

**MINUTES OF A REGULAR MEETING OF THE PRESIDENT
AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE
RICHARD T. FLICKINGER MUNICIPAL CENTER COUNCIL CHAMBERS
OCTOBER 25, 2021**

CALL TO ORDER

- I. Village Clerk Eileen Harford convened the Regular Meeting of the Village Board at 7:00 p.m. and stated that Mayor Dan DiMaria was absent with notice. She asked for a motion to appoint a trustee to serve as President pro-tem for tonight's meeting.

Trustee Grear moved to appoint Trustee Connie Travis as President pro-tem for this meeting, seconded by Trustee Minx.

Motion passed: 6 ayes, 0 nays.

Tr. Grear	<u>aye</u>	Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. Witko	<u>aye</u>

- II. President pro-tem Travis then led the Board and assemblage in the Pledge of Allegiance.
- III. Village Clerk Eileen Harford called the roll. Present were Trustees Bill Grear, Saba Khan, Rita Minx, John Thill, Connie Travis, and Janine Witko.

IV. **APPROVAL OF MINUTES**

1. Trustee Minx moved to accept the Minutes of the October 11, 2021 Village Board meeting as presented, seconded by Trustee Khan. **Motion passed unanimously via voice vote.**
2. Trustee Thill moved to approve the Special Meeting Budget Workshop Minutes of October 12, 2021, seconded by Trustee Witko. **Motion passed unanimously via voice vote.**
3. Trustee Minx then moved to approve the Special Meeting Budget Workshop Minutes of October 13, 2021, seconded by Trustee Khan. **Motion passed unanimously via voice vote.**

V. **SPECIAL REPORTS**

NONE



VI.

PUBLIC HEARINGS

NONE

VII.

PLAN COMMISSION REPORTS

NONE

VIII.

RESIDENTS' COMMENTS (Agenda Items Only)

NONE

IX.

PRESIDENT'S REPORT

In the absence of Mayor DiMaria, there was no report this evening.

X.

CLERK'S REPORT

Clerk Harford had no report this evening.

XI.

STAFF REPORTSA. Village Administrator:

1. Mr. Czerwinski announced that the Village's Halloween hours this year will be Sunday, October 31, from 3:30 p.m. to 7:30 p.m. He thanked the residents for their cooperation with these hours.
2. Next, Mr. Czerwinski presented **Ordinance 21-08, Amending the Redevelopment Project Area and the Redevelopment Plan and Projects of the Ferris Avenue/Lehigh Avenue Redevelopment Project Area to Remove Certain Parcels of Property From the Redevelopment Project Area.**
 - a. He explained that this is the second reading of this Ordinance, and said the purpose of Ordinance 21-08 is to remove certain non-performing parcels from the original Ferris/Lehigh TIF District, so that they may then be incorporated in a newly-created TIF District.

Trustee Witko moved, seconded by Trustee Thill, to adopt Ordinance 21-08.

Motion passed: 6 ayes, 0 nays.

Tr. Grear

aye

Tr. Khan

aye

Tr. Minx

aye

Tr. Thill

aye

Tr. Travis

aye

Tr. Witko

aye

XI.

STAFF REPORTS (continued)

3. Mr. Czerwinski then presented **Ordinance 21-09, Approving the Redevelopment Plan and Project for the Lincoln/Lehigh Redevelopment Project Area.**

- a. He stated this is the second reading of this Ordinance, and the purpose of Ordinance 21-09 is to approve a redevelopment plan and project area for the Lincoln/Lehigh TIF District within the municipal boundaries of the Village.

Trustee Witko moved to adopt Ordinance 21-09, seconded by Trustee Minx.

- b. Trustee Gear commented that he appreciates all of staff's time and Kane McKenna's time working on this. There have been numerous meetings about this project. Trustee Gear said it's an important project that will help move Morton Grove forward in the train station area. It's also important to note that a lot of infrastructure upgrading is need in this area, and making it a TIF District will definitely help fund necessary improvements.
- c. Trustee Khan said she concurs with Trustee Gear's comments.

President pro-tem Travis called for the vote on Ordinance 21-09.

Motion passed: 6 ayes, 0 nays.

Tr. Gear	<u>aye</u>	Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. Witko	<u>aye</u>

4. Mr. Czerwinski next presented **Ordinance 21-10, An Ordinance Designating the Lincoln/Lehigh Redevelopment Project Area.**

- a. He noted that this is the second reading of this Ordinance whose purpose is formally designate the Lincoln/Lehigh Redevelopment Project area.

Trustee Minx moved to adopt Ordinance 21-10, seconded by Trustee Witko.

Motion passed: 6 ayes, 0 nays.

Tr. Gear	<u>aye</u>	Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. Witko	<u>aye</u>

5. Lastly, Mr. Czerwinski presented **Ordinance 21-11, Adopting Tax Increment Allocation Financing for the Lincoln/Lehigh Redevelopment Project Area.**

- a. This is the second reading of this Ordinance, which allows the Village to adopt tax increment allocation financing for the new Lincoln/Lehigh Redevelopment Project Area.

XI.

STAFF REPORTS (continued)

Trustee Thill moved, seconded by Trustee Minx, to adopt Ordinance 21-11.

- b. Trustee Grear commented that, although it may seem like it, this is not a project that has been "fast-tracked" and asked Mr. Czerwinski to elaborate on that.
- c. Mr. Czerwinski said that this has been at least a year and a half's effort by staff and the Village's consultants. They first tried to figure out how far to go with the TIF; i.e., should it go to Oakton? To Austin Avenue? They looked at the industrial areas and did an analysis of the stability of these areas, eliminating areas that were stable and productive, and that would likely not modify significantly over the next 23 years. They then focused on deteriorating areas that are older and have been deteriorating for a while. It was a smaller area, bounded by 8300 Lehigh to just north of Chestnut Avenue, along the Metra tracks and along the woods. Parts of this area had been included in the Lehigh-Ferris TIF District, but during the downturn in the economy, these areas did not "ignite," and in the waning years of the Lehigh-Ferris TIF, it would be difficult to support some of the capital that would be necessary for this stagnating area. A longer time period is needed, and creating this new TIF is the appropriate thing to do. When the Lehigh-Ferris TIF ends in 2023, it is hoped that some of the areas that had not progressed with that TIF, will progress with this one. Mr. Czerwinski said that certainly a lot of time, planning, conscious effort, and outreach has gone into this.
- d. Trustee Grear said he knew there had been some concerns about the impact of possible additional students in the schools; he asked Mr. Czerwinski to comment on that.
- e. Mr. Czerwinski said that this TIF opens a financial plan where developers can come in and speak to what can be developed on the site. He emphasized that everything that develops in this TIF will need to go through the Village's standard procedural control process, which involves open meetings, approvals regarding appearance, traffic safety, planning, and zoning. He felt there would probably be even more due diligence than "normal" construction. There could be a Planned Unit Development (PUD), which has even more requirements and would be heavily scrutinized during the procedural control process. Mr. Czerwinski said the TIF is just a mechanism, a plan, a foundation. It does not guarantee any projects, but does offer the opportunity to clean up some infrastructure by adding sewers and water mains. The Village has no interest in purchasing anyone's property.
- f. Trustee Khan noted that, during the budget workshops, Mr. Czerwinski had mentioned that he had talked with the school district officials and they were supportive of this TIF. He said yes, the Village had sent multiple certified mailings to all the involved taxing bodies and a Joint Review Board was formed. This Board will meet annually to discuss the status of the TIF District. The first meeting of the Joint Review Board was held in August and all the taxing bodies agreed to it. It was a very open process, with great cooperation and supportive comments. Representatives from the schools, the Morton Grove Public Library, the Morton Grove Park District, and various Cook County agencies are included, and they will tell us if they aren't happy. The Joint Review Board will help keep everyone informed as to what is going on and give everyone a voice.
- g. Trustee Thill said that 23 years sounds like a long time, but it goes fast. He's been through two TIFs, and said that, when people see what gets developed, they'll be happy.

XI.

STAFF REPORTS (continued)

President pro-tem Travis called for the vote on Ordinance 21-11.

Motion passed: 6 ayes, 0 nays.

Tr. Gear aye
Tr. Thill aye

Tr. Khan aye
Tr. Travis aye

Tr. Minx aye
Tr. Witko aye

- h. Mr. Czerwinski thanked the Board for their support. He said "Staff will not let you down, and staff will not let the residents down." President pro-tem Travis thanked Mr. Czerwinski and staff for all of their hard work on this.

B. Corporation Counsel:

Corporation Counsel Liston had no report this evening.

XII.

TRUSTEES' REPORTS

A. Trustee Gear:

Trustee Gear had no report this evening.

B. Trustee Khan:

Trustee Khan had no report this evening.

C. Trustee Minx:

Trustee Minx had no report this evening.

D. Trustee Thill:

Trustee Thill had no report this evening.

XII. **TRUSTEES' REPORTS** (continued)

E. Trustee Travis:

1. Trustee Travis presented **Resolution 21-66, Authorizing the Annual Veterans' Day Parade.**
- a. She explained that Morton Grove American Legion Post 134 desires to hold their annual Veterans' Day Parade on Sunday, November 4, 2021, from 1:00 p.m. to 3:00 p.m. The parade route begins at the American Legion Memorial Civic Center, crosses Dempster Street at Georgiana Avenue, proceeds south on Georgiana to Crain Street, goes east on Crain Street to School Street, goes south on School Street to Lincoln Avenue, and goes west on Lincoln Avenue to the Morton Grove Public Library. After a brief ceremony, the parade will return to the Civic Center following the same route in reverse. To facilitate the parade, the Village is required to obtain permission from the Illinois Department of Transportation to close Dempster Street at Georgiana Avenue and to assume all responsibility and liability involved in the closing of the street and rerouting traffic.

Trustee Travis moved, seconded by Trustee Witko, to approve Resolution 21-66.

Motion passed: 6 ayes, 0 nays.

Tr. Grear	<u>aye</u>	Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. Witko	<u>aye</u>

2. Next, Trustee Travis invited all residents and businesses to participate in the Village's 2021 Winter Adopt-a-Planter Program. The Public Works Department will plant 4-foot evergreen trees in planters throughout the Village. Participants will be assigned a tree to decorate and care for this winter, with the option to plant it in their yard for free when the program ends. If interested, you must sign up before November 15, 2021. Program information is available at Village Hall or on the Village website.
3. Trustee Travis reminded everyone that the Community Relations Commission is sponsoring a "Student Photo Contest" for students to be creative in sharing their experiences about going back to school or life around town. Photos must be submitted by November 29, 2021, and can be submitted to www.mortongroveil.org/photocontest. Winners will be announced at the Village Board meeting on December 13, 2021.
4. Lastly, Trustee Travis noted that the 11th annual Community Relations Commission-sponsored Community Artists Performance is scheduled for Saturday, October 30 from 1:00 to 2:00 p.m. She encouraged everyone to watch performances by area high school students and area residents showing their talents. You can watch in-person at the Civic Center or via livestream. Please see the Village's website or the recently mailed Village postcard for a link to this event.

XII.

TRUSTEES' REPORTS (continued)F. Trustee Witko:

1. Trustee Witko presented **Resolution 21-65, Authorizing a Contract With Design Installation Systems, Inc. For Structural Support Repair.**
 - a. She explained that this Resolution will authorize the Village Administrator to execute a contract with Design Installation Systems for Structural Support Repair which is necessary to restore integrity to a structural support post in the Public Works garage.
 - b. Trustee Witko said the contract was bid through a public process in accordance with the Village's Code. The lowest bid was submitted by Design Installation Systems, Inc. of Morton Grove. The bid contained a defect, which the bidder was able to fully resolve after the bid opening. The contract documents allow the Village to waive informalities or irregularities in a bid, and staff recommended waiving this irregularity because the defect has been resolved. The fiscal impact of this contract is \$27,600.

Trustee Witko moved to approve Resolution 21-65, seconded by Trustee Thill.

- c. Trustee Minx commented that there appears to be a \$200 difference between the fiscal impact of the contract and the bid amount, which the Resolution states is \$27,800. Mr. Czerwinski apologized and said the \$27,800 is a typo and should be \$27,600.

President pro-tem Travis called for the vote on Resolution 21-65.

Motion passed: 6 ayes, 0 nays.

Tr. Grear	<u>aye</u>	Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. Witko	<u>aye</u>

2. Trustee Witko announced that this Saturday will be the last French Market for the year. She asked everyone to bring their neighbors and end the year on a high note. Let's let the French Market know we appreciated them this year!
3. Trustee Witko reminded everyone that the Village's first Pumpkin Smash will be held on Saturday, November 6, between 10:00 a.m. and noon at the north end of Harrer Park. This promises to be a really fun event. Trustee Witko said she hoped to see everyone there.

XIII.

OTHER BUSINESS

1. Trustee Grear asked Public Works Director Joe Dahm when leaf pick-up (not grass) would begin. Mr. Dahm said he appreciated that Trustee Grear said "leaf" pick-up; some residents will put grass trimmings at the curb and expect them to be picked up.

XIII.

OTHER BUSINESS (continued)

- a. Mr. Dahm said that the plan had been to start leaf pick-up last week, but now it's postponed to next week, as there hadn't been a lot of leaves on the ground yet.
- b. Trustee Grear emphasized the importance of residents being aware of when street-sweeping occurs on their streets, asking that they move their cars so the street sweepers can do a complete job. He said leaf pick-up and street sweeping is important, because when we have rainy days like the last couple have been, grass clippings and leaves can clog sewers, causing overflows. When a sewer overflows, then people become concerned. He reminded everyone that Public Works and the residents need to act like a team and help each other out with keeping streets clean and sewers unclogged in these fall months.

XIV.

WARRANTS

Trustee Minx presented the Warrant Register for October 25, 2021 in the amount of \$246,129.08. She moved to approve this evening's Warrant Register as presented, seconded by Trustee Witko.

Motion passed: 6 ayes, 0 nays.

Tr. Grear aye
Tr. Thill aye

Tr. Khan aye
Tr. Travis aye

Tr. Minx aye
Tr. Witko aye

XV.

RESIDENTS' COMMENTS

1. **Rudolf Vilks** noted that a meeting or two ago, Mayor DiMaria had told him that he (Mr. Vilks) is "not a liar." The mayor is supposed to be responsible for what he says. Mr. Vilks said he has not received an email response to his email from either the mayor or Corporation Counsel Liston. He said, since Ms. Liston is here tonight, perhaps she could show him that she answered, but she has already told him that she would not respond to him via email. Mr. Vilks said that his letters must be working though. The budget workshop Minutes show that changes are happening with both Building Inspectional Services and Administrative Hearing officers.

- a. Mr. Vilks said that residents and the Village Board need to work together. Residents must show respect to the Board and the Board must show respect to the residents. He noted that no one is perfect; everyone makes mistakes, but said it's important to fix the mistakes and not make them again. He felt he was not the problem; the problem is the "system" in Morton Grove.

XVI.

ADJOURNMENT

There being no further business before the Board, Trustee Minx moved to adjourn the meeting, seconded by Trustee Witko.

Motion passed: 6 ayes, 0 nays.

Tr. Grear aye
Tr. Thill aye

Tr. Khan aye
Tr. Travis aye

Tr. Minx aye
Tr. Witko aye


The meeting adjourned at 7:32 p.m.

Approved this 8th day of November 2021.

Trustee Gear
Trustee Khan
Trustee Minx
Trustee Thill
Trustee Travis
Trustee Witko

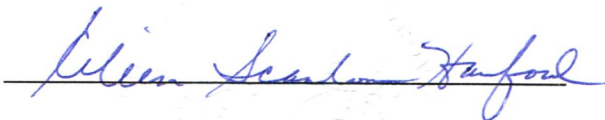
Aye
Aye
Aye
Aye
Aye
Aye

APPROVED by me this 8th day of November 2021.

 President Pro Tem

Daniel P. DiMaria, Village President
Board of Trustees, Morton Grove, Illinois

APPROVED and FILED in my office this 9th day of November 2021.



Eileen Scanlon Harford, Village Clerk
Village of Morton Grove, Cook County, Illinois

Minutes by Teresa Cousar

