



## **VILLAGE BOARD OF TRUSTEES REGULAR MEETING NOTICE/AGENDA**

**August 9, 2021, 7:00 pm**

THE RICHARD T. FLICKINGER MUNICIPAL CENTER, COUNCIL CHAMBERS  
6101 CAPULINA AVE, MORTON GROVE, IL 60053

### **COVID-19 NOTICE**

*In accordance with the Illinois Open Meetings Act, all Village Board and Commission meetings are open to the public. This meeting can be viewed remotely via the live stream link found at: [www.mortongroveil.org/stream](http://www.mortongroveil.org/stream). During the COVID-19 pandemic, unvaccinated individuals are required to wear a mask when attending public Village meetings. Individuals should not attend public meetings if they have tested positive for COVID-19, within the past 14 days have been in contact with another person who has tested positive for COVID-19 during the past 14 days, or have any symptoms associated with COVID-19.*

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes** – Regular Meeting – July 26, 2021
5. **Special Reports**
  - a. Outstanding Neighbor - Prasan Fernando  
Presented by Community Relations Commissioner Anisa Laliwala
6. **Public Hearings** – None
7. **Plan Commission Reports** – None
8. **Residents' Comments (agenda items only)**
9. **President's Report** – *Administration, Comprehensive Plan, Council of Mayors, Northwest Municipal Conference, Strategic Plan Committee*
10. **Clerk's Report** – *Condominium Association, Strategic Plan Committee*
11. **Staff Report**
  - a. Village Administration

- 1) **Resolution 21-53:** Fixing the Time and Place for a Public Hearing to Consider the Approval of a Redevelopment Plan and Project Area for the Lincoln/Lehigh Redevelopment Project Area, and the Implementation of Tax Increment Allocation Financing Therefor, and Convening a Joint Review Board

b. Corporation Counsel

## 12. Reports by Trustees

- a. **Trustee Grear** – *Police Department, Police Pension Bd, Police Facility Committee, Plan Commission/Zoning Board, Lehigh/Ferris TIF, Special Events Commission (Trustee Minx)*
- b. **Trustee Khan** – *IT, Legal Department, Traffic Safety Commission, Emergency Management Agency (Trustee Travis)*
- c. **Trustee Minx** – *Finance Department, Finance Advisory Commission, Appearance Commission, Capital Projects, (Trustee Grear)*
- d. **Trustee Thill** – *Advisory Commission on Aging, Family and Senior Services Department, SWANCC, Building Department, Chamber of Commerce, Water Commission (Trustee Witko)*
- e. **Trustee Travis** – *Community Relations Commission, Fire Department, Fire Pension Board, RED Center, Fire and Police Commission, NIPSTA (Trustee Khan)*
  - 1) **Resolution 21-50:** Authorizing the Purchase of Genesis Extrication Equipment Through Equipment Management Company (EMC)
- f. **Trustee Witko** – *Farmers' Market, Public Works Department, Community and Economic Development Department, Economic Development Commission, Environment and Natural Resource Commission, Dempster Street Corridor Plan, Sawmill Station TIF (Trustee Thill)*
  - 1) **Resolution 21-51:** Authorizing a Task Order with Ciorba Group, Inc. for Construction Engineering for Sawmill Station Right-Of-Way Improvements
  - 2) **Resolution 21-52:** Authorizing a Contract for a Power Supply Agreement for the Purchase of Electricity and Other Related Services

## 13. Other Business

## 14. Presentation of Warrants – \$761, 733.70

## 15. Residents' Comments

## 16. Adjournment

**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  
JULY 28 , 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 Gear moved to appoint Trustee Rita Minx as President pro-tem for this meeting, 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> |

- II. President pro-tem Minx then led the Board and assemblage in the Pledge of Allegiance.

Clerk Harford called the roll. Present were Trustees Bill Gear, Saba Khan, Rita Minx, John Thill, Connie Travis, and Janine Witko.

III.

**APPROVAL OF MINUTES**

President pro-tem Minx asked for an approval of the Minutes of the Regular Board Meeting of July 12, 2021. Trustee Gear moved to accept the Minutes as presented, seconded by Trustee Travis. **Motion passed unanimously via voice vote.**

IV.

**SPECIAL REPORTS**

1. Promotion of Police Officer Nick Hoffman to Sergeant
  - a. Chairman of the Fire and Police Commission Mike Simkins invited President pro-tem Minx, Chief Mike Simo, and Trustee Liaison Bill Gear to the podium as he introduced Officer Nick Hoffman. Officer Hoffman was accompanied tonight by his parents, wife, three children, and his sister.
  - b. Mr. Simkins said that Officer Hoffman has been with the Morton Grove Police Department for 18 years. He started as a Community Service Officer in 2003 and was sworn in as a police officer in January of 2007. He has spent 14 years in the patrol division.

IV. **SPECIAL REPORTS** (continued)

- c. During that time, he has served as a Field Training Officer, a Standardized Field Sobriety Test Instructor, Evidence Technician, Juvenile Officer, and a Tactical Medicine Instructor. In 2020, Officer Hoffman was a class supervisor at the Suburban Law Enforcement Academy for recruit class 20-03. He is also president of Morton Grove's FOP lodge and has organized several successful fundraisers.
- d. Mr. Simkins swore in Sergeant Hoffman, whose son pinned on his badge. The Board and assemblage congratulated him warmly.

2. **Promotion of Police Sergeant Andrew Novak to Commander**

Chief Simo said that recently, a competitive process was held among the sergeants to fill a

- a. Watch Commander vacancy created by the retirement of Commander Dan Stueber. Andrew was selected from a field of very qualified candidates, and Chief Simo said he was sure that Andrew would do a great job as a member of the Police Department's senior command staff.
- b. Andrew introduced his sons, his girlfriend, and her children. President pro-tem Minx then performed the swearing in of Commander Novak. His son pinned on his badge as the Board and assemblage applauded him.

3. **Swearing in of Firefighter Logan Dean**

- a. Mr. Simkins invited President pro-tem Minx, Trustee Liaison Connie Travis, and Interim Fire Chief Dan Gallagher to the podium as he introduced Logan Dean to be sworn in as the Morton Grove Fire Department's newest Firefighter. Logan had with him this evening his girlfriend and his mother.
- b. Mr. Simkins said Logan began his employment as a Firefighter/Paramedic with Morton Grove on July 6, 2021. He began with one week of orientation and is now currently attending the Fire Academy at NIPSTA. Logan grew up in Omaha, Nebraska, where had a diverse work history, such as rock-climbing instructor, arborist, and sales associate. He relocated to Chicago in 2015 to be an indoor and outdoor skydiving instructor. Logan then chose to pursue a career in the Fire Service to satisfy his desire for learning and community service, while applying his skills and experience. In 2020, Logan graduated from the College of DuPage with an Associate Degree in Emergency Medical Services, as well as graduating from Loyola's Paramedic Program as the Salutatorian. Logan has said that Morton Grove has a great resemblance to his own home town, and he is looking forward to a long and productive career serving our community as his own.
- c. Mr. Simkins swore in Firefighter Logan. His girlfriend pinned on his badge, and the Board and assemblage congratulated and welcomed him.

V. PUBLIC HEARINGS

NONE

VI. PLAN COMMISSION REPORTS

NONE

VII. RESIDENTS' COMMENTS (Agenda Items Only)

NONE

VIII. PRESIDENT'S REPORT

1. President pro-tem Minx asked for a moment of silence to mark the passing of Morton Grove Library Trustee Erich Monzon.
2. President pro-tem Minx asked for the Board's concurrence with her appointment of Uzma Noormohamed to the Environment and Natural Resources Commission. Trustee Thill so moved, seconded by Trustee Witko. **Motion passed unanimously via voice vote.**
3. President pro-tem Minx asked everyone to **please get vaccinated!** She said, as a reminder, all non-vaccinated individuals are required to wear a face covering when in Village facilities.
4. President pro-tem Minx said the French Market is being held every Saturday from now to October 30, 2021, from 8:00 a.m. to 1:00 p.m., except Saturday, September 4. The French Market takes place at the Morton Grove Civic Center at 6140 Dempster Street. It is a family-friendly outdoor market featuring a variety of local vendors offering fresh produce, food items, and other goods. Vendors and offerings can change throughout the season.
5. President pro-tem Minx announced that the Morton Grove Police Department will once again host "National Night Out," on Tuesday, August 3, 2021. This free event will be open from 5:30 p.m. to 8:30 p.m. in the parking lot of the Civic Center. The purpose of this event is to enhance the relationship between residents and law enforcement while fostering a greater sense of community. Family-friendly activities, entertainment, and refreshments will also be available.
6. Lastly, President pro-tem Minx announce that, on Thursday, August 5, Niles Township is offering qualified families school supplies to start off the academic year successfully.

VIII.

**PRESIDENT'S REPORT** (continued)

- a. Drive-by pickup of these supplies is at 8300 Lehigh Avenue. Pickup time is 9:30 a.m. to 11:30 a.m. for families with a last name beginning with the letters A through L, and from 1:00 p.m. to 3:30 p.m. for families with a last name beginning with the letters M through Z. For more information on this, call 847-673-9300 or visit the Niles Township website.
- 7. President pro-tem Minx reminded everyone that the Village will hold a two-day event called "Morton Grove Labor Days." It will be held at 6140 Dempster Street on Saturday, September 4<sup>th</sup> from 4:30 p.m. to 11:00 p.m. and on Sunday, September 5<sup>th</sup> from 4:30 p.m. to 9:30 p.m. This event will feature live musical entertainment, a beer garden, food, children's entertainment, and on Sunday, beginning approximately 8:05 p.m., fireworks!
- 8. President pro-tem Minx also noted that the Village will hold a Sustainability Expo on Saturday, September 11, from 10:00 a.m. to 2:30 p.m. at the Civic Center. It will feature exhibits from local businesses and community organizations providing eco-friendly services and opportunities for Morton Grove residents and businesses.

IX.

**CLERK'S REPORT**

Clerk Harford had no report this evening.

X.

**STAFF REPORTS**A. Village Administrator:

- 1. Mr. Czerwinski presented **Resolution 21-49, A Resolution Setting a Public Meeting Relating to the Proposed Establishment of the Lincoln/Lehigh Redevelopment Project Area Within the Village of Morton Grove, Illinois.**
  - a. He explained that the area on Lincoln Avenue and Lehigh Avenue adjacent to the Metra Station has not experienced significant growth and development through investment by private enterprise, and it is not reasonably anticipated to continue to produce property taxes comparable to other redeveloped areas. The Village is therefore considering designating the area as a "Redevelopment Project Area" or "TIF District" as contemplated by the State's "TIF Act" statute. Pursuant to the TIF Act, a public meeting must be scheduled prior to scheduling a public hearing, at which time the Village will advise the public, taxing districts having real property in the redevelopment project area, taxpayers who own property in the redevelopment project area, and residents in the area as to the Village's plans to establish the Redevelopment Project Area. The public meeting shall take place at the Richard T. Flickinger Municipal Center at 6101 Capulina Avenue in Morton Grove at 3:00 p.m. on August 26, 2021.

X. **STAFF REPORTS** (continued)

A. Village Administrator: (continued)

Trustee Gear moved to approve Resolution 21-49, seconded by Trustee Witko.

**Motion passed: 6 ayes, 0 nays.**

Tr. Gear      aye  
Tr. Thill      aye

Tr. Khan      aye  
Tr. Travis      aye

Tr. Minx      aye  
Tr. Witko      aye

B. Corporation Counsel:

Corporation Counsel Liston had no report this evening.

XI. **TRUSTEES' REPORTS**

A. Trustee Gear:

Trustee Gear had no formal report, but wanted to commend Village Arborist Dave Hoffman and Village staffers Anne Kirchner and Zoe Heidorn for a very educational tree walk this past Saturday. It was warm, but he and the rest of the group learned a lot.

Trustee Gear said he was looking forward to seeing everyone at the Village's Labor Days.

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.

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

E. Trustee Travis:

Trustee Travis noted that the Community Relations Commission's quarterly photo contest is under way. The theme is "Summer in Morton Grove." She encouraged people to take pictures of their favorite summertime activities and submit them. More information on the photo contest and how to submit photos can be found on the Village's website.

F. Trustee Witko:

1. Trustee Witko presented **Resolution 21-47, Authorizing the Execution of a Contract With Hayes Mechanical for the 2021 HVAC Maintenance Program.**
  - a. She explained that the Village utilizes a contractor to perform quarterly maintenance for HVAC equipment at Village-owned facilities. Public Works advertised for and received bids for the 2021 HVAC Maintenance Program. Staff verified the qualification and availability and determined the lowest responsible bidder is Hayes Mechanical of Chicago, IL in the amount not to exceed \$27,512. Funding is included in the Village's 2021 Adopted Budget.

Trustee Witko moved to approve Resolution 21-47, seconded by Trustee Travis.

**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 Witko presented **Resolution 21-48, Authorizing the Village Administrator to Approve a Contract Amendment with Safety Services and Assessments, LLC for Additional Saw Cutting of Public Sidewalks Under the 2021 Concrete Saw Cutting Program.**
  - a. She explained that Public Works bids for work to saw cut uneven sidewalk joints in the Village Right-of-Way to eliminate trip hazards and reduce liability through the 2021 Concrete Saw Cutting Program. Three bids were received and Safety Services and Assessments LLC was selected as the low bidder. The company currently has a contract with the Village in the amount of \$17,200. The available funds budgeted for sidewalk saw cutting is in the amount of \$30,000. Public Works is now requesting authorization for additional sidewalk concrete cutting in the amount not to exceed the \$30,000 budgeted for the program. Safety Services and Assessments LLC has performed sidewalk saw cutting in the Village and has met all engineering quality standards and has agreed to continue at the current unit price under the current contract.

Trustee Witko moved, seconded by Trustee Thill, to approve Resolution 21-48.



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

F. Trustee Witko: (continued)

3. **Motion passed: 6 ayes, 0 nays.**

Tr. Grear      aye  
Tr. Thill      aye

Tr. Khan      aye  
Tr. Travis    aye

Tr. Minx      aye  
Tr. Witko     aye

XII. **OTHER BUSINESS**

NONE

XIII. **WARRANTS**

Trustee Minx presented the Warrant Register for July 28, 2021 in the amount of \$843,800.82.  
Trustee Minx moved to approve the Warrant Register as presented, seconded by Trustee Travis.

**Motion passed: 6 ayes, 0 nays.**

Tr. Grear      aye  
Tr. Thill      aye

Tr. Khan      aye  
Tr. Travis    aye

Tr. Minx      aye  
Tr. Witko     aye

XIV. **RESIDENTS' COMMENTS**

NONE

XV. **ADJOURNMENT**

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

**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 7:26 p.m.

PASSED this 9th day of August, 2021.

|                |       |
|----------------|-------|
| Trustee Gear   | _____ |
| Trustee Khan   | _____ |
| Trustee Minx   | _____ |
| Trustee Thill  | _____ |
| Trustee Travis | _____ |
| Trustee Witko  | _____ |

APPROVED by me this 9th day of August, 2021.

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

APPROVED and FILED in my office this 10th day of August, 2021.

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

Minutes by Teresa Cousar

## Legislative Summary

### Resolution 21-53

#### **FIXING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT AREA FOR THE LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA, AND THE IMPLEMENTATION OF TAX INCREMENT ALLOCATION FINANCING THEREFOR, AND CONVENING A JOINT REVIEW BOARD**

|   |   |
|---|---|
| <b>Introduced:</b>                              | August 9, 2021  |
| <b>Purpose:</b>                                 | To comply with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 (the “ <i>TIF Act</i> ”), to fix the time and place for a public hearing to consider the establishment of a Redevelopment Project Area for the area adjacent to the Metra Station  |
| <b>Background:</b>                              | This resolution will authorize the convening of a Joint Review Board meeting on August 26, 2021, at 3:00 p.m. at Village Hall and will set September 27, 2021, at 7:00 p.m. at Village Hall as the time and place for a public hearing to consider the establishment of the Lincoln/Lehigh TIF District. The Village will provide notice of the public hearing in the August 12, 2021, edition of the Morton Grove Champion as required by law. |
| <b>Programs, Departs<br/>or Groups Affected</b> | Administration, Legal, and Community Development  |
| <b>Fiscal Impact:</b>                           | None at this time   |
| <b>Source of Funds:</b>                         | N/A   |
| <b>Workload Impact:</b>                         | The Village Administrator, Corporation Counsel, and Village Planner will take all steps necessary to implement this Resolution as part of their normal workload   |
| <b>Admin Recommend:</b>                         | Approval as presented.  |
| <b>Second Reading:</b>                          | None required.  |
| <b>Special Consider or<br/>Requirements:</b>    | None  |

Submitted by: Ralph E. Czerwinski, Village Administrator  
Prepared by: Zoe Heidorn, Land Use Planner/Coordinator  
Reviewed by: Teresa Hoffman Liston, Corporation Counsel

## **RESOLUTION 21-53**

### **FIXING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT AREA FOR THE LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA, AND THE IMPLEMENTATION OF TAX INCREMENT ALLOCATION FINANCING THEREFOR, AND CONVENING A JOINT REVIEW BOARD**

**WHEREAS**, the Village of Morton Grove (Village), located in Cook County, Illinois is a home rule unit of government under the provisions of Article 7 of the Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax and incur debt; and

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 as supplemented and amended (the “*TIF Act*”), the Village President and Board of Trustees (the “*Corporate Authorities*”) of the Village of Morton Grove, Cook County, Illinois (the “*Village*”), have and do hereby determine it is advisable and in the best interests of the Village and certain affected taxing districts that the Village establish the Lincoln/Lehigh Redevelopment Project Area, also to be known as the Lincoln/Lehigh TIF District (the “*Redevelopment Project Area*”), as further described in Exhibit “A”, attached hereto and incorporated herein, create the Lincoln/Lehigh Redevelopment Plan (the “*Redevelopment Plan*”) and Project (the “*Project*”), and implement tax increment allocation financing for the Redevelopment Project Area; and

**WHEREAS**, pursuant to Section 11-74.4-4.2 of the TIF Act, and Ordinance 19-02 adopted by the Corporate Authorities on April 22, 2019, the Village has created an Interested Parties Registry for activities related to the Redevelopment Project Area, adopted reasonable registration rules, and prescribed requisite registration forms for residents and organizations active within the Village seeking to be placed on said Interested Parties Registry and has or will give public notice of the registry as required by law; and

**WHEREAS**, the TIF Act also requires that prior to the adoption of ordinances proposing the designation of a Redevelopment Project Area, or approving a Redevelopment Plan or Redevelopment Project, the Village shall convene a Joint Review Board, consisting of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, township, fire protection district and county having authority to directly levy taxes on the property within the

Redevelopment Project Area at the time the proposed Redevelopment Project Area is approved, a representative selected by the Village and a public member; and

**WHEREAS**, the TIF Act also requires that prior to the adoption of ordinances proposing the designation of a Redevelopment Project Area, or approving a Redevelopment Plan or Redevelopment Project, the Village shall conduct a Public Hearing during 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 Project Area and Redevelopment Plan and Project; and

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

**WHEREAS**, the TIF Act further requires that not less than ten (10) days prior to adopting the resolution or ordinance fixing the time and place of a public hearing, the Village must make available for public inspection the Redevelopment Plan or a separate report that provides, in reasonable detail, the basis for the proposed Redevelopment Project Area's qualifying as a "Redevelopment Project Area" under the Act; and

**WHEREAS**, the firm of Kane, McKenna & Associates, Inc. has conducted an eligibility survey of the proposed Redevelopment Project Area and has prepared its report (the "*Report*") that said proposed Redevelopment Project Area qualifies as a "Redevelopment Project Area" as defined in the TIF Act, which Report has been presented to the Corporate Authorities and has been on file in the official files and records of the Village and has been available for public inspection for at least since at least July 26, 2021 (ten (10) days before the adoption of this Resolution); and

**WHEREAS**, the TIF Act further requires notice of the Public Hearing be given by publication and mailing; and

**WHEREAS**, the Corporate Authorities have heretofore determined it is advisable to convene a Joint Review Board and to hold a Public Hearing to consider the proposed approval of the establishment of the Redevelopment Project Area, the creation of the Redevelopment Plan and Project, and the implementation of the tax increment allocation financing within the Redevelopment Project Area.

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COUNTY OF COOK, STATE OF ILLINOIS, AS FOLLOWS:**

SECTION 1: Redevelopment Project Area, Redevelopment Plan and Project. The establishment of the Redevelopment Project Area, the approval of the creation of Redevelopment Plan and Project, and the implementation of tax increment allocation financing within the Redevelopment Project Area are hereby proposed.

SECTION 2: Joint Review Board Convened. A Joint Review Board (“JRB”) as set forth in the TIF Act is hereby convened and the Board shall meet, review such documents, and issue such report as set forth in the TIF Act. The first meeting of said Joint Review Board shall be held on August 26, 2021 at 3:00 p.m. at 6101 Capulina Avenue, Morton Grove, Illinois. The Village hereby expressly finds and determines said date is at least fourteen (14) days but not more than twenty-eight (28) days after the notice to affected taxing districts hereinafter authorized in Section (c) of this Resolution will be mailed. The JRB shall be established for the purposes set forth in the Act. The JRB shall consist of one representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, township, fire protection district, and county having authority to directly levy taxes on the property within the proposed amended Redevelopment Project Area, a representative selected by the Village and a public member. The public member and the JRB’s chairperson shall be selected by a majority of other members of the JRB in conformance with the requirements of 65 ILCS 5/11-74.4-5(b).

SECTION 3: Time and Place of Public Hearing Fixed. A Public Hearing (the “Hearing”) shall be held by the Village Board on September 27, 2021, at 7:00 p.m. at 6101 Capulina Avenue, Morton Grove, Illinois, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed establishment of the Redevelopment Project Area, the creation of the Redevelopment Plan and Project, and implementation of tax increment allocation financing within the Redevelopment Project Area.

SECTION 4: Publication of Notice of Hearing. Notice of the Hearing, substantially in the form attached hereto as Exhibit “B”, shall be published at least twice, not more than thirty (30) nor less than ten (10) days prior to the Hearing, in a newspaper of general circulation within the taxing districts having property in the proposed Redevelopment Project Area

SECTION 5: Mailing of Notice of Hearing Authorized.

A. Notice of the Hearing shall be mailed by certified mail not less than ten (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 proposed 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 (3) years as the owners of such property.

B. Notice of the Hearing shall also be given within a reasonable time after the adoption of this Resolution by first class mail to all residents within the postal zip code area or areas contained in whole or in part within the proposed Redevelopment Project Area and to those organizations and residents that have registered with the Village for information in accordance with the registration guidelines herein established by the Village;

C. Notice of the hearing shall also be given by certified mail to all taxing districts of which taxable property is included in the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than forty-five (45) days prior to the Hearing, and such notice shall advise the taxing bodies represented on the JRB of the time and place of the first meeting of the JRB, and 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, 6101 Capulina Avenue, Morton Grove, Illinois, concerning the subject matter of the Hearing.

Each such mailed notice to the taxing districts 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 and Project;

D. Notice of the availability of the proposed Redevelopment Plan, including how to obtain this information, shall be provided by mail within a reasonable time after the adoption of this Resolution to all residential addresses that, after a good faith effort, the Village determines are located outside the boundaries of the Redevelopment Project Area which are within 750 feet of the boundaries of the Redevelopment Project Area; however, if the total number of residential addresses outside the Redevelopment Project Area and within 750 feet of the boundaries of the Redevelopment Project Area exceeds 750, the Village shall be required to provide the notice to only the 750 residential addresses that, after a good faith effort, the Village determines are outside the Redevelopment Project Area and closest to the boundaries of the Redevelopment Project Area.

SECTION 6: Public Inspection of Proposed Redevelopment Plan. A draft of the proposed Redevelopment Plan was placed on file at the offices of the Village Clerk on July 26, 2021, being a date not less than forty-five (45) days prior to the date of the Hearing.

SECTION 7: Superseder; Effective Date. All ordinances, resolutions, motions or orders in conflict with the provisions of the Resolution are, to the extent of such conflict, are hereby repealed. This Resolution shall become effective upon its adoption.

PASSED this 9<sup>th</sup> day of August 2021

Trustee Gear \_\_\_\_\_

Trustee Khan \_\_\_\_\_

Trustee Minx \_\_\_\_\_

Trustee Travis \_\_\_\_\_

Trustee Thill \_\_\_\_\_

Trustee Witko \_\_\_\_\_

APPROVED by me this 9<sup>th</sup> day of August 2021

\_\_\_\_\_  
Daniel P. DiMaria, Village President  
Village of Morton Grove  
Cook County, Illinois

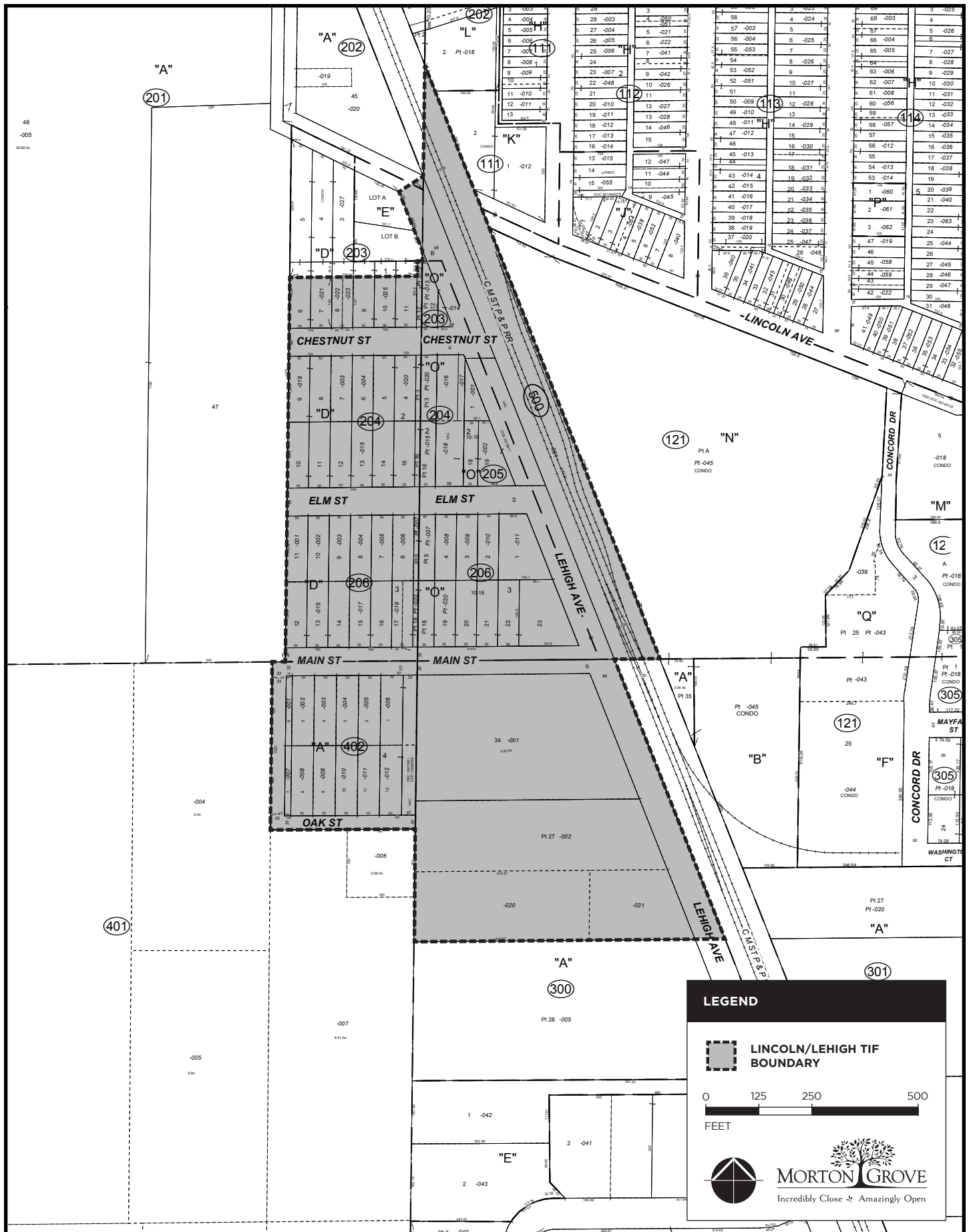
APPROVED and FILED in my office this  
10<sup>th</sup> day of August 2021

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



**EXHIBIT A**

**MAP OF PROPOSED LINCOLN/LEHIGH  
REDEVELOPMENT PROJECT AREA/TIF DISTRICT**



# LINCOLN/LEHIGH TIF

## EXHIBIT B

### NOTICE OF PUBLIC HEARING

#### VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS PROPOSED ESTABLISHMENT OF THE LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA

Notice is hereby given on the September 27, 2021, at 7:00 p.m. at the Village Hall, 6101 Capulina Avenue, Morton Grove, Illinois, a Public Hearing will be held to consider the approval of the establishment of the proposed redevelopment project area to be known as the Lincoln/Lehigh Redevelopment Project Area (Lincoln/Lehigh TIF District) (the "*Redevelopment Project Area*"), the creation of a Lincoln/Lehigh redevelopment plan (the "*Redevelopment Plan*") and project (the "*Project*") and the establishment of tax increment allocation financing within the Redevelopment Project Area. The Redevelopment Project Area consists of the territory generally described below:

The proposed area is generally situated between Lehigh Avenue to east and the Cook County Forest Preserve and Nagle Avenue to the west, and between Chestnut Street to the north and the approximate continuation of Madison Court to the south

There will be considered at the hearing approval of the establishment of the Redevelopment Project Area, the creation of the Redevelopment Plan and Project and the implementation of tax increment allocation financing within the Redevelopment Project Area. The Redevelopment Plan and Project is on file and available for public inspection at the office of the Village Clerk, 6101 Capulina Avenue, Morton Grove, Illinois. Pursuant to the Redevelopment Plan and Project the Village proposes to alleviate blighting conditions in the Redevelopment Project Area and to enhance the tax base of the Village and the taxing districts having taxable property within the Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the Redevelopment Project Area. These eligible project costs may include, but may not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, financing, administrative and other professional costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The Redevelopment Plan objectives include promoting and protecting the health, safety, morals, and welfare of the public by establishing a public/private partnership, establishing economic growth, development, and training in the Village by working within the guidelines of the business attraction and retention strategies developed by the Village, encouraging private investment while conforming with the Village's comprehensive plan, restoring and enhancing the Village's tax base, enhancing the value of the proposed Redevelopment Project Area, improving the environmental quality of the proposed Redevelopment Project Area, and retaining and attracting employment opportunities within the proposed Redevelopment Project Area. To achieve these objectives, the Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to the acquisition, construction, and installation of public facilities, property assembly, site preparation and improvement, job training, and other eligible redevelopment project costs, the execution of one or more redevelopment agreements, and the payment of financing, administrative, and other professional costs.

At the hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the establishment of the Redevelopment Project Area, the creation of the Redevelopment Plan and Project, and the implementation of tax increment allocation financing within the Redevelopment Project Plan. The hearing may be adjourned by the Village Board of the Village without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

---

Eileen Scanlon Harford, Village Clerk  
VILLAGE OF MORTON GROVE  
Cook County, Illinois

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

**CERTIFICATION OF RESOLUTION AND MINUTES**

I, the undersigned, do hereby certify I am the duly qualified Village Clerk of the Village of Morton Grove, Cook County, Illinois (the “*Village*”), and as such official I am the keeper of the records and files of the Village President and Board of Trustees of the Village (the “*Corporate Authorities*”).

I do further certify the foregoing is a full, true, and complete copy of

**Resolution 21-53**

**FIXING THE TIME AND PLACE FOR A PUBLIC HEARING TO CONSIDER THE  
APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT AREA FOR THE E  
LINCOLN/LEHIGH REDEVELOPMENT PROJECT AREA, AND THE  
IMPLEMENTATION OF TAX INCREMENT ALLOCATION FINANCING THEREFOR,  
AND CONVENING A JOINT REVIEW BOARD**

and a true, correct, and complete copy of the minutes of the August 9, 2021 meeting of the Corporate Authorities during which said resolution was adopted.

I do further certify the deliberations of the Corporate Authorities on the adoption of said resolution were conducted openly, the vote on the adoption of said resolution was taken openly, said meeting was held at a specified time and place convenient to the public, notice of said meeting was duly given to all of the news media requesting such notice; an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; said agenda described or made specific reference to said resolution; said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this 10<sup>th</sup> day of August 2021.

(SEAL)

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Eileen Scanlon Harford, Village Clerk

## Legislative Summary

### Resolution 21-50

#### **AUTHORIZING THE PURCHASE OF GENESIS EXTRICATION EQUIPMENT THROUGH EQUIPMENT MANAGEMENT COMPANY (EMC)**

|   |  |
|---|--|
| <b>Introduced:</b>                              | August 9, 2021   |
| <b>Purpose:</b>                                 | This Resolution authorizes the Village Administrator to execute a purchase order for the purchase of new Genesis extrication equipment for the Fire Department   |
| <b>Background:</b>                              | The Fire Department provides technical rescue and emergency medical services (EMS) for the Village including treating and extricating entrapped patients. The Department's current extrication equipment needs to be replaced as it is over thirty-years old, does not meet contemporary rescue equipment operational needs and maintenance is difficult due the lack of replacement parts. Members of the Fire Department have conducted performance-based evaluations on extrication equipment from various manufacturers and have determined that Genesis Rescue Systems Extrication conventional hydraulic tools are the most appropriate to meet the needs of the Department. Equipment Managing Company (EMC) is the sole source vendor for Genesis Rescue Extrication Tools in the area and has quoted a price for the needed equipment in the amount of \$34,895.00. |
| <b>Programs, Departments or Groups Affected</b> | Fire Department  |
| <b>Fiscal Impact:</b>                           | \$34,895.00  |
| <b>Source of Funds:</b>                         | Account Number 02-40-15-56-4200  |
| <b>Workload Impact:</b>                         | The Fire Department will manage the purchase of this equipment as part of its normal operations.   |
| <b>Administrator Recommendation:</b>            | Approved as presented  |
| <b>Second Reading:</b>                          | Not Required   |
| <b>Special Considerations or Requirements:</b>  | None   |

Submitted by: Ralph E. Czerwinski, Village Administrator  
Reviewed by: Teresa Hoffman Liston, Corporation Counsel  
Prepared by: Dan Gallagher, Interim Fire Chief

## **RESOLUTION 21-50**

### **AUTHORIZING THE PURCHASE OF GENESIS EXTRICATION EQUIPMENT THROUGH EQUIPMENT MANAGEMENT COMPANY (EMC)**

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax, purchase, and incur debt; and

WHEREAS, the Fire Department has the responsibility to ensure effective provisions of emergency medical services (EMS) for the Village of Morton Grove; and

WHEREAS, treating and extricating entrapped patients is a task of EMS; and

WHEREAS, the Fire Department's current extrication equipment needs to be replaced as it is over thirty-years old and replacement parts are no longer available; and

WHEREAS, the members of the Fire Department have conducted performance-based evaluations on extrication tools from various manufacturers and have determined that Genesis Rescue Extrication conventional hydraulic tools are the most appropriate to meet the needs of the Department; and

WHEREAS, Equipment Managing Company (EMC) is the sole source vendor for Genesis Rescue Extrication Tools in the area and has quoted a price for the needed equipment in the amount of \$34,895.00; and

WHEREAS, competitive pricing has been researched from the Houston Galveston Area Council (HGAC), a nationwide government procurement service, for this package and the current contract pricing is \$40,625.00, which is \$5,730.00 higher than purchasing directly from Equipment Management Company (EMC); and

WHEREAS, the Village of Morton Grove 2021 Adopted Budget allocates 35,000.00 for extrication equipment in Account #02-40-15-56-4200: and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1. The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Resolution as though fully set forth therein thereby making the findings as hereinabove set forth.

SECTION 2. The Corporate Authorities of the Village of Morton Grove hereby authorize the Village Administrator and/or his designee to execute a purchase order for the purchase of extrication equipment from Equipment Managing Company of Kettering, Ohio pursuant their equipment purchase quote of \$34,895.00.

SECTION 3. This Resolution shall be in full force and effect upon its passage and approval.

Passed this 9<sup>th</sup> day of August 2021

Trustee Gear \_\_\_\_\_

Trustee Khan \_\_\_\_\_

Trustee Minx \_\_\_\_\_

Trustee Travis \_\_\_\_\_

Trustee Thill \_\_\_\_\_

Trustee Witko \_\_\_\_\_

Approved by me this 9<sup>th</sup> day of August 2021

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Daniel P. DiMaria, Village President  
Village of Morton Grove  
Cook County, Illinois

Attested and filed in my office  
this 10<sup>th</sup> day of August 2021

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



## Legislative Summary

### Resolution 21-51

#### **AUTHORIZING A TASK ORDER WITH CIORBA GROUP, INC. FOR CONSTRUCTION ENGINEERING FOR SAWMILL STATION RIGHT-OF-WAY IMPROVEMENTS**

|   |  |
|---|--|
| <b>Introduced:</b>                              | August 9, 2021   |
| <b>Purpose:</b>                                 | To authorize the Village Administrator to execute Task Order #37 with Ciorba Group, Inc. to provide construction engineering associated with Dempster Street improvements at Sawmill Station.  |
| <b>Background:</b>                              | <p>Sawmill Station Shopping Center improvements approved by the Village required certain improvements to Dempster Street, including, but not limited to replacing traffic signals at Dempster Street and Athletic Drive, and realigning an unsignalized intersection with Birch Avenue. The Village issued a permit and needs to inspect these improvements. The engineering needs exceed the expertise and capacity of Engineering Division staff.</p> <p>Resolution 18-08, approved on January 22, 2018, authorized staff to negotiate task order contracts with Ciorba Group, Inc. for professional engineering services. Village staff negotiated the scope of work with Ciorba Group, Inc. to provide construction engineering services for this project.</p> |
| <b>Programs, Departments or Groups Affected</b> | Public Works   |
| <b>Fiscal Impact:</b>                           | \$23,188.00 – actual cost of this expense is to be reimbursed by developer   |
| <b>Source of Funds:</b>                         | 2021 General Fund Account Number 02-00-00-24-1086  |
| <b>Workload Impact:</b>                         | Minimal.   |
| <b>Administrator Recommendation:</b>            | Approval as presented.   |
| <b>Second Reading:</b>                          | Not Required   |
| <b>Special Considerations or Requirements:</b>  | None   |

Submitted by: Ralph E. Czerwinski, Village Administrator  
Reviewed by: Teresa Hoffman Liston, Corporation Counsel  
Reviewed by: Joe Dahm, Director Public Works  
Prepared by: Chris Tomich, Village Engineer

## **RESOLUTION 21-51**

### **AUTHORIZING A TASK ORDER WITH CIORBA GROUP, INC. FOR CONSTRUCTION ENGINEERING FOR SAWMILL STATION RIGHT-OF-WAY IMPROVEMENTS**

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax, purchase, and incur debt; and

WHEREAS, Ordinance 19-03, adopted May 13, 2019, approved and granted a Planned Unit Development to IM Kensington MG, LLC and Urban Street Group, LLC-ACQ for the redevelopment of Sawmill Station at Dempster Street and Waukegan Road; and

WHEREAS, the Planned Unit Development includes certain improvements to Dempster Street, including, but not limited to replacing traffic signals at Dempster Street and Athletic Drive, and realigning an unsignalized intersection with Birch Avenue; and

WHEREAS, the Village has issued a Right-of-Way Permit for this work; and

WHEREAS, the inspections associated with the Right-of-Way Permit exceed the capacity of Engineering Division staff; and

WHEREAS, Resolution 18-08, approved on January 22, 2018, authorized staff to negotiate task order contracts with Ciorba Group, Inc. for professional engineering services; and

WHEREAS, Ciorba Group, Inc. has satisfactorily provided construction engineering for Village projects in the past; and

WHEREAS, Village staff negotiated the scope of work with Ciorba Group, Inc. valued at \$23,188.00 to provide limited construction engineering services for inspections associated with replacing traffic signals at Dempster Street and Athletic Drive, and realigning an unsignalized intersection with Birch Avenue, which is described in more detail in Exhibit "A"; and

WHEREAS, IM Kensington MG, LLC will reimburse the Village for actual costs incurred as part of this task order.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Resolution as though fully set forth therein thereby making the findings as hereinabove set forth.

SECTION 2: The Corporate Authorities hereby authorize the Village Administrator to execute Task Order #37 for Ciorba Group, Inc. to provide construction engineering in the not-to-exceed amount of \$23,188.00.

SECTION 3: This Resolution shall be in full force and effect upon its passage and approval.

PASSED this 9<sup>th</sup> day of August 2021

Trustee Gear \_\_\_\_\_

Trustee Khan \_\_\_\_\_

Trustee Minx \_\_\_\_\_

Trustee Travis \_\_\_\_\_

Trustee Thill \_\_\_\_\_

Trustee Witko \_\_\_\_\_

APPROVED by me this 9<sup>th</sup> day of August 2021

\_\_\_\_\_  
Daniel P. DiMaria, Village President  
Village of Morton Grove  
Cook County, Illinois

APPROVED and FILED in my office this  
10<sup>th</sup> day of August 2021

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

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**Attachment C****TASK ORDER #37**

In accordance with Article 35 of the Consulting Services Contract dated 11/1/2015 ("Contract") between the Village of Morton Grove ("VILLAGE") and Ciorba Group, Inc. ("CONSULTANT"), the CONSULTANT is authorized by the VILLAGE to perform the following task order as follows:

**1 Contracted Services:**

Limited construction engineering services to monitor Sawmill Station contractor's and engineer's work within Dempster Street for conformance with Village permit requirements.

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**2 Time of Performance (attach schedule if appropriate):**

Final acceptance of constructed improvements described in Contracted Services

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**3 CONSULTANT's Compensation:**

Not to exceed \$23,188.00

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All other terms and conditions remain unchanged.

**VILLAGE****CONSULTANT**

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**Signature**

---

**Signature**

---

**Ralph E. Czerwinski**  
**Village Administrator**

---

**Gerald W. Heimsoth**  
**Chief Executive Officer**

---

**Date**

---

**Date**

# EXHIBIT "A"

## **Task Order 37 Scope of Services Sawmill Station Construction Engineering**

Sawmill Station is a private development that will require improvements on Dempster Street (IL 58) between Waukegan Road (IL 43) and Birch Avenue. These improvements include, but are not limited to, adding a new right turn lane, reconstructing an existing right turn lane and installing new traffic signals. Other improvements include realigning an existing unsignalized shopping center entrance with Birch Avenue. The improvements that impact Dempster Street requires that the contractor obtains an IDOT Highway Permit.

Construction Engineering services will consist of monitoring the contractor's work within the Dempster Street right of way for conformance with the IDOT approved plans and specifications and the IDOT permit requirements. These services will be provided on part-time basis and are assumed to be eight weeks in duration at an average of 20 hours on the site per week. No work is anticipated on the weekends.

Documentation will include Daily Reports of the work observed during the site visit, photos of the work, and verification that the traffic control on Dempster Street is installed per the approved plans. Traffic control deficiencies will be documented and will be reported to the contractor and the Village immediately.

Contractor pay requests, prepared by others, will be reviewed to verify the amounts generally conform to the work completed to date.

Coordination will be required with the Village, contractor, IDOT, and the design engineer. As an on-site extension of the Village, Ciorba will maintain close communication with the Village's designated representative by email or telephone.

Ciorba will maintain a punch list of construction items within the Dempster Street right of way that require correction before final acceptance of the project and provide it to the Contractor. The site will be inspected for completion of punch list items and the Contractor will be notified of any incomplete items. After the punch list is completed, site inspections will be conducted by Ciorba with the Village and the Contractor. Any concerns identified at the walk-through will be resolved prior to acceptance of the improvement.

The following work tasks are specifically not included in the Scope of Services:

- Conducting or attending a preconstruction meeting.
- Stakeholder coordination or public involvement.
- Material testing.
- Measuring and documenting completed quantities.
- Preparation of pay estimates and change orders.
- The preparation of record drawings.

# EXHIBIT "A"



## Cost Estimate of Consultant Services (Direct Labor Multiple)

Firm Ciorba Group, Inc  
Client Village of Morton Grove  
  
County Cook  
Project Sawmill Station Construction Engineering

Date 07/29/21

| ITEM                                     | MANHOURS<br>(A) | PAYROLL<br>(B) | DIRECT<br>COSTS<br>(D) | SERVICES<br>BY<br>OTHERS<br>(E) | TOTAL<br>(C+D+E) | % OF<br>GRAND<br>TOTAL |
|--|-----------------|----------------|------------------------|---------------------------------|------------------|------------------------|
| Construction Startup                     | 6               | \$ 636.00      |                        |                                 | \$ 636.00        | 2.74%                  |
| Construction Observation / Documentation | 164             | \$ 17,820.00   | \$ 2,600.00            |                                 | \$ 20,420.00     | 88.06%                 |
| Project Close-out                        | 12              | \$ 1,272.00    |                        |                                 | \$ 1,272.00      | 5.49%                  |
| Project Management & Administration      | 4               | \$ 860.00      |                        |                                 | \$ 860.00        | 3.71%                  |
| <b>TOTALS</b>                            | 186             | \$ 20,588.00   | \$ 2,600.00            |                                 | \$ 23,188.00     | 100.00%                |

**EXHIBIT "A"**  
**STAFF HOURS**  
**Village of Morton Grove**  
**Sawmill Station Construction Engineering**

| Task<br>Sub-Task                                      | Activity  | Grand<br>Total | Principal | Engineering Technician III |
|---|---|----------------|-----------|----------------------------|
|   |   | 186            | 8         | 178                        |
| <b>1. Construction Engineering / Phase III Assis.</b> | <b>Task Total:</b>                                      | <b>182</b>     | <b>4</b>  | <b>178</b>                 |
| 080 <b>Construction Startup</b>                       | <b>Subtotal:</b>  | <b>6</b>       |           | <b>6</b>                   |
|   | Review Plans, Specifications and Contract Documents     | 4              |           | 4                          |
|   | Set Up Project Documentation                            | 2              |           | 2                          |
| 083 <b>Construction Observation / Documentation</b>   | <b>Subtotal:</b>  | <b>164</b>     | <b>4</b>  | <b>160</b>                 |
|   | Resident Technician (8 weeks x 5 days/week x 4 hrs/day) | 164            | 4         | 160                        |
| 084 <b>Project Close-out</b>                          | <b>Subtotal:</b>  | <b>12</b>      |           | <b>12</b>                  |
|   | Coordinate Punch List Completion with Contractor        | 3              |           | 3                          |
|   | Inspect Punch List Items                                | 6              |           | 6                          |
|   | Final Walk Through with Client                          | 3              |           | 3                          |
| <b>2. Project Management &amp; Administration</b>     | <b>Task Total:</b>                                      | <b>4</b>       | <b>4</b>  |                            |
| 100 <b>Project Management &amp; Administration</b>    | <b>Subtotal:</b>  | <b>4</b>       | <b>4</b>  |                            |
|   | Project Management                                      | 4              | 4         |                            |

# EXHIBIT "A"



|                         |                                |             |                 |
|-------------------------|--------------------------------|-------------|-----------------|
| <b>FIRM NAME</b>        | <u>Ciorba Group, Inc.</u>      | <b>DATE</b> | <u>07/29/21</u> |
| <b>PRIME/SUPPLEMENT</b> | <u>Prime</u>                   |             |                 |
| <b>Client</b>           | <u>Village of Morton Grove</u> |             |                 |

**ESCALATION FACTOR**                      **0.00%**

| CLASSIFICATION             | CURRENT RATE | ESCALATED RATE |
|----------------------------|--------------|----------------|
| Principal                  | \$215.00     | \$215.00       |
| Engineering Technician III | \$106.00     | \$106.00       |
|                            |              | \$0.00         |
|                            |              | \$0.00         |
|                            |              | \$0.00         |
|                            |              | \$0.00         |
|                            |              | \$0.00         |



# EXHIBIT "A"

## IN-HOUSE DIRECT COSTS

Village of Morton Grove

Sawmill Station Construction Engineering

PHASE III

### Construction Observation / Documentation

| Description   | Unit | Unit Cost | Quantity | Extended Cost |
|---------------|------|-----------|----------|---------------|
| Vehicle (day) | day  | \$ 65.00  | 40       | \$ 2,600.00   |

Total: \$ 2,600.00

## Legislative Summary

### Resolution 21-52

#### **AUTHORIZING A CONTRACT FOR A POWER SUPPLY AGREEMENT FOR THE PURCHASE OF ELECTRICITY AND OTHER RELATED SERVICES**

|                             |  |
|-----------------------------|--|
| <b>Introduced:</b>          | August 9, 2021   |
| <b>Purpose:</b>             | This Resolution will authorize the Village to continue its electric aggregation program, participate in the <i>Green Community Aggregation Program</i> , and enter into a new contract with a supplier who will supply electricity supply services to eligible customers at the same price charged by Com Ed, and will purchase and retire Renewable Energy Certificates (RECs) sufficient to supply a portion of the Village's electricity from renewable ("green") power.  |
| <b>Background:</b>          | <p>From 2012 to 2017, the Village implemented an opt-out electricity supply aggregation program which allowed the Village to negotiate agreements for electricity at rates lower than those charged by Commonwealth Edison. The program was suspended from 2017 to 2020 because the ComEd rate was the same or lower than bid rate submitted by suppliers. Pursuant to Resolution 20-35, the Village began participating in the <i>Green Community Aggregation Program</i> whereby residents are charged the ComEd rate for electricity but the electrical supply for certain residences will be purchased from suppliers who will also purchase and retire Renewable Energy Certificates (RECs) sufficient to supply a portion of the Village's electricity from renewable ("green") power.</p> <p>This Resolution will authorize the Village to continue participation in the <i>Green Community Aggregation Program</i>, and enter into a new one-year contract with a new supplier. Residents may opt out and leave the program at any time for any reason and will never be charged an early termination fee. Rate payers who have already contracted with another supplier on their own are not included in the program and subject to the terms of the private contract they executed. Residents will continue to be billed by ComEd. The program has zero additional costs to residents or to the Village.</p> |
| <b>Departments Affected</b> | Administration, Public Works   |
| <b>Fiscal Impact:</b>       | The program has zero additional costs to residents or to the Village   |
| <b>Source of Funds:</b>     | N/A  |
| <b>Workload Impact:</b>     | The Village Administrator and his designees will manage the agreement as part of their normal workday.   |
| <b>Admin Recommend:</b>     | Approval as presented.   |
| <b>Second Reading:</b>      | Not Required   |

Submitted by - Ralph E. Czerwinski, Village Administrator

Prepared by - Teresa Hoffman Liston, Corporation Counsel

Reviewed by – Joseph Dahm, Public Works Director

## **RESOLUTION 21-52**

### **AUTHORIZING A CONTRACT FOR A POWER SUPPLY AGREEMENT FOR THE PURCHASE OF ELECTRICITY AND OTHER RELATED SERVICES**

WHEREAS, the Village of Morton Grove (VILLAGE), located in Cook County, Illinois is a home rule unit of government under the provisions of Article 7 of the Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax and incur debt; and

WHEREAS, pursuant to Section 1-92 of the Illinois Power Agency Act ILCS 3855/1-1, et seq., (the “Act”), the Village may operate an Aggregation Program as an opt-out program for residential and small commercial retail customers since a referendum was passed by a majority vote of the residents pursuant to the Act’s requirements; and

WHEREAS, pursuant to Ordinance 12-12, the Village adopted and approved an electric power aggregation plan of operation and governance; and

WHEREAS, the Village subsequently implemented its initial opt-out aggregation program in July 2012 which was subsequently renewed through July 2017 during which time residents collectively saved approximately \$1,800,000; and

WHEREAS, from 2017 to 2020, The Village suspended its electric aggregation program because the ComEd rate was the same or lower than bid rate submitted by suppliers; and

WHEREAS, pursuant to Resolution 20-08, the Village designated the Northern Illinois Municipal Electric Collaborative (NIMEC) as the Village's broker for purposes of obtaining proposals for electricity. The Village has worked with NIMEC since 2012 and has developed a good working relationship with it; and

WHEREAS, pursuant to Resolution 20-35, the Village entered into a one-year contract for a power supply agreement with MC Squared Energy Services, LLC for the purchase of electricity. As part of this Agreement, the Village participated in the *Green Community Aggregation Program*. Under this program, residents who have not opted out of the program will be charged the same rate for electricity as charged by ComEd; however, the electrical supply for certain residences will be purchased from suppliers who will also purchase and retire Renewable Energy Certificates (RECs) sufficient to supply a portion of the Village’s electricity from renewable (“green”) power. Residents may opt out and leave the program at any time for any reason and will never be charged an early termination fee. Ratepayers who have already contracted with another supplier on their own are not included in the program and subject to the terms of the private contract they executed. Residents will

continue to be billed by ComEd. The program has zero additional costs to residents or to the Village; and

WHEREAS, NIMEC has assessed the current market and has confirmed that a fixed rate lower than ComEd's is not available; and

WHEREAS, the Corporate Authorities find it is in the best interest of the Village to resume its electric aggregation program, to continue participation in the *Green Community Aggregation Program*, and to enter into a new contract with a supplier who will supply full-requirements electricity supply services and program implementation services to eligible customers who choose not to opt out of the Program at the same price charged by Com Ed, purchase and retire Renewable Energy Certificates (RECs) sufficient to supply a portion of the Village's electricity from renewable ("green") power., and provide such other compensation and services as set forth in its bid documents and pursuant to the terms of the Act.

NOW, THEREFORE BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Resolution as though fully set forth herein thereby making the findings as hereinabove set forth.

SECTION 2: The Corporate Authorities of the Village are hereby authorized to continue its electrical aggregation program to aggregate residential and small commercial retail electrical loads located within the corporate limits of the Village in accordance with the terms of the Act, and for that purpose may solicit bids and enter into service agreements to facilitate for those loads the sale and purchase of electricity and related services and equipment.

SECTION 3: The Aggregation Program for the Village shall continue to operate as an opt-out program for residential and small commercial retail customers.

SECTION 4: The Corporate Authorities of the Village shall fully inform residential and small commercial retail customers in advance that they have the right to opt-out of the Aggregation Program. The disclosure and information provided to the customers shall comply with the requirements of the Act.

SECTION 5: The Village Administrator may engage NIMEC to evaluate bids from multiple suppliers and consult with the Village Administrator to select the supplier that best meets the Village's needs. NIMEC will also assist with the conversion process and provide assistance to residents with questions.

SECTION 6: The Corporate Authorities hereby grant the Village Administrator and/or his designee the specific authority to execute a contract with a new electrical supplier should he find such supplier's bid and terms consistent with this Resolution and in the best interest of the Village without further action by the Corporate Authorities and with the authority to bind the Village.

SECTION 7: This resolution shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 9<sup>th</sup> day of August 2021

|                |       |
|----------------|-------|
| Trustee Grear  | _____ |
| Trustee Khan   | _____ |
| Trustee Minx   | _____ |
| Trustee Travis | _____ |
| Trustee Thill  | _____ |
| Trustee Witko  | _____ |

APPROVED by me this 9<sup>th</sup> day of August 2021

\_\_\_\_\_  
Daniel P. DiMaria, Village President  
Village of Morton Grove  
Cook County, Illinois

APPROVED and FILED in my office this  
10<sup>th</sup> day of August 2021

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