

Village of Deer Park

Committee of the Whole Minutes

September 19, 2019 – 7:30 p.m.

Deer Park Vehe Barn, 23570 W. Cuba Road, Deer Park, Illinois 60010

Roll Call and Determination of a Quorum

A meeting of the Committee of the Whole of the Village of Deer Park was held on September 19, 2019, at Vehe Barn, 23570 W. Cuba Road, in the Village of Deer Park, in the Counties of Lake and Cook, Illinois. President Sands called the Committee of the Whole meeting to order at 8:20 p.m.

Upon roll call, the following were present: President Sands and Trustees Pietro, Olson, Johnson, Lemme and Rusteberg. Trustee Oakley was absent.

Other Village Officials present included Administrator McAndrews, Treasurer Littwin, Building, Zoning and Development Coordinator Doniec, Village Attorney Cahill and Clerk Kelly.

Approval of Agenda

Motion: Trustee Johnson moved and Trustee Olson seconded to approve agenda

Upon Voice Call:

Ayes: Rusteberg, Olson, Lemme, Pietro and Johnson

(5) Ayes / (0) Nays/ (1) Absent

Motion Carried 5/0

Motion to approve Trustee Oakley to join by phone

Motion: Trustee Pietro moved and Trustee Johnson seconded to approve Trustee Oakley to join by Phone 8:21pm.

Upon Voice Call:

Ayes: Rusteberg, Olson, Lemme, Johnson and Pietro

(5) Ayes / (0) Nays/ (1) Absent

Motion Carried 5/0

Public Comments – Sign-in prior to meeting at podium; 5 minutes time limit per person

None

Village President – Sands

President Sands stated he will hold his comments until later in the meeting.

Committee Updates

1. Discussion of Commercial Development Activities and Options

Lee Brown President of Teska Associates provided the Committee an in depth understanding of Tax Increment Financing (TIF). Lee explained the many mis-understandings, when it can and can't be used, the types and the cycles of TIF district. Lee explained the Village of Deer Park is a bit different since the Village is not collecting property taxes. Discussion of how a TIF would affect the school and library districts. Discussion of TIF redevelopment plans and the typical TIF projects. Discussion after TIF is assembled; how can the fund be used, the terms, repayment processes and who can use the TIF funds. Discussion of other Village TIF districts, challenges and what the Village could learn from other TIF districts. Discussion of eligibility of the Village and investment by the Village. The risk to the Village and the thoughts of the residents to support TIF. Currently the new gas station has a sales tax share, views on that agreement. President Sands stated this was a learning experience and something for the Committee to think about. Austin Vanderstappen a Broker questioned under public comment the Village does not impose property tax? Lee explained how the property would be assessed.

2. Discussion of Cannabis Ordinance

President Sands and Village Attorney provided the Committee the process of the new adult-use cannabis laws. Committee basic question is to opt in or out of the use for an adult-use cannabis local within the Village limits. Discussion of surrounding Villages decisions. President Sands asked the Committee members for a census of to opt in or out. Basic overall is to not allow adult-use cannabis. President Sands asked Attorney Cahill to draft ordinance to opt out.

Village President – Sands

President Sands informed the Committee of the meetings he has attended on behalf of the Village.

Old and/or New Business

Adjourn to Executive Session – if necessary

None

Adjourn

Motion: Trustee Pietro moved and Trustee Johnson seconded to adjourn the meeting at 9:51 p.m.

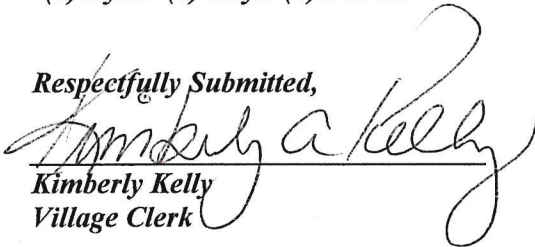
Upon Voice Call:


Ayes: Rusteberg, Olson, Lemme, Johnson, Pietro and Oakley

(6) Ayes / (0) Nays/ (0) Absent

Motion Carried 6/0

Respectfully Submitted,


Kimberly Kelly
Village Clerk


Dale Sands
Village President