



AGENDA

REGULAR VILLAGE BOARD MEETING

MARCH 22, 2022

7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

INVOCATION (PASTOR DAN FOLWACZNY, OUR LADY OF THE BLESSED SACRAMENT CATHOLIC CHURCH)

3. APPROVAL OF MINUTES OF MARCH 8, 2022

4. MAYOR & BOARD OF TRUSTEES' REPORT

5. ACCOUNTS PAYABLE WARRANT: MARCH 22, 2022 \$658,837.45

6. CONSENT AGENDA

- a. Consideration to increase the contract with CC Cartage Inc. of Lake Zurich, IL for the Spoil Hauling Services contract in the amount of \$10,000 for a total contract of amount of \$58,060 from the Water & Sewer Fund.

(On February 23, 2021, the Village Board awarded a contract to CC Cartage Inc. of Lake Zurich, IL for \$48,060 for the labor and equipment to complete the transportation and disposal of spoils generated during Public Works Department operations including water main repairs, sanitary point repairs, and more.

(The original contract included an estimated number of truck loads to be generated by the Public Works Department.

(Since the contract was originally awarded, the Public Works Department has generated more spoils than originally estimated.

(To continue through the remainder of Fiscal Year 2022 it is necessary that the current contract with CC Cartage Inc. be increased by \$10,000 for a total contract amount of \$58,060.

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

(The Director of Public Works recommends approval.)

- b. Consideration to award a purchase contract to Crystal Maintenance Plus, Corp. of Mount Prospect, IL for the Cleaning and Custodial Services: Village Hall & Public Safety Building contract in the amount not to exceed \$72,395 from the Public Work General Fund.

(An RFP was distributed this winter for the Cleaning and Custodial Services: Village Hall & Public Safety Building contract.

(A total of five (5) contractors participated in the mandatory walkthrough.

(The Village received four (4) proposals for the Cleaning and Custodial Services contract.

(Following receipt of the proposals, the selection committee reviewed and ranked each proposal.

(The committee selected Crystal Maintenance Plus, Corp. of Mount Prospect, IL.

(The necessary funds have been allocated in the FY22 Public Works General Fund and budgeted in FY23 budget.

(The Director of Public Works recommends approval.)

- c. Consideration to award a service contract through the U.S. Communities Government Purchasing Alliance with Cintas Corporation of Schaumburg, IL for the Uniform, Linen, and Floor Mat Services Contract in an amount not to exceed \$91,500 over the course of three years, with the annual cost of \$30,500.

(The Department of Public Works recommends awarding a service contract to Cintas Corporation of Schaumburg, IL for the Uniform, Linen and Floor Mate Services contract.

(The Uniform, Linen and Floor Mat Services contract pricing has been established by the U.S. Communities joint purchasing cooperative and offered from Cintas Corporation of Schaumburg, IL.

(The contract provides uniforms for Public Works Department staff and linen and floor mat services at the Charles J. Zettek Municipal Complex and two (2) Public Works Department facilities.

(Adequate funds are budgeted in the Public Works Department Budget.

(The Director of Public Works recommends approval.)

- d. Consideration to increase the Fiscal Year 2022 Busse/Elmhurst Redevelopment Fund in the amount of \$5,500,000.

(Increase in the FY2022 Busse/Elmhurst Redevelopment Fund is necessary to transfer the necessary budget allocation into the newly established Oakton/Higgins Redevelopment Fund.)

- e. Consideration to adopt Ordinance No. 3747 to consider designating certain real property as a Redevelopment Project Area, consider approving a Redevelopment Plan and Project, and consider Adopting Tax Increment Allocation Financing.

(Adoption of this Ordinance establishes the date for the Joint Review Board and Public Hearing for the proposed Arlington/Higgins tax increment financing district.

(The Joint Review Board meeting will take place at 1:00 p.m. on April 14, 2022.

(The Public Hearing will take place at 6:45 p.m. on May 10, 2022.)

7. REGULAR AGENDA

8. PLAN COMMISSION - Village Manager Rummel

- a. PC Docket 22-1 - Public Hearing to consider a petition for a Special Use Permit for the operation of a religious institution at 1021-1041 Bonaventure Drive. (PH 04-04-2022)
- b. Consideration of a petition submitted by 776 Oak Lawn Ave., LLC for a Special Use Permit to operate an automobile repair garage at 85 Kelly Street. (A Public Hearing date is yet to be established.)
- c. Consideration of a petition submitted by Riverpoint Property Trust, LLC for Rezoning from I-2 to I-1 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. RECYCLING & WASTE COMMITTEE - Trustee Feichter

11. JUDICIARY, PLANNING AND ZONING COMMITTEE - Trustee Prochno

12. CAPITAL IMPROVEMENTS COMMITTEE - Trustee Schmidt

- a. 2022 Roadway Rehabilitation Plan and Capital Improvements Project

13. CABLE TELEVISION COMMITTEE - Trustee Lissner

14. YOUTH COMMITTEE - Trustee Franke

15. INFORMATION COMMITTEE - Trustee Miller

16. BUSINESS LEADERS FORUMS - Trustee Schmidt

17. HEALTH & COMMUNITY SERVICES - Trustee Prochno

18. PERSONNEL COMMITTEE - Trustee Franke

- a. Personnel Manual Update

19. AIRPORT UPDATE - Mayor Johnson

20. PARADE COMMITTEE - Mayor Johnson

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

- a. Final adoption of an Ordinance approving the Midway Court Tax Increment Financing Redevelopment Plan and Project. (First Reading at the June 30, 2021 Village Board Meeting)
- b. Final adoption of an Ordinance designating the Village of Elk Grove Village Midway Court TIF Redevelopment Project Area, in connection with the approval of the Midway Court Plan and Project. (First Reading at the June 30, 2021 Village Board Meeting)
- c. Final adoption of an Ordinance adopting Tax Increment Financing for the Village of Elk Grove Village, Cook County, Illinois, in connection with the Designation of the Midway Court Redevelopment Project Area and Adoption of the Midway Court Redevelopment Plan and Project. (First Reading at the June 30, 2021 Village Board Meeting)

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 TO CONSIDER DESIGNATING CERTAIN REAL
PROPERTY AS A REDEVELOPMENT PROJECT AREA, CONSIDER
APPROVING A REDEVELOPMENT PLAN AND PROJECT AND CONSIDER
ADOPTING TAX INCREMENT ALLOCATION FINANCING**

WHEREAS, the Mayor and the Village Board (the “Corporate Authorities”) of the Village of Elk Grove Village, in Cook and DuPage counties, Illinois (the “Village”), have determined that the stable economic and physical development of the Village is endangered by the presence of factors, that without Village intervention, will result in blighting within certain areas of the Village, as legally described in Exhibit A attached hereto; and

WHEREAS, to prevent the subject area from becoming blighted, certain factors need to be eradicated and redevelopment be undertaken. Therefore, pursuant to the Tax Increment Allocation Redevelopment Act, as supplemented and amended (the “Act”), the Mayor and Village Board (the “Corporate Authorities”) of the Village of Elk Grove Village, Cook and DuPage counties, Illinois (The “Village”) hereby determines that it is advisable and in the best interests of the Village and certain affected taxing districts that the Village consider approval of 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 Arlington-Higgins Road Redevelopment Project and adopt tax increment allocation financing for the Redevelopment Project Area; 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 a redevelopment plan and project, designating a redevelopment project area, and adopting tax increment allocation financing therefore, at which 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 such joint review board consist of a representative selected by 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 public member to consider the subject matter of the public hearing;
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 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") and has concluded that the Redevelopment Project Area qualifies as a "conservation area" as defined in the Act, which survey and findings have been presented to the Corporate Authorities and are now on file in the official files and records of the Village; and

WHEREAS, a draft of the proposed Redevelopment Plan and Project, which includes the Report, has been on file and available for public inspection in the offices of the Village Clerk since March 11, 2022, 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 Plan and Project.

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: *Redevelopment Plan and Project Proposed.* Subject to the terms of the Act, the Village is considering approval of Redevelopment Plan and Project, including the designation of the Redevelopment Project Area, and the adoption of tax increment allocation financing. A draft of the Redevelopment Plan was placed on file at the offices of the Village on March 11, 2022, a date being a not less than 10 days prior to the adoption of this Ordinance.

Section 2: *Time and Place of Public Hearing Fixed.* A public hearing (the “Hearing”) shall be held by the Mayor and Board of Trustees of the Village at 6:45 pm on May 10, 2022 at the Village Hall of Elk Grove Village, 901 Wellington, Elk Grove Village, Illinois, for the purpose of hearing from any interested persons or affected taxing districts 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 3: *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, 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.

Section 4: *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 5: *Notice to Taxing Districts.* 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 each shall an 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 Village, Illinois 60007, concerning the subject matter of the 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 6: *Mailing of Notice of Hearing.* Notice of public hearing shall be sent 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 1:00 PM on the 14th day of April, 2022, at 901 Wellington, Elk Grove Village, Illinois 60007.

Section 8: *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: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2022

APPROVED this _____ day of _____ 2022

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

Exhibit A
Legal Description
Arlington-Higgins Redevelopment Project Area

1. ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN SCHNELL'S DIVISION, BEING A SUBDIVISION IN SECTION 21 AFORESAID, BEING ALSO THE INTERSECTION OF THE CENTERLINE OF HIGGINS ROAD WITH THE CENTERLINE OF ARLINGTON HEIGHT ROAD LYING SOUTH OF HIGGINS ROAD;
3. THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF HIGGINS ROAD TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF ARLINGTON HEIGHTS ROAD LYING NORTH OF HIGGINS ROAD AFORESAID;
4. THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND THE CENTERLINE OF ARLINGTON HEIGHTS ROAD LYING NORTH OF HIGGINS ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN MOBIL OIL AND THE FIRST NATIONAL BANK OF CHICAGO'S ELK GROVE VILLAGE RESUBDIVISION OF PART OF LOT 62 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT 41 AND PART OF LOT 4 IN ARTHUR B. SCHARRINGHAUSEN'S RESUBDIVISION OF PARTS OF SECTIONS 21 AND 22;
5. THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 2 IN MOBIL OIL AND THE FIRST NATIONAL BANK OF CHICAGO'S ELK GROVE VILLAGE RESUBDIVISION, AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF RANDALL STREET;
6. THENCE SOUTH ALONG SAID EAST LINE OF RANDALL STREET TO THE NORTH LINE OF LOT 1 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 23, BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21 AFORESAID;
7. THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 23 TO THE NORTH LINE OF LOT 1 IN JOHN L. MARKAY RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21 AFORESAID;
8. THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN JOHN L. MARKAY RESUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF KELLY STREET;
9. THENCE SOUTH ALONG SAID EAST LINE OF KELLY STREET TO THE NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOT 80 (EXCEPT THE EAST 200 FEET THEREOF IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50) IN SECTION 21 AFORESAID;

10. THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOT 80 (EXCEPT THE EAST 200 FEET THEREOF IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50) TO THE NORTHEAST CORNER THEREOF;

11. THENCE SOUTH ALONG THE EAST LINE OF LOT 1 IN THE RESUBDIVISION OF LOT 80 (EXCEPT THE EAST 200 FEET THEREOF IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50) TO THE NORTH LINE OF LOT 2 IN HARDY'S RESUBDIVISION OF THE EAST 200 FEET OF LOT 80 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50 AFORESAID;

12. THENCE EAST ALONG SAID NORTH LINE OF LOT 2 IN HARDY'S RESUBDIVISION OF THE EAST 200 FEET OF LOT 80 IN HIGGINS ROAD COMMERCIAL SUBDIVISION UNIT NO. 50 TO THE WEST LINE OF GORDON STREET;

13. THENCE SOUTH ALONG SAID WEST LINE OF GORDON STREET AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF HIGGINS ROAD;

14. THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF HIGGINS ROAD TO THE EASTERLY LINE OF LOT 1 IN ELK GROVE VILLAGE SECTION 1 NORTH, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21 AFORESAID;

15. THENCE SOUTH AND SOUTHWESTERLY ALONG SAID NORTHERLY EXTENSION AND THE EASTERLY LINE OF LOT 1 IN ELK GROVE VILLAGE SECTION 1 NORTH TO THE SOUTHERLY LINE THEREOF;

16. THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF LOT 1 IN ELK GROVE VILLAGE SECTION 1 NORTH, AND THE WESTERLY EXTENSION THEREOF TO THE CENTERLINE OF ARLINGTON HEIGHTS ROAD, BEING ALSO THE EASTERLY LINE OF LOT 2 IN ED PINGEL'S DIVISION, BEING AN OWNER'S DIVISION OF PART OF THE SOUTH HALF OF SECTION 21 AFORESAID;

17. THENCE NORTHERLY ALONG SAID EASTERLY LINE OF LOT 2 IN ED PINGEL'S DIVISION TO THE WESTERLY LINE OF LOT 1 IN SCHNELL'S DIVISION AFORESAID, BEING ALSO THE CENTERLINE OF ARLINGTON HEIGHTS ROAD AFORESAID;

18. THENCE NORTHERLY ALONG SAID WESTERLY LINE OF LOT 1 IN SCHNELL'S DIVISION, BEING ALSO THE CENTERLINE OF ARLINGTON HEIGHTS ROAD, TO THE SOUTHWEST CORNER OF LOT 2 IN SCHNELL'S DIVISION AFORESAID;

19. THENCE CONTINUING NORTHERLY ALONG THE WESTERLY LINE OF LOT 2 IN SCHNELL'S DIVISION, BEING ALSO THE CENTERLINE OF ARLINGTON HEIGHT ROAD, TO THE NORTHWEST CORNER OF LOT 2 IN SCHNELL'S DIVISION, BEING ALSO THE INTERSECTION OF THE CENTERLINE OF HIGGINS ROAD WITH THE CENTERLINE OF ARLINGTON HEIGHT ROAD LYING SOUTH OF HIGGINS ROAD, AND THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

Exhibit B

NOTICE OF PUBLIC HEARING DATE

Pursuant to the Illinois Tax Increment Allocation Act (65 ILCS 5/Art. 11 Div. 74.4), the Village of Elk Grove (“Village”) is considering adopting the **Arlington-Higgins Redevelopment Plan and Project** and designating the **Arlington-Higgins Redevelopment Project Area** in order 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 the other taxing districts’ tax base and the overall health, welfare and safety of the Village. A legal description of the boundaries of the proposed **Arlington-Higgins Redevelopment Project Area** is attached.

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 within the Project Area, which will alleviate potentially blighting conditions and protect the Village’s tax base.

On **May 10, 2022 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. If you have any questions, please contact the Clerk’s office at (847) 357-4040.