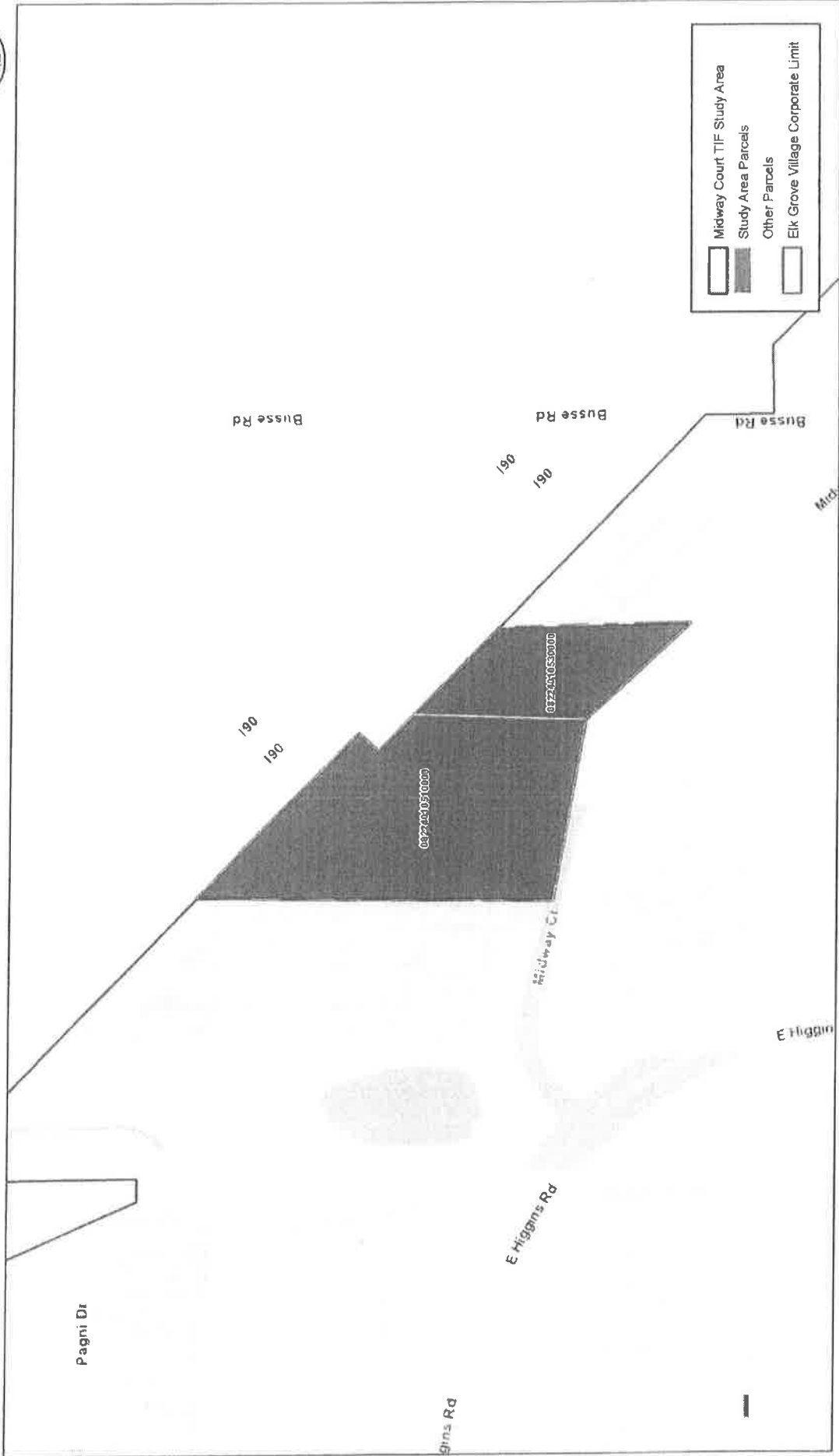
**Exhibit B  
Form of Publication**

**NOTICE OF PLAN AVAILABILITY AND PUBLIC HEARING DATE**

The Village of Elk Grove Village ("Village") is considering the adoption of a Redevelopment Plan and Project ("Plan") and the designation of the Midway Court Redevelopment Project Area ("Project Area") pursuant to the Illinois Tax Increment Allocation Act (65 ILCS 5/Art. 11 Div. 74.4). A map depicting the boundaries of the proposed Project Area is attached. The Plan is available for inspection at the office of the Village Clerk at 901 Wellington, Elk Grove, IL 60007. The Village is considering adopting the Plan and designating the Project Area to remove certain conditions that, without intervention, will lead to blight within the Project Area and have a negative impact on the Village's and other taxing districts' tax base and the overall health, welfare and safety of the Village. The Act allows for the Village to use tax increment financing ("TIF") to freeze the equalized assessed value within the Area and to pay for certain improvements ("Improvements"). The Village can then use the increase in the equalized assessed value over and above the original base to defray the costs of the Improvements. The Village believes that adopting TIF will result in an increase of the assessed value and decrease vacancies within the Project Area, which will alleviate potentially blighting conditions and protect the Village's tax base. On **June 15, 2021 at 6:45 PM**, the Village will hold a public hearing on the Plan at the Village Hall, 901 Wellington, Elk Grove, IL 60007. All interested parties will be given the opportunity to comment on the Plan. Written comments may also be submitted in writing prior to the hearing. Comments should be addressed to the Office of the Village Clerk, 901 Wellington, Elk Grove, IL 60007. There is a copy of the Plan on file at the Village Clerk's office which is available for public inspection. If you have any questions, please contact the Clerk's office at (847) 357-4040.

**(SEE ATTACHED BOUNDARY MAP)**

# DRAFT - Midway Court TIF Study Area



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE VILLAGE OF ELK GROVE VILLAGE, ILLINOIS, TO CONSIDER DESIGNATING CERTAIN REAL PROPERTY AS A REDEVELOPMENT PROJECT AREA APPROVING A REDEVELOPMENT PLAN AND PROJECT AND ADOPTING TAX INCREMENT ALLOCATION FINANCING (OAKTON/HIGGINS)**

**WHEREAS**, the Mayor and the Village Board (the “Corporate Authorities”) of the Village of Elk Grove Village (the “Village”), have determined that in a certain subject area of the Village, the stable economic and physical development of the Village is endangered by the presence of factors, that without Village intervention, will result in further blighting.

**WHEREAS**, to prevent the subject area from becoming blighted, certain factors need to be eradicated and redevelopment be undertaken. Pursuant to the Tax Increment Allocation Redevelopment Act, as supplemented and amended (the “Act”), the Corporate Authorities of the Village have further determined that it is advisable and in the best interests of the Village and certain affected taxing districts that the Village consider for approval a redevelopment plan (the “Redevelopment Plan”) and project (the “Project”) and designate a redevelopment project area, as legally described in Exhibit A attached hereto (“Redevelopment Project Area”), to be known as the **Oakton/Higgins TIF** and adopt tax increment allocation; and

**WHEREAS**, the Act requires the Village to conduct a public hearing and convene a joint review board prior to the adoption of an ordinance approving the Redevelopment Plan and Project, designating a Redevelopment Project Area, and adopting tax increment allocation financing. At or prior to the public hearing, any interested person or affected taxing district may file with the Village Clerk written objections to and may be heard orally with respect to the proposed Redevelopment Plan and Project; and

**WHEREAS**, the Act further requires that the Village convene a joint review board consisting of a representative of each taxing district authorized to directly levy on the taxes on the property within the proposed Redevelopment Project Area, a representative selected by the Village and a member of the public at large to consider the Report and Redevelopment Plan; and

**WHEREAS**, the Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the Corporate Authorities; and

**WHEREAS**, the Act further requires that prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the Village must make available for the public inspection a draft Redevelopment Plan or separate report that provides in reasonable detail the basis for the proposed Redevelopment Project Area’s qualifying as a “Conservation Area” under the Act; and



**WHEREAS**, the firm of Camiros, Ltd. has conducted an eligibility survey of the proposed Redevelopment Project Area and has prepared its report (the "Report") concluding that the Redevelopment Project Area qualifies as a Conservation Area as defined in the Act. The Redevelopment Plan and Report have been on file and available for public inspection in the offices of the Village Clerk since April 16, 2021, as required under the Act; and

**WHEREAS**, the Act requires that notice of the public hearing be given by publication and mailing; and

**WHEREAS**, the Corporate Authorities have determined that it is advisable to hold a public hearing and convene a joint review board to consider the proposed approval of the Redevelopment Plan and Project.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Village Board of the Village of Elk Grove, in Cook and DuPage Counties, Illinois as follows:

**Section 1:** *Time and Place of Public Hearing Fixed.* A public hearing (the "Hearing") shall be held by the Mayor and Village Board at 6:30 pm on the 15th day of June, 2021 at the Village Hall **901 Wellington, Elk Grove, Illinois 60007**, for the purpose of hearing from any interested person regarding the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of the tax increment allocation financing therefore.

**Section 2:** *Publication of Notice of Hearing Authorized.* Notice of the Hearing, substantially in the form attached hereto as Exhibit B shall be published at least twice, the first publication to be not more than 30 nor less than 10 days prior to the hearing, in a newspaper of general circulation within the taxing districts having property in the Redevelopment Project Area, all in accordance with the Act.

**Section 3:** *Mailing of Notice of Hearing Authorized.* Notice shall be mailed by certified mail not less than 10 days prior to the date set for the Hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property.

**Section 4:** *Notice to Taxing Districts and Department of Commerce and Economic Opportunity.* Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than 45 days prior to the Hearing, and such notice

shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments prior to the date of the Hearing to the Village, to the attention of the Village Clerk, 901 Wellington, Elk Grove, Illinois 60007, concerning the subject matter of the Redevelopment Plan or the public hearing. Each such mailed notice shall include a copy of the Report, the name of an appropriate person to contact for additional information, and a copy of the proposed Redevelopment Plan.

**Section 5:** *Notice to residents within 750 feet.* The Village shall make a good faith effort to mail the attached Notice of the Public Hearing to all residents within 750 feet of the boundaries of the Redevelopment Project Area and any Interested Persons listed on the Interested Persons Registry as soon as reasonably possible after the adoption of this Ordinance.

**Section 7:** *Joint Review Board Convened.* A joint review board (“JRB”) as described in the Act is hereby convened and the JRB shall meet, review such documents and issue such report as set forth in the Act. The first meeting of said joint review board shall be held at 12:00 p.m. on the 20th day of May, 2021, at 901 Wellington, Elk Grove, Illinois 60007.

**Section 8:** *Interested Parties Registry.* An Interested Parties Registry shall and rules for that registry shall be established.

**Section 9:** *Superseder; Effective Date.* All ordinances, resolutions, motions or orders in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed. This Ordinance shall become effective upon its adoption.

**VOTE:** Aye: \_\_\_\_\_ NAY: \_\_\_\_\_ ABSENT: \_\_\_\_\_

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**APPROVED:**

\_\_\_\_\_  
**Mayor Craig B. Johnson**  
**Village of Elk Grove Village**

**ATTEST:**

\_\_\_\_\_  
**Loretta M. Murphy, Village Clerk**                      **By: \_\_\_\_\_**  
**Jennifer S. Mahon, Deputy Village Clerk**

Exhibits:        Legal description  
                     Form of Notice for publication and mailing

Exhibit A  
Legal Description  
Higgins/Oakton TIF

1. ALL PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF HIGGINS ROAD WITH THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26 AFORESAID;
3. THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26 TO THE SOUTHWESTERLY LINE OF PROPERTY CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY BY DEED DATED NOVEMBER 10, 1958 AND RECORDED DECEMBER 18, 1958 AS DOCUMENT 17408538, SAID LINE BEING ALSO 82.5 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF THE PROPERTY ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED DATED OCTOBER 31, 1956 AND RECORDED NOVEMBER 9, 1956 AS DOCUMENT 16750861;
4. THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF PROPERTY CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY BY DEED DATED NOVEMBER 10, 1958 AND RECORDED DECEMBER 18, 1958 AS DOCUMENT 17408538, TO THE CENTERLINE OF OAKTON STREET, BEING ALSO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26 AFORESAID;
5. THENCE WEST ALONG SAID CENTERLINE OF OAKTON STREET, AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TO THE CENTERLINE OF HIGGINS ROAD;
6. THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF HIGGINS ROAD TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26 AFORESAID, AND THE POINT OF BEGINNING,
7. ALL IN COOK COUNTY, ILLINOIS.

**Exhibit B**  
**Form of Publication**  
**Oakton/Higgins TIF**

**NOTICE OF PLAN AVAILABILITY AND PUBLIC HEARING DATE**

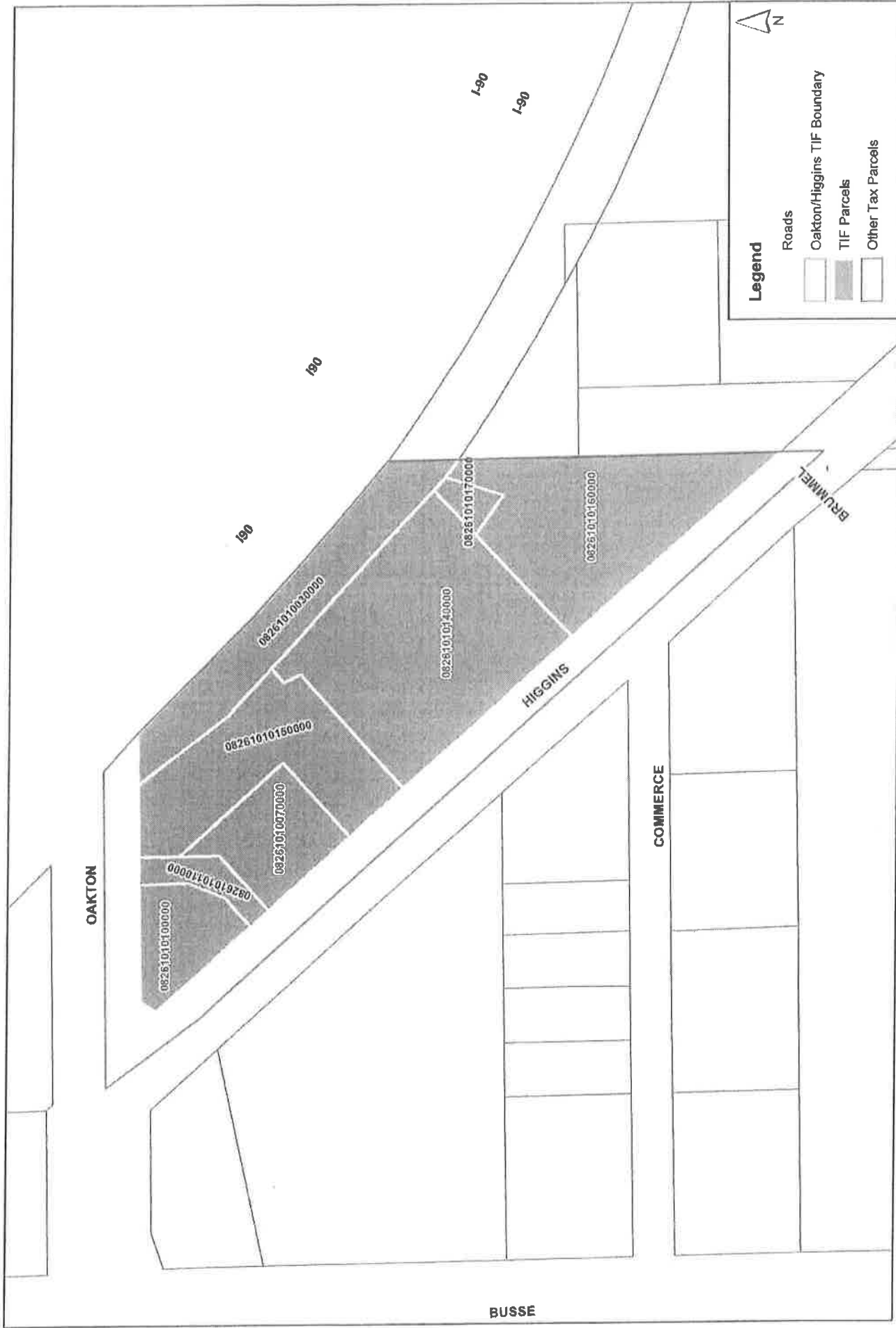
The Village of Elk Grove Village ("Village") is considering the adoption of a Redevelopment Plan and Project ("Plan") and the designation of the Oakton/Higgins Redevelopment Project Area ("Project Area") pursuant to the Illinois Tax Increment Allocation Act (65 ILCS 5/Art. 11 Div. 74.4). A map depicting the boundaries of the proposed Project Area is attached. The Plan is available for inspection at the office of the Village Clerk at 901 Wellington, Elk Grove, IL 60007. The Village is considering adopting the Plan and designating the Project Area to remove certain conditions that, without intervention, will lead to blight within the Project Area and have a negative impact on the Village's and other taxing districts' tax base and the overall health, welfare and safety of the Village.

The Act allows for the Village to use tax increment financing ("TIF") to freeze the equalized assessed value within the Area and to pay for certain improvements ("Improvements"). The Village can then use the increase in the equalized assessed value over and above the original base to defray the costs of the Improvements. The Village believes that adopting TIF will result in an increase of the assessed value and decrease vacancies within the Project Area, which will alleviate potentially blighting conditions and protect the Village's tax base.

On **June 15, 2021 at 6:30 PM**, the Village will hold a public hearing on the Plan at the Village Hall, 901 Wellington, Elk Grove, IL 60007. All interested parties will be given the opportunity to comment on the Plan. Written comments may also be submitted in writing prior to the hearing. Comments should be addressed to the Office of the Village Clerk, 901 Wellington, Elk Grove, IL 60007.

There is a copy of the Plan on file at the Village Clerk's office which is available for public inspection. If you have any questions, please contact the Clerk's office at (847) 357-4040.

**(SEE ATTACHED BOUNDARY MAP)**



**Basemap | November 6, 2020**  
 Oakton/Higgins TIF

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE DESIGNATING A DIRECTOR AND ALTERNATE DIRECTOR TO THE NORTHWEST SUBURBAN MUNICIPAL JOINT ACTION WATER AGENCY FOR THE VILLAGE OF ELK GROVE VILLAGE (JAWA)**

---

**WHEREAS**, the Mayor and Board of Trustees of the Village of Elk Grove Village has passed Ordinance No. 1434, which Ordinance approved the Northwest Suburban Municipal Joint Action Water Agency Agreement; and

**WHEREAS**, Section 9 of the Joint Action Water Agency Agreement and Articles II and III of the By-Laws to said Agency require the members to designate and appoint both a representative and alternate representative of the Village to the Board of Directors of the Joint Action Water Agency and the Executive Committee.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Board of Trustees of the Village of Elk Grove Village, Cook and DuPage Counties, Illinois, as follows:

**Section 1:** That the Mayor and Board of Trustees of the Village of Elk Grove Village hereby designates and appoints Craig B. Johnson, as its Director on the Board of Directors of the Agency and Stephen F. Schmidt and Nancy J. Czarnik as its Alternate Directors, for a two-year term beginning May 1, 2021 and expiring April 30, 2023.

**Section 2:** That the Village Manager is hereby appointed as the Village representative to the Executive Committee, and the Director of Public Works, as the alternate representative of the Northwest Suburban Municipal Joint Action Water Agency.

**Section 3:** That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

**VOTE: AYES:** \_\_\_\_\_ **NAYS:** \_\_\_\_\_ **ABSENT:** \_\_\_\_\_

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

**APPROVED:**

\_\_\_\_\_  
**Mayor Craig B. Johnson**  
**Village of Elk Grove Village**

**ATTEST:**

\_\_\_\_\_  
**Loretta M. Murphy, Village Clerk**

**PUBLISHED** this \_\_\_\_\_ day of \_\_\_\_\_ 2021 in pamphlet form.

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION DESIGNATING A DIRECTOR AND AN ALTERNATE DIRECTOR TO THE NORTHWEST MUNICIPAL CONFERENCE FOR THE VILLAGE OF ELK GROVE VILLAGE (NWMC)**

---

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Board of Trustees of the Village of Elk Grove Village, Cook and DuPage Counties, Illinois:

**Section 1:** That the Mayor and Board of Trustees of the Village of Elk Grove Village hereby designates and appoints Craig B. Johnson as Director to the Northwest Municipal Conference and Raymond R. Rummel, Mathew J. Roan and Maggie A. Jablonski as Alternate Directors to the Northwest Municipal Conference, for terms beginning May 1, 2021.

**Section 2:** That this Resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

**VOTE: AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENT: \_\_\_\_\_**

**PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2021**

**APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2021**

**APPROVED:**

\_\_\_\_\_  
**Mayor Craig B. Johnson**  
**Village of Elk Grove Village**

**ATTEST:**

\_\_\_\_\_  
**Loretta M. Murphy, Village Clerk**

**PUBLISHED this \_\_\_\_\_ day of \_\_\_\_\_ 2021 in pamphlet form.**

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION APPROVING AND AUTHORIZING THE APPOINTMENT OF A DIRECTOR AND ALTERNATE DIRECTORS TO THE SOLID WASTE AGENCY OF NORTHERN COOK COUNTY, A MUNICIPAL JOINT ACTION AGENCY (SWANCC)**

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Board of Trustees of the Village of Elk Grove Village, Cook County, Illinois, as follows:

**Section 1:** The Village of Elk Grove Village is a member of the Solid Waste Agency of Northern Cook County (“the Agency”) and pursuant to the Agency Agreement establishing the Agency, is entitled to appoint a Director and one or more Alternate Directors to the Board of Directors of the Agency.

**Section 2:** That the Mayor and Board of Trustees appoints Craig B. Johnson as its Director on the Board of Directors of the Agency and appoints Raymond R. Rummel as its Alternate Director, in each case for a two-year term expiring April 30, 2023, or until his or her successor is appointed.

**Section 3:** That the Village Clerk is hereby authorized and directed to send two (2) certified copies of this Resolution to the Executive Director of the Agency within five days of the approval of this Resolution.

**Section 4:** That this Resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

**VOTE: AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENT: \_\_\_\_\_**

**PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2021.**

**APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2021.**

**APPROVED:**

\_\_\_\_\_  
**Mayor Craig B. Johnson**  
**Village of Elk Grove Village**

**ATTEST:**

\_\_\_\_\_  
**Loretta M. Murphy, Village Clerk**

**PUBLISHED this \_\_\_\_\_ day of \_\_\_\_\_ 2021 in pamphlet form.**