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OAK LAWN PATRIOT STATION TIF DISTRICT  
JOINT REVIEW BOARD ANNUAL MEETING

November 10, 2022  
4:15 o'clock p.m.

OAK LAWN VILLAGE HALL AUDITORIUM  
9446 SOUTH RAYMOND AVENUE  
OAK LAWN, ILLINOIS

OAK LAWN PATRIOT STATION TIF DISTRICT  
JOINT REVIEW BOARD ANNUAL MEETING

The Joint Review Board Annual Meeting convened  
at 4:15 o'clock p.m. at the Oak Lawn Village Hall  
Auditorium on the 10th day of November, 2022. Mayor  
Terry Vorderer presiding.

Mayor Vorderer called the meeting to order.

... whereupon, the following were present:

TERRY VORDERER  
Mayor, Village of Oak Lawn;

DOMINICK LANZITO  
Attorney for Village of Oak Lawn;

ADAM METZ  
Finance Director, Village of Oak Lawn;

JERRY DILLON,  
Assistant Village Manager, Village of Oak Lawn;

VERNON ZUMHAGEN  
Controller, Village of Oak Lawn;

PAUL ENDERLE  
Superintendent, Oak Lawn Hometown District 123;

MIKE LOFTIN  
Asst. Superintendent/CSBO, Oak Lawn Hometown Dist. 123;

MICHAEL RIORDAN  
Superintendent/Principal, OLCHS District 229.

TOM HARTWIG  
Executive Director, Oak Lawn Park District.

1           MAYOR VORDERER: This is the Joint Review Board  
2 Meeting, Oak Lawn Patriot Station TIF District, Agenda  
3 Number 2022-07. We are at the Village of Oak Lawn,  
4 9446 South Raymond Avenue, meeting in the Second Floor  
5 Auditorium. It is Thursday, November 10, 2022,  
6 4:15 p.m.

7           I will call this meeting to order. Roll  
8 call, please.

9           MR. METZ: Village of Oak Lawn.

10          MAYOR VORDERER: Present.

11          MR. METZ: District 524. Absent.

12                   District 123.

13          DR. ENDERLE: Here.

14          MR. METZ: District 229.

15          DR. RIORDAN: Here.

16          MR. METZ: Worth Township. Absent.

17                   Oak Lawn Park District.

18          MR. HARTWIG: Here.

19          MR. METZ: Cook County. Absent.

20          MAYOR VORDERER: Thank you. We'll identify any  
21 other Taxing District Representatives in attendance.

22          MR. LOFTIN: Oh, Mike Loftin, Oak Lawn  
23 Hometown 123.

24          MAYOR VORDERER: Thank you. Okay. Make a

1 motion to appoint a public member of the Joint Review  
2 Board, nominee Jerry Dillon, Oak Lawn.

3 MR. HARTWIG: So moved.

4 MAYOR VORDERER: Second?

5 DR. RIORDAN: Second.

6 MAYOR VORDERER: Roll call.

7 MR. METZ: Village of Oak Lawn.

8 MAYOR VORDERER: Yes.

9 MR. METZ: District 123.

10 DR. ENDERLE: Yes.

11 MR. METZ: District 229.

12 DR. RIORDAN: Yes.

13 MR. METZ: Oak Lawn Park District.

14 MR. HARTWIG: Yes.

15 MAYOR VORDERER: Motion passes.

16 Okay. Approval of the meeting minutes  
17 for November 16, 2021.

18  
19 (Brief pause.)

20  
21 DR. RIORDAN: Move to approve the minutes.

22 MAYOR VORDERER: Second?

23 DR. ENDERLE: Second.

24 MAYOR VORDERER: Any corrections? Roll call.

1 MR. METZ: Village of Oak Lawn.

2 MAYOR VORDERER: Yes.

3 MR. METZ: District 123.

4 DR. ENDERLE: Yes.

5 MR. METZ: District 229.

6 DR. RIORDAN: Yes.

7 MR. METZ: Oak Lawn Park District.

8 MR. HARTWIG: Yes.

9 MR. METZ: Public member.

10 MR. DILLON: Yes.

11 MAYOR VORDERER: Motion passes.

12 Okay. A review of the TIF District and  
13 Financial Statement, please, Adam.

14 MR. METZ: This is the Patriot Station TIF.  
15 There are no bonds outstanding. In regards to the  
16 construction, I don't know if 123 took 95th Street down,  
17 but the light is activated. It was activated in the  
18 last month. We have an agreement with Metra and the  
19 State of Illinois to pay off that light.

20 So those are the current expenditures  
21 going through this TIF. The next construction update  
22 will be the vacant property, the former Karas property.  
23 It is green space. It has been demolished. We're  
24 just waiting for the redevelopment to start. And I

1 believe it's --

2 MAYOR VORDERER: They have.

3 MR. METZ: Dunkin' Donuts; correct?

4 MAYOR VORDERER: Yes. They're digging the  
5 foundation as we speak.

6 MR. METZ: Okay. The last item with this, as  
7 you guys are well aware with the school districts, we  
8 have been fighting the AMG tax exemption. That was  
9 approved by Cook County a couple years ago. We did  
10 receive an update today from PJM. It got continued  
11 until February 9, 2022.

12 MR. LANZITO: '23.

13 MR. METZ: '23, yes, 2023. So I have no  
14 further information on that development.

15 MAYOR VORDERER: Okay. Any comments,  
16 questions?

17 DR. RIORDAN: It is still a Dunkin' Donuts  
18 planned for that development?

19 MAYOR VORDERER: Yes. There was a number of  
20 meetings we had because we were very much concerned  
21 about stacking. You know, we had problems with  
22 Starbucks over at 103rd Street causing traffic  
23 congestion, so we kept moving that place on the  
24 property. And we didn't want the typical Dunkin'

1 Donuts. We want something that really, kind of, matched  
2 the architecture.

3 The gentlemen that own it were very, very  
4 cooperative. And actually we delayed them probably for  
5 a good year in the planning stage. But we think we came  
6 up with a good solution, and now they're finally putting  
7 it in.

8 DR. RIORDAN: And with, you know, the  
9 expansion, this is the one that we amended; right?

10 MR. METZ: The properties, yes, the PINS are --

11 DR. RIORDAN: Including the Fifth Third Bank  
12 property and all that going up north. There's a lot of  
13 activity going on there, you know, with the new bank,  
14 smaller branch, and I think the college is moving in,  
15 right, taking over?

16 MAYOR VORDERER: Yes.

17 DR. RIORDAN: Were TIF funds used at all to  
18 assist with that?

19 MR. METZ: No. That's all --

20 DR. RIORDAN: Because I remember we talked a  
21 lot about underground water issues and things like that.

22 MR. METZ: We haven't done anything with the  
23 infrastructure. But the development itself, there have  
24 been no TIF funds.

1           MAYOR VORDERER: Yeah, I think I remember --  
2           you know, this creek runs through there, and they tiled  
3           that creek with some substandard materials back in the  
4           day. And we have had some failures along that creek  
5           thing, particularly on the Hilton property. So  
6           anticipating that in the near future, we may have those  
7           problems. We talked about that.

8           DR. RIORDAN: Yes.

9           MAYOR VORDERER: But I think the college is  
10          moving in. Their plans were to do some retail on the  
11          first floor. We'll see how that works out. And the  
12          current building there that they use for check  
13          processing, I think that's eventually going to get torn  
14          down here in the next year or two.

15          MR. DILLON: That's what I've heard, yeah.

16          MAYOR VORDERER: Yeah, that's what I've heard,  
17          for commercial development. So I think in the end, it's  
18          going to be a plus-plus-plus. Any other questions?

19                    Okay. Hearing none, any public comments?

20                    Hearing none, I'll take a motion for  
21          adjournment.

22          MR. DILLON: I'll make a motion.

23          MAYOR VORDERER: Second?

24          DR. RIORDAN: Second.



1 MAYOR VORDERER: Roll call.  
2 MR. METZ: Village of Oak Lawn.  
3 MAYOR VORDERER: Yes.  
4 MR. METZ: District 123.  
5 DR. ENDERLE: Yes.  
6 MR. METZ: District 229.  
7 DR. RIORDAN: Yes.  
8 MR. METZ: Oak Lawn Park District.  
9 MR. HARTWIG: Yes.  
10 MR. METZ: Public member.  
11 MR. DILLON: Yes.  
12 MAYOR VORDERER: Thanks for coming, everybody.

13  
14 (The meeting was adjourned  
15 at 4:21 o'clock p.m.)  
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1 STATE OF ILLINOIS )  
 ) SS:  
2 COUNTY OF C O O K )

3  
4 CYNTHIA M. STIFTER, being first duly  
5 sworn, on oath says that she is a Certified Shorthand  
6 Reporter, that she reported in shorthand the proceedings  
7 at the said meeting, and that the foregoing is a true  
8 and correct transcript of her shorthand notes so taken  
9 as aforesaid.

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14 Cynthia M. Stifter  
15 Certified Shorthand Reporter  
16 Notary Public  
17 Cook County, Illinois  
18 C.S.R. License No. 084-003054  
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OAK LAWN TRIANGLE TIF DISTRICT  
JOINT REVIEW BOARD ANNUAL MEETING

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November 10, 2022  
4:05 o'clock p.m.

OAK LAWN VILLAGE HALL AUDITORIUM  
9446 SOUTH RAYMOND AVENUE  
OAK LAWN, ILLINOIS

OAK LAWN TRIANGLE TIF DISTRICT  
JOINT REVIEW BOARD ANNUAL MEETING

The Joint Review Board Annual Meeting convened  
at 4:05 o'clock p.m. at the Oak Lawn Village Hall  
Auditorium on the 10th day of November, 2022. Mayor  
Terry Vorderer presiding.

Mayor Vorderer called the meeting to order.

... whereupon, the following were present:

TERRY VORDERER  
Mayor, Village of Oak Lawn;

DOMINICK LANZITO  
Attorney for Village of Oak Lawn;

ADAM METZ  
Finance Director, Village of Oak Lawn;

JERRY DILLON,  
Assistant Village Manager, Village of Oak Lawn;

VERNON ZUMHAGEN  
Controller, Village of Oak Lawn;

PAUL ENDERLE  
Superintendent, Oak Lawn Hometown District 123;

MIKE LOFTIN  
Asst. Superintendent/CSBO, Oak Lawn Hometown Dist. 123;

MICHAEL RIORDAN  
Superintendent/Principal, OLCHS District 229.

TOM HARTWIG  
Executive Director, Oak Lawn Park District.

1           MAYOR VORDERER: Okay. This is the Joint  
2 Review Board Meeting, Oak Lawn Triangle TIF District,  
3 Agenda Number 2022-06, Village of Oak Lawn. We are in  
4 the Village Auditorium at 9446 South Raymond Avenue.  
5 Today is Thursday, November 10, 2022, and it is 4:05  
6 p.m. That's the only change in all these agendas is the  
7 time.

8           Okay. I call this meeting to order.  
9 Roll call, please, of Review Board Members.

10          MR. METZ: Village of Oak Lawn.

11          MAYOR VORDERER: Present.

12          MR. METZ: District 524. Absent.

13                 District 123.

14          DR. ENDERLE: Here.

15          MR. METZ: District 229.

16          DR. RIORDAN: Here.

17          MR. METZ: Worth Township. Absent.

18                 Oak Lawn Park District.

19          MR. HARTWIG: Here.

20          MR. METZ: Cook County. Absent.

21          MAYOR VORDERER: Any other Taxing  
22 Representatives in the audience?

23          MR. LOFTIN: Mike Loftin, Oak Lawn Hometown  
24 123.

1           MAYOR VORDERER: Okay. I'd like to make a  
2 motion to appoint a public member to the Joint Review  
3 Board, nominee Jerry Dillon of Oak Lawn.

4                   A second?

5           DR. RIORDAN: Second.

6           MAYOR VORDERER: Roll call.

7           MR. METZ: Village of Oak Lawn.

8           MAYOR VORDERER: Yes.

9           MR. METZ: District 123.

10          DR. ENDERLE: Yes.

11          MR. METZ: District 229.

12          DR. RIORDAN: Yes.

13          MR. METZ: Oak Lawn Park District.

14          MR. HARTWIG: Yes.

15          MAYOR VORDERER: Okay. Approval of the meeting  
16 minutes of November 16, 2021, please.

17  
18                                   (Brief pause.)

19  
20          MR. DILLON: I'll make a motion to accept the  
21 minutes.

22          MAYOR VORDERER: Second?

23                   I'll make the second. Any additions,  
24 corrections?

1                   Hearing none, roll call, please.

2                   MR. METZ: Village of Oak Lawn.

3                   MAYOR VORDERER: Yes.

4                   MR. METZ: District 123.

5                   DR. ENDERLE: Yes.

6                   MR. METZ: District 229.

7                   DR. RIORDAN: Yes.

8                   MR. METZ: Oak Lawn Park District.

9                   MR. HARTWIG: Yes.

10                  MR. METZ: Public member.

11                  MR. DILLON: Yes.

12                  MAYOR VORDERER: Motion passes. Review of the  
13 TIF District and Financial Statement, please.

14                  MR. METZ: This is the Triangle TIF. This is  
15 the -- I'll remind everyone that this TIF is expired in  
16 regards to its increment. That has gone back onto the  
17 tax rolls. Because of the liabilities associated with  
18 this TIF, we still have to maintain it open with the  
19 State of Illinois, and do all the filings in accordance  
20 with their statutes. That is why we're here today; to  
21 talk about the liabilities in the Triangle TIF.

22                               Series 2009A has 521,802 left in  
23 principal to pay. That is being paid off at  
24 approximately \$53,000 per year, principal and interest.

1 In addition, there is an interfund loan of 1,665,000  
2 that is being paid down through the contiguous TIFs.  
3 And the expectation there is to have it completed by  
4 2027.

5 MAYOR VORDERER: Any questions?

6 Any public comments?

7 Motion to adjourn.

8 MR. DILLON: Motion.

9 MAYOR VORDERER: Second?

10 DR. ENDERLE: Second.

11 MAYOR VORDERER: Roll call.

12 MR. METZ: Village of Oak Lawn.

13 MAYOR VORDERER: Yes.

14 MR. METZ: District 123.

15 DR. ENDERLE: Yes.

16 MR. METZ: District 229.

17 DR. RIORDAN: Yes.

18 MR. METZ: Oak Lawn Park District.

19 MR. HARTWIG: Yes.

20 MR. METZ: Public member.

21 MR. DILLON: Yes.

22  
23 (The meeting was adjourned  
24 at 4:08 o'clock p.m.)



1 STATE OF ILLINOIS )  
2 ) SS:  
3 COUNTY OF C O O K )

4 CYNTHIA M. STIFTER, being first duly  
5 sworn, on oath says that she is a Certified Shorthand  
6 Reporter, that she reported in shorthand the proceedings  
7 at the said meeting, and that the foregoing is a true  
8 and correct transcript of her shorthand notes so taken  
9 as aforesaid.

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15 Certified Shorthand Reporter  
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OAK LAWN CICERO AVENUE TIF DISTRICT  
JOINT REVIEW BOARD ANNUAL MEETING

November 10, 2022  
3:30 o'clock p.m.

OAK LAWN VILLAGE HALL AUDITORIUM  
9446 SOUTH RAYMOND AVENUE  
OAK LAWN, ILLINOIS

OAK LAWN CICERO AVENUE TIF DISTRICT  
JOINT REVIEW BOARD ANNUAL MEETING

The Joint Review Board Annual Meeting convened  
at 3:30 o'clock p.m. at the Oak Lawn Village Hall  
Auditorium on the 10th day of November, 2022. Mayor  
Terry Vorderer presiding.

Mayor Vorderer called the meeting to order.

... whereupon, the following were present:

TERRY VORDERER  
Mayor, Village of Oak Lawn;

DOMINICK LANZITO  
Attorney for Village of Oak Lawn;

ADAM METZ  
Finance Director, Village of Oak Lawn;

JERRY DILLON,  
Assistant Village Manager, Village of Oak Lawn;

VERNON ZUMHAGEN  
Controller, Village of Oak Lawn;

PAUL ENDERLE  
Superintendent, Oak Lawn Hometown District 123;

MIKE LOFTIN  
Asst. Superintendent/CSBO, Oak Lawn Hometown Dist. 123;

MICHAEL RIORDAN  
Superintendent/Principal, OLCHS District 229.

TOM HARTWIG  
Executive Director, Oak Lawn Park District.

1           MAYOR VORDERER: This is the Joint Review Board  
2 Meeting, Oak Lawn Cicero Avenue TIF District, Agenda  
3 Item 2022-03. This is the Village of Oak Lawn. We are  
4 meeting at 9446 South Raymond Avenue, Second Floor  
5 Auditorium. Today is Thursday, November 10, 2022, and  
6 it is 3:30 p.m.

7           I will now call this meeting to order,  
8 please. Roll call of the Review Board members.

9           MR. METZ: Village of Oak Lawn.

10          MAYOR VORDERER: Present.

11          MR. METZ: District 524. Absent.

12                   District 123.

13          DR. ENDERLE: Here.

14          MR. METZ: District 229.

15          DR. RIORDAN: Here.

16          MR. METZ: Worth Township. Absent.

17                   Oak Lawn Park District.

18          MR. HARTWIG: Here.

19          MR. METZ: Cook County. Absent.

20          MAYOR VORDERER: All right. We have a quorum.

21          MR. LANZITO: And just for the record, we have  
22 to have the members, because this is a new transcript of  
23 the meeting, just announce your name.

24          MAYOR VORDERER: Yes, your name isn't in the

1 transcript here.

2 MR. LOFTIN: Oh, my name is Mike Loftin, Oak  
3 Lawn Hometown District 123.

4 MAYOR VORDERER: Okay. I'm going to appoint a  
5 public member of the Joint Review Board. Nominee is  
6 Jerry Dillon, Oak Lawn. Motion, please.

7 MR. HARTWIG: I'll make that motion.

8 DR. RIORDAN: Second.

9 MAYOR VORDERER: Okay. Roll call.

10 MR. METZ: village of Oak Lawn.

11 MAYOR VORDERER: Yes.

12 MR. METZ: District 123.

13 DR. ENDERLE: Yes.

14 MR. METZ: District 229.

15 DR. RIORDAN: Yes.

16 MR. METZ: Oak Lawn Park District.

17 MR. HARTWIG: Yes.

18 MAYOR VORDERER: Motion passes.

19 Okay. Is there any other members of any  
20 other Taxing Districts in the room?

21 Hearing none, we'll move on to the  
22 approval of the meeting minutes of November 16, 2021.  
23 And I'll give everybody a few minutes to review them.

24

1 (Brief pause.)

2

3 MR. DILLON: I'll make a motion to accept.

4 MAYOR VORDERER: Second?

5 DR. ENDERLE: 123.

6 MAYOR VORDERER: We have a second. Any

7 discussion, corrections, or additions?

8 Hearing none, roll call, please.

9 MR. METZ: Village of Oak Lawn.

10 MAYOR VORDERER: Yes.

11 MR. METZ: District 123.

12 DR. ENDERLE: Yes.

13 MR. METZ: District 229.

14 DR. RIORDAN: Yes.

15 MR. METZ: Oak Lawn Park District.

16 MR. HARTWIG: Yes.

17 MR. METZ: Public member.

18 MR. DILLON: Yes.

19 MAYOR VORDERER: Motion passes.

20 All right. A review of TIF District and  
21 its Financial Statements. Adam.

22 MR. METZ: This is the Cicero Avenue TIF. New  
23 this year in the Cicero Avenue TIF is the  
24 intergovernmental agreement with the school districts.

1 At the end of the fiscal year going into 2022, we did an  
2 analysis on the property taxes. I provided the school  
3 districts with that report back in January of 2022.  
4 It's accrual basis, so I was able to get it onto the  
5 Financial Statements for '21.

6 The amount of that surplus --  
7 distribution of surplus was \$60,471. And then I was  
8 able to get from Cook County how that allocation was  
9 disbursed back to each taxing agency. So there is a  
10 report in your packet with that information there.

11 In addition, I just want to point out on  
12 the State report, there are a couple new sections  
13 because of the IGA. So on the second page, there is  
14 about halfway down Distribution of Surplus. You'll see  
15 that number in there this year, 60,471.

16 And then in addition, at the end of the  
17 report where it talks about EAV, it's the page that  
18 looks like this right here (indicating). Everyone got  
19 it? That is also where that 60 thousand goes -- the  
20 surplus distribution goes into.

21 So those are the only two changes to the  
22 Cicero Avenue TIF. I also provided you a summary sheet  
23 with the EAV, and the taxes that were collected. If  
24 you've heard our previous discussion in the previous TIF

1 meetings, Cook County has not released any information  
2 as far as the agency tax rate report. So I don't know  
3 how that amendment of the Patriot Station TIF handled --  
4 went into this. But this goes up to the border of the  
5 Cicero Avenue TIF. So I was just able to disburse the  
6 items that I knew from the revenues that were collected  
7 by the village.

8 MAYOR VORDERER: Any questions?

9 DR. RIORDAN: This is -- Adam, I appreciate  
10 getting this.

11 MR. METZ: No problem.

12 DR. RIORDAN: Is it -- I mean, just rough  
13 estimate, around the same amount we're anticipating this  
14 year; up, down, or just no idea?

15 MR. METZ: Well, it all depends on the second  
16 installment. I mean, we haven't received any money from  
17 that.

18 DR. RIORDAN: Right.

19 MR. METZ: And then in the previous one on that  
20 prelim tax agency report, EAVs are going way down. So  
21 that will -- with the frozen increment, that's going to  
22 reduce my increment that I have in the TIF. So we'll  
23 see what happens in the second installment.

24 DR. RIORDAN: Okay. Thanks.



1           MAYOR VORDERER: Any other questions?

2                   Hearing none, we'll move on to public  
3 comments. Any public comments?

4                   Hearing none, I'll take a motion for  
5 adjournment.

6           MR. DILLON: Motion.

7           MAYOR VORDERER: Second?

8           DR. ENDERLE: Second.

9           MAYOR VORDERER: Roll call.

10          MR. METZ: village of Oak Lawn.

11          MAYOR VORDERER: Yes.

12          MR. METZ: District 123.

13          DR. ENDERLE: Yes.

14          MR. METZ: District 229.

15          DR. RIORDAN: Yes.

16          MR. METZ: Oak Lawn Park District.

17          MR. HARTWIG: Yes.

18          MR. METZ: Public member.

19          MR. DILLON: Yes.

20          MAYOR VORDERER: Okay.

21

22                                   (The meeting was adjourned  
23                                   at 3:36 o'clock p.m.)

24

1 STATE OF ILLINOIS )  
2 ) SS:  
3 COUNTY OF C O O K )

4 CYNTHIA M. STIFTER, being first duly  
5 sworn, on oath says that she is a Certified Shorthand  
6 Reporter, that she reported in shorthand the proceedings  
7 at the said meeting, and that the foregoing is a true  
8 and correct transcript of her shorthand notes so taken  
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OAK LAWN COMMUTER PARKING LOT TIF DISTRICT  
JOINT REVIEW BOARD ANNUAL MEETING

November 10, 2022  
3:45 o'clock p.m.

OAK LAWN VILLAGE HALL AUDITORIUM  
9446 SOUTH RAYMOND AVENUE  
OAK LAWN, ILLINOIS

OAK LAWN COMMUTER PARKING LOT TIF DISTRICT  
JOINT REVIEW BOARD ANNUAL MEETING

The Joint Review Board Annual Meeting convened  
at 3:45 o'clock p.m. at the Oak Lawn Village Hall  
Auditorium on the 10th day of November, 2022. Mayor  
Terry Vorderer presiding.

Mayor Vorderer called the meeting to order.

... whereupon, the following were present:

TERRY VORDERER  
Mayor, Village of Oak Lawn;

DOMINICK LANZITO  
Attorney for Village of Oak Lawn;

ADAM METZ  
Finance Director, Village of Oak Lawn;

JERRY DILLON,  
Assistant Village Manager, Village of Oak Lawn;

VERNON ZUMHAGEN  
Controller, Village of Oak Lawn;

PAUL ENDERLE  
Superintendent, Oak Lawn Hometown District 123;

MIKE LOFTIN  
Asst. Superintendent/CSBO, Oak Lawn Hometown Dist. 123;

MICHAEL RIORDAN  
Superintendent/Principal, OLCHS District 229.

TOM HARTWIG  
Executive Director, Oak Lawn Park District.

1           MAYOR VORDERER: This is the Joint Review Board  
2 Meeting, Oak Lawn Commuter Parking Lot TIF District,  
3 Agenda Number 2022-04. We are in the village of Oak  
4 Lawn, 9446 South Raymond Avenue. We are meeting in the  
5 Second Floor Auditorium. And today is Thursday,  
6 November 10, 2022, and it is 3:45 p.m.

7           I call this meeting to order. Roll call,  
8 please.

9           MR. METZ: Village of Oak Lawn.

10          MAYOR VORDERER: Present.

11          MR. METZ: District 524. Absent.

12                   District 123.

13          DR. ENDERLE: Here.

14          MR. METZ: District 229.

15          DR. RIORDAN: Here.

16          MR. METZ: Worth Township. Absent.

17                   Oak Lawn Park District.

18          MR. HARTWIG: Here.

19          MR. METZ: Cook County. Absent.

20          MAYOR VORDERER: Okay. And any other members  
21 here from the public?

22          MR. LOFTIN: Oh, yeah, Mike Loftin, Oak Lawn  
23 Hometown District 123.

24          MAYOR VORDERER: Okay. We have a quorum.

1                   Okay. A motion to appoint public member  
2 to the Joint Review Board, nominee Jerry Dillon, Oak  
3 Lawn.

4                   Motion, please?

5           MR. HARTWIG: So moved.

6           MAYOR VORDERER: Second?

7           DR. RIORDAN: Second.

8           MAYOR VORDERER: Roll call.

9           MR. METZ: Village of Oak Lawn.

10          MAYOR VORDERER: Yes.

11          MR. METZ: District 123.

12          DR. ENDERLE: Yes.

13          MR. METZ: District 229.

14          DR. RIORDAN: Yes.

15          MR. METZ: Oak Lawn Park District.

16          MR. HARTWIG: Yes.

17          MAYOR VORDERER: Okay. Jerry, congratulations.  
18 You've got a busy job today.

19                   All right. Approval of meeting minutes  
20 for November 16, 2021. Please take a few minutes to  
21 review them.

22  
23   (Brief pause.)  
24

1 MR. DILLON: I'll make a motion to accept the  
2 minutes.

3 MAYOR VORDERER: Second?

4 DR. RIORDAN: Second.

5 MAYOR VORDERER: Any questions? Any additions?  
6 Any subtractions? Roll call, please.

7 MR. METZ: village of Oak Lawn.

8 MAYOR VORDERER: Yes.

9 MR. METZ: District 123.

10 DR. ENDERLE: Yes.

11 MR. METZ: District 229.

12 DR. RIORDAN: Yes.

13 MR. METZ: Oak Lawn Park District.

14 MR. HARTWIG: Yes.

15 MR. METZ: Public member.

16 MR. DILLON: Yes.

17 MAYOR VORDERER: Motion passes. Review of the  
18 TIF District and Financial Statements, please, Adam.

19 MR. METZ: This is the Commuter Parking Lot  
20 TIF. It is in its final years of the TIF life. The  
21 village is currently just paying down the debt service  
22 repayment. There are no new construction projects.  
23 They have all been completed. We are just waiting for  
24 the TIF to complete.

1           MAYOR VORDERER: Any questions? Any public  
2 comments -- oh, yes.

3           MR. LOFTIN: Just a quick question. So the  
4 757,000, you're anticipating it being paid off by the  
5 end date of 2028?

6           MR. METZ: I believe it's going to be paid off  
7 by 2024.

8           MR. LOFTIN: Oh, okay.

9           MAYOR VORDERER: Just around the corner.  
10                    Any other questions? Any public  
11 comments?

12                    Hearing none, I'll take a motion to  
13 adjourn.

14           DR. ENDERLE: So moved.

15           MAYOR VORDERER: Second.

16                    Roll call.

17           MR. METZ: Village of Oak Lawn.

18           MAYOR VORDERER: Yes.

19           MR. METZ: District 123.

20           DR. ENDERLE: Yes.

21           MR. METZ: District 229.

22           DR. RIORDAN: Yes.

23           MR. METZ: Oak Lawn Park District.

24           MR. HARTWIG: Yes.



1 MR. METZ: Public member.

2 MR. DILLON: Yes.

3 MAYOR VORDERER: Thank you.

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5 (The meeting was adjourned  
6 at 3:48 o'clock p.m.)

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1 STATE OF ILLINOIS )  
2 ) SS:  
3 COUNTY OF C O O K )

4 CYNTHIA M. STIFTER, being first duly  
5 sworn, on oath says that she is a Certified Shorthand  
6 Reporter, that she reported in shorthand the proceedings  
7 at the said meeting, and that the foregoing is a true  
8 and correct transcript of her shorthand notes so taken  
9 as aforesaid.

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14 Cynthia M. Stifter  
15 Certified Shorthand Reporter  
16 Notary Public  
17 Cook County, Illinois  
18 C.S.R. License No. 084-003054  
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OAK LAWN TRAIN STATION TIF DISTRICT  
JOINT REVIEW BOARD ANNUAL MEETING

November 10, 2022  
3:55 o'clock p.m.

OAK LAWN VILLAGE HALL AUDITORIUM  
9446 SOUTH RAYMOND AVENUE  
OAK LAWN, ILLINOIS

OAK LAWN TRAIN STATION TIF DISTRICT  
JOINT REVIEW BOARD ANNUAL MEETING

The Joint Review Board Annual Meeting convened  
at 3:55 o'clock p.m. at the Oak Lawn Village Hall  
Auditorium on the 10th day of November, 2022. Mayor  
Terry Vorderer presiding.

Mayor Vorderer called the meeting to order.

... whereupon, the following were present:

TERRY VORDERER  
Mayor, Village of Oak Lawn;

DOMINICK LANZITO  
Attorney for Village of Oak Lawn;

ADAM METZ  
Finance Director, Village of Oak Lawn;

JERRY DILLON,  
Assistant Village Manager, Village of Oak Lawn;

VERNON ZUMHAGEN  
Controller, Village of Oak Lawn;

PAUL ENDERLE  
Superintendent, Oak Lawn Hometown District 123;

MIKE LOFTIN  
Asst. Superintendent/CSBO, Oak Lawn Hometown Dist. 123;

MICHAEL RIORDAN  
Superintendent/Principal, OLCHS District 229.

TOM HARTWIG  
Executive Director, Oak Lawn Park District.

1           MAYOR VORDERER: I'm calling to order the Joint  
2 Review Board Meeting for the Oak Lawn Train Station TIF  
3 District, Agenda Number 2022-05. We are in the Village  
4 of Oak Lawn, 9446 South Raymond Avenue, Second Floor  
5 Auditorium. And today is Thursday, November 10, 2022.  
6 It is 3:55 p.m.

7           I now call this meeting to order. Roll  
8 call of the Joint Review Board Members, please.

9           MR. METZ: Village of Oak Lawn.

10          MAYOR VORDERER: Present.

11          MR. METZ: District 524. Absent.

12                   District 123.

13          DR. ENDERLE: Here.

14          MR. METZ: District 229.

15          DR. RIORDAN: Here.

16          MR. METZ: Worth Township. Absent.

17                   Oak Lawn Park District.

18          MR. HARTWIG: Here.

19          MR. METZ: Cook County. Absent.

20          MAYOR VORDERER: We have a quorum. Yes?

21          MR. LOFTIN: And Mike Loftin, Oak Lawn Hometown  
22 123.

23          MAYOR VORDERER: Okay. I'd like to make a  
24 motion to appoint a public member to the Joint Review

1 Board, nominee Jerry Dillon, Oak Lawn.

2 A second?

3 DR. RIORDAN: Second.

4 MAYOR VORDERER: Second. Roll call.

5 MR. METZ: Village of Oak Lawn.

6 MAYOR VORDERER: Yes.

7 MR. METZ: District 123.

8 DR. ENDERLE: Yes.

9 MR. METZ: District 229.

10 DR. RIORDAN: Yes.

11 MR. METZ: Oak Lawn Park District.

12 MR. HARTWIG: Yes.

13 MAYOR VORDERER: Motion passes.

14 Okay. Approval of the meeting minutes  
15 for November 16, 2021. Take a couple of minutes.

16

17 (Brief pause.)

18

19 MR. METZ: I believe they put the wrong minutes  
20 in here. These are the Triangle TIF minutes. Go to the  
21 Triangle TIF, and just flip those two out for me.

22 MR. LANZITO: They're inverted.

23 DR. RIORDAN: They're swapped.

24 MAYOR VORDERER: Good catch.

1 (Brief pause.)

2

3 MR. DILLON: I'll make a motion to accept.

4 MAYOR VORDERER: Second. Roll call.

5 MR. METZ: Village of Oak Lawn.

6 MAYOR VORDERER: Yes.

7 MR. METZ: District 123.

8 DR. ENDERLE: Yes.

9 MR. METZ: District 229.

10 DR. RIORDAN: Yes.

11 MR. METZ: Oak Lawn Park District.

12 MR. HARTWIG: Yes.

13 MAYOR VORDERER: Motion passes.

14 MR. METZ: And public member.

15 MR. DILLON: Yes.

16 MAYOR VORDERER: A review of the TIF District  
17 Financial Statements.

18 MR. METZ: We are on the Train Station, so I  
19 believe we also have to flip the Triangle and the Train  
20 Station as well for the State report.

21 You should see three asterisks in the  
22 title page that have Train Station. Does everyone have  
23 that?

24 (Brief pause.)

1 MR. METZ: Okay. There are two bonds  
2 outstanding, Series 2009A and Series 2015. Like the  
3 previous TIF, the Series 2015 expires in two years.  
4 Series 2009A goes a little bit further, but the dollar  
5 amounts are, like, around 50,000 principal and interest  
6 every year.

7 So we will have to create an escrow --  
8 this TIF is also in its final years. 2027 is the  
9 expected expiration. So we will have to create an  
10 escrow in this account for that Series 2009A outstanding  
11 principal at 12/31/2027.

12 There is also an interfund liability of  
13 1,495,000 that was used to pay principal and interest on  
14 other TIFs within the contiguous area. That is expected  
15 to be repaid by 2027 as well.

16 There are no other construction  
17 developments within this TIF. They all have been  
18 completed. We are just waiting to pay off the  
19 liabilities.

20 MAYOR VORDERER: Okay. Any questions?

21 Any public comments?

22 I'll move for adjournment.

23 MR. DILLON: Second.

24 MAYOR VORDERER: Roll call.



1 MR. METZ: village of Oak Lawn.

2 MAYOR VORDERER: Yes.

3 MR. METZ: District 123.

4 DR. ENDERLE: Yes.

5 MR. METZ: District 229.

6 DR. RIORDAN: Yes.

7 MR. METZ: Oak Lawn Park District.

8 MR. HARTWIG: Yes.

9 MR. METZ: Public member.

10 MR. DILLON: Yes.

11 MAYOR VORDERER: Motion passes.

12

13 (The meeting was adjourned  
14 at 4:00 o'clock p.m.)

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1 STATE OF ILLINOIS )  
2 ) SS:  
3 COUNTY OF C O O K )

4 CYNTHIA M. STIFTER, being first duly  
5 sworn, on oath says that she is a Certified Shorthand  
6 Reporter, that she reported in shorthand the proceedings  
7 at the said meeting, and that the foregoing is a true  
8 and correct transcript of her shorthand notes so taken  
9 as aforesaid.

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14 Cynthia M. Stifter  
15 Certified Shorthand Reporter  
16 Notary Public  
17 Cook County, Illinois  
18 C.S.R. License No. 084-003054  
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OAK LAWN CICERO GATEWAY TIF DISTRICT  
JOINT REVIEW BOARD ANNUAL MEETING

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November 10, 2022  
3:10 o'clock p.m.

OAK LAWN VILLAGE HALL AUDITORIUM  
9446 SOUTH RAYMOND AVENUE  
OAK LAWN, ILLINOIS

OAK LAWN CICERO GATEWAY TIF DISTRICT  
JOINT REVIEW BOARD ANNUAL MEETING

The Joint Review Board Annual Meeting convened  
at 3:10 o'clock p.m. at the Oak Lawn Village Hall  
Auditorium on the 10th day of November, 2022. Mayor  
Terry Vorderer presiding.

Mayor Vorderer called the meeting to order.

... whereupon, the following were present:

TERRY VORDERER  
Mayor, Village of Oak Lawn;

DOMINICK LANZITO,  
Attorney for Village of Oak Lawn;

ADAM METZ  
Finance Director, Village of Oak Lawn;

JERRY DILLON  
Assistant Village Manager, Village of Oak Lawn;

VERNON ZUMHAGEN  
Controller, Village of Oak Lawn;

STEVE GRESS  
Assistant Superintendent and CSBO,  
Alsip Hazelgreen Oak Lawn School District 126;

ANTHONY CORSI  
Director of Assessment, Community High School Dist. 218;

TOM HARTWIG  
Executive Director, Oak Lawn Park District.

1           MAYOR VORDERER: This is the Joint Review Board  
2 Meeting, Oak Lawn Cicero Gateway TIF District, Agenda  
3 Item 2022-02, Village of Oak Lawn, 9446 South Raymond  
4 Avenue. We are in the Second Floor Auditorium. Today  
5 is Thursday, November 10th, and it is 2022, 3:10 p.m.

6           I am calling this meeting to order. Roll  
7 call, please.

8           MR. METZ: Village of Oak Lawn.

9           MAYOR VORDERER: Present.

10          MR. METZ: District 524. Absent.

11                  District 126.

12          MR. GRESS: Here.

13          MR. METZ: District 218.

14          MR. CORSI: Here.

15          MR. METZ: Worth Township. Absent.

16                  Oak Lawn Park District.

17          MR. HARTWIG: Yes.

18          MR. METZ: Cook County. Absent.

19          MR. LANZITO: Since this is a new meeting,  
20 Mr. Corsi, you'll have to restate your name.

21          MR. CORSI: Not a problem. My name is Anthony  
22 Corsi, C-o-r-s-i.

23          MR. GRESS: Steven Gress, G-r-e-s-s.

24          MAYOR VORDERER: All right. Number 3 is

1 appoint public member to the Joint Review Board, nominee  
2 Jerry Dillon of Oak Lawn. Motion, please.

3 MR. HARTWIG: I'll make a motion.

4 MAYOR VORDERER: Second.

5 Roll call.

6 MR. METZ: Village of Oak Lawn.

7 MAYOR VORDERER: Yes.

8 MR. METZ: District 126.

9 MR. GRESS: Yes.

10 MR. METZ: District 218.

11 MR. CORSI: Yes.

12 MR. METZ: Oak Lawn Park District.

13 MR. HARTWIG: Yes.

14 MR. METZ: Public member.

15 MR. DILLON: Yes. Can I vote for myself?

16 MR. METZ: Oh, I'm sorry. Public member is  
17 appointed.

18 MAYOR VORDERER: Okay, good. Identify other  
19 Taxing District Representatives in Attendance.

20 DR. ENDERLE: Paul Enderle, District 123.

21 MAYOR VORDERER: Okay. Thank you.

22 MR. LOFTIN: Mike Loftin, Oak Lawn 123.

23 MAYOR VORDERER: Okay. A review of the TIF  
24 District and Financial Statement --

1 MR. LANZITO: Approval of minutes first.

2 MAYOR VORDERER: Oh, yeah, right. I'm sorry.

3 Approval of the meeting minutes of November 16, 2021. I  
4 guess I'll give you guys a few minutes to take a look at  
5 that.

6

7 (Brief pause.)

8

9 MAYOR VORDERER: All right. I'll entertain a  
10 motion.

11 MR. LANZITO: We have a motion.

12 MR. DILLON: I have a motion.

13 MAYOR VORDERER: Oh, okay. And second.

14 MR. LANZITO: And you seconded it.

15 MAYOR VORDERER: Any discussion, addition, or  
16 corrections?

17 Roll call, please.

18 MR. METZ: Village of Oak Lawn.

19 MAYOR VORDERER: Yes.

20 MR. METZ: District 126.

21 MR. GRESS: Yes.

22 MR. METZ: District 218.

23 MR. CORSI: Yes.

24 MR. METZ: Oak Lawn Park District.

1 MR. HARTWIG: Yes.

2 MR. METZ: Public member.

3 MR. DILLON: Yes.

4 MAYOR VORDERER: Okay. Review of TIF District  
5 and Financial Statements.

6 MR. METZ: Thanks, Mayor. This Cicero Gateway  
7 TIF, there's two documents again, the summary overview  
8 and the State Comptroller's Annual Report that was filed  
9 in October of 2012.

10 Just going through the bonds outstanding,  
11 this TIF has a couple bonds outstanding. Series 2017A,  
12 2017B have been interest-only since '17. In 2022 will  
13 be the first year that we're paying principal on the  
14 17A. That was planned as 2018 Promissory Note was the  
15 focus to be paid off. That was a developer note to  
16 finish the Phase 2A and 2B construction -- or pad-ready  
17 for T.J. Maxx, HomeGoods, Barrel Club, the gas station,  
18 and then the empty pad. That 2018 Promissory Note, like  
19 I said, has been paid off.

20 We also had the 2020 Automotion Loan in  
21 the amount of 1,750,000. Subsequent to year-end, that  
22 amount has been paid off as well. That was done with an  
23 interfund loan between the Village's General Fund and  
24 the TIF District. So next year you will see a large



1 due-to on the books.

2 Finally, as far as construction and  
3 development in this phase, Phase 2A has been completed.  
4 T.J. Maxx and HomeGoods are on the tax rolls and are  
5 paying sales taxes to the village. The gas station has  
6 been online for a while. The empty pad, we did -- the  
7 village did make an exchange with Hamilton, the  
8 developer. We did a property switch, and this was done  
9 in 2022 as well, so you will not see it in the '21  
10 reports.

11 Our revenue sharing was flipped between  
12 80/20 and 20/80, and -- in order for us to get a hundred  
13 percent of the ownership of the empty pad. With that  
14 empty pad, we were able to then bring in Paisans  
15 Pizzeria. Their signage is currently up on the site,  
16 and they are going to start construction hopefully soon.

17 MAYOR VORDERER: They are.

18 MR. DILLON: Yes, they are.

19 MR. METZ: Okay. With the expectation by late  
20 summer, early fall '23, they'll have their grand  
21 opening. And then that will complete all the projects  
22 in Cicero Gateway. And the remaining TIF life will be  
23 paying off debt.

24 MR. GRESS: 80/20, can you expand on that?

1 what are we talking about there?

2 MR. METZ: So Hamilton we had a revenue share  
3 on the rental, and the rentals had been going to the  
4 TIF. So the village was receiving 80 percent of the  
5 rent, and Hamilton was receiving 20 percent.

6 MAYOR VORDERER: That's just on the gas  
7 station.

8 MR. DILLON: Yeah, the gas station.

9 MR. METZ: Well, previously.

10 MR. DILLON: Yes, yes.

11 MR. METZ: And then it flipped. And it's not  
12 exactly 20/80, but it's pretty close. The village is  
13 now receiving 20 percent, and Hamilton is receiving 80  
14 percent of the gas station. And then we received a  
15 hundred percent ownership of the empty pad in order to  
16 develop it for Pisans.

17 MR. GRESS: And Hamilton is still developing  
18 the empty pad, or the village is taking that on?

19 MR. METZ: The village is taking it on.

20 MR. GRESS: Okay.

21 MAYOR VORDERER: I think Hamilton is out of  
22 that; aren't they?

23 MR. DILLON: Yes.

24 MR. METZ: The only thing we have with them is

1 the rental income of the gas station.

2 MAYOR VORDERER: Right, right.

3 MR. DILLON: Well, the empty pad now is -- we  
4 don't own it. We sold it to Paisans; correct?

5 MR. METZ: Right, that was the developer  
6 incentive.

7 MR. DILLON: Yes, the developer incentive,  
8 yeah.

9 MR. METZ: That they will see in 2022.

10 MR. DILLON: Yes.

11 MAYOR VORDERER: Any other questions?

12 MR. GRESS: Yeah. Just looking at the  
13 financials, I guess I'm -- it looks like the TIF lost  
14 money this year, is that right, 462,000?

15 MR. METZ: Yes, 462,526. They brought in  
16 property taxes of 2,153,000. Principal and interest was  
17 approximately 1.5 million. There is General Fund  
18 expenditures of 314, which are explained on Page -- in  
19 the TIF Report.

20 So Klein Thorpe was 61,000. Lavoie was  
21 77,000. That's due in the wetlands assessment. We did  
22 pay property taxes. We received the -- some of the  
23 properties weren't tax exempt. So when we did the sale  
24 for the MEPT -- to MEPT, we had to get current with Cook

1 County. We had filed for exemption, and we're looking  
2 to get that money back from Cook County. So we're  
3 working on that. And then the rest is principal and  
4 interest.

5 MR. GRESS: So, I mean, long-term over the  
6 next -- like, if this -- this TIF is going to be  
7 completed in the next couple of years; right?

8 MR. METZ: Long-term you'll have Paisans coming  
9 on. Their property taxes will be coming on as well  
10 probably in three years after they develop. But, yeah,  
11 the property taxes should be enough to cover the  
12 principal and interest.

13 MR. GRESS: And produce some additional dollars  
14 so that this gets closed out early, or what's the  
15 long-term plan?

16 MR. METZ: It probably won't be closed out  
17 early.

18 MR. GRESS: We're going to go all the way to  
19 2038?

20 MR. DILLON: I think that's when the TIF ends,  
21 yes.

22 MR. METZ: Yes.

23 MR. GRESS: Because we've got an  
24 intergovernmental agreement on this one that there's not

1 going to be any contiguous transfers or anything; right?

2 MR. METZ: There was no contiguous transfer.  
3 Between 111th and Cicero and Cicero Gateway, you can do  
4 contiguous transfers.

5 MR. GRESS: Correct.

6 MR. METZ: But there's no other TIF Districts  
7 contiguous to this TIF District.

8 MR. GRESS: But at the time we signed that  
9 agreement, I thought the understanding was that there  
10 was a potential that this would get closed out early.  
11 So something has changed?

12 MR. METZ: No. There's a potential it will be  
13 closed out early, but we're, what, 16 years away from  
14 2038? You have to pay off the debt before we close it  
15 out early.

16 MR. GRESS: Yeah, I guess just with one  
17 property left, I'm surprised to see that the TIF isn't  
18 at least at closer to break-even.

19 MR. METZ: Yeah, I mean, this is the first year  
20 T.J. Maxx and HomeGoods have been on the tax rolls.

21 MR. GRESS: Okay.

22 MR. METZ: So, you know, with COVID and the  
23 pandemic, you know, we're waiting for the County to give  
24 us the Tax Agency Report for this year. I don't have

1 any of those numbers until they release it.

2 MR. GRESS: So the expectation is, then, that  
3 this -- that the EAV is going to go up pretty  
4 significantly and start to generate some more dollars?  
5 Is that it?

6 MR. METZ: Well, with -- did you recently get  
7 your Tax Agency Report?

8 MR. GRESS: Yeah, Thursday at 8:30.

9 MR. METZ: Yeah. So I don't know if you took a  
10 look at that. The EAVs have gone down significantly.

11 MR. GRESS: Yeah, I know.

12 MR. METZ: So I can't -- without getting the  
13 final documents from Cook County --

14 MR. GRESS: But, like, this isn't part of my  
15 EAV. It's all the village now.

16 MR. METZ: Yeah, it's on the TIF District.  
17 But, yeah, I mean, we'll have to see what happens with  
18 that. And, you know, last year with the Triangle  
19 reassessment in 2020, a lot of the EAV went to  
20 non-commercial -- or non-residential buildings. So  
21 we'll see what happens this year when the Tax Agency  
22 Report comes out.

23 MR. GRESS: Okay.

24 MAYOR VORDERER: Any other questions?

1 All right. A motion to adjourn.

2 MR. LANZITO: Any public comments.

3 MAYOR VORDERER: I thought we just did those.

4 Any public comments?

5 Hearing none, I'll take a motion for  
6 adjournment.

7 MR. DILLON: Motion.

8 MAYOR VORDERER: Second.

9 MR. METZ: Oak Lawn.

10 MAYOR VORDERER: Yes.

11 MR. METZ: District 126.

12 MR. GRESS: Yes.

13 MR. METZ: District 218.

14 MR. CORSI: Yes.

15 MR. METZ: Oak Lawn Park District.

16 MR. HARTWIG: Yes.

17 MR. METZ: Public member.

18 MR. DILLON: Yes.

19 MAYOR VORDERER: Thank you.

20

21 (The meeting was adjourned

22 at 3:21 o'clock p.m.)

23

24

1 STATE OF ILLINOIS )  
2 ) SS:  
3 COUNTY OF C O O K )

4 CYNTHIA M. STIFTER, being first duly  
5 sworn, on oath says that she is a Certified Shorthand  
6 Reporter, that she reported in shorthand the proceedings  
7 at the said meeting, and that the foregoing is a true  
8 and correct transcript of her shorthand notes so taken  
9 as aforesaid.

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12  
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14 Cynthia M. Stifter  
15 Certified Shorthand Reporter  
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OAK LAWN 111TH AND CICERO TIF DISTRICT  
JOINT REVIEW BOARD ANNUAL MEETING

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November 10, 2022  
3:04 o'clock p.m.

OAK LAWN VILLAGE HALL AUDITORIUM  
9446 SOUTH RAYMOND AVENUE  
OAK LAWN, ILLINOIS

OAK LAWN 111TH AND CICERO TIF DISTRICT  
JOINT REVIEW BOARD ANNUAL MEETING

The Joint Review Board Annual Meeting convened  
at 3:04 o'clock p.m. at the Oak Lawn Village Hall  
Auditorium on the 10th day of November, 2022. Mayor  
Terry Vorderer presiding.

Mayor Vorderer called the meeting to order.

... whereupon, the following were present:

TERRY VORDERER  
Mayor, Village of Oak Lawn;

DOMINICK LANZITO,  
Attorney for Village of Oak Lawn;

ADAM METZ  
Finance Director, Village of Oak Lawn;

JERRY DILLON  
Assistant Village Manager, Village of Oak Lawn;

VERNON ZUMHAGEN  
Controller, Village of Oak Lawn;

STEVE GRESS  
Assistant Superintendent and CSBO,  
Alsip Hazelgreen Oak Lawn School District 126;

ANTHONY CORSI  
Director of Assessment, Community High School Dist. 218;

TOM HARTWIG  
Executive Director, Oak Lawn Park District.

1           MAYOR VORDERER: This is the Joint Review Board  
2 Meeting, Oak Lawn 111th and Cicero TIF District, Agenda  
3 Item 2022-01, Village of Oak Lawn. We are at 9446 South  
4 Raymond Avenue, Second Floor Auditorium. And today is  
5 Thursday, November 10, 2022, and it is 3:04 p.m.

6           Calling this meeting to order. Roll call  
7 of Joint Review Board Members.

8           MR. METZ: Village of Oak Lawn.

9           MAYOR VORDERER: Present.

10          MR. METZ: That would be Terry Vorderer.

11                  District 524. Absent.

12                  District 126.

13          MR. GRESS: Here.

14          MR. METZ: That's Steve Gress.

15                  District 218.

16          MR. CORSI: Here.

17          MR. METZ: What was your name again?

18          MR. CORSI: Anthony Corsi.

19          MR. METZ: How do you spell your last name?

20          MR. CORSI: Last name is spelled C-o-r-s-i.

21          MR. METZ: Thank you.

22                  Worth Township. Absent.

23                  Oak Lawn Park District.

24          MR. HARTWIG: Here.

1 MR. METZ: Tom Hartwig; correct?

2 MR. HARTWIG: Yes.

3 MR. METZ: And Cook County. Absent.

4 Mayor, we have a quorum.

5 MAYOR VORDERER: We have a quorum. Okay.

6 we'll move on to Number 3. This is appointment of a  
7 public member of the Joint Review Board, nominee Jerry  
8 Dillon of Oak Lawn. A motion, please?

9 MR. HARTWIG: I'll make the motion.

10 MAYOR VORDERER: Second?

11 MR. GRESS: I'll second.

12 MAYOR VORDERER: Roll call.

13 MR. METZ: Village of Oak Lawn.

14 MAYOR VORDERER: Yes.

15 MR. METZ: District 126.

16 MR. GRESS: Yes.

17 MR. METZ: District 218.

18 MR. CORSI: Yes.

19 MR. METZ: Oak Lawn Park District.

20 MR. HARTWIG: Yes.

21 MR. METZ: Motion passes.

22 MAYOR VORDERER: Congratulations, sir.

23 MR. DILLON: Thank you.

24 MAYOR VORDERER: Okay. At this point we

1 identify any other Taxing District Representatives in  
2 the audience. We do have the 123 Superintendent here in  
3 the audience.

4 MR. METZ: Dr. Enderle.

5 MAYOR VORDERER: Yes.

6 DR. ENDERLE: Paul Enderle and Mike Loftin.

7 MAYOR VORDERER: And Mike Loftin.

8 Okay. Approval of the meeting minutes  
9 for November 16, 2021, subject to corrections. A  
10 motion, please?

11 MR. METZ: Mayor, this is the first time  
12 they're taking a look at it.

13 MAYOR VORDERER: Oh, okay. All right.

14 MR. METZ: So we can give them a couple  
15 minutes.

16 MAYOR VORDERER: Okay. I didn't realize that.

17 MR. DILLON: Sorry. As a public nominee, I can  
18 do a motion and also second; right?

19 MR. METZ: Yes.

20 MR. DILLON: Okay. I just want to make sure.

21 MR. METZ: You're part of the Board now.  
22 You're part of the five.

23 MR. DILLON: Five. Okay. Fair.

24 MAYOR VORDERER: I think, though, in order to

1 vote on this, they had to be present at the time; right?

2 MR. LANZITO: No, you don't have to.

3 MAYOR VORDERER: No? Okay.

4 Please take a few minutes to review the  
5 minutes.

6 MR. HARTWIG: So if I wasn't there, I can vote  
7 on this?

8 MR. LANZITO: Yes. All you're voting on is  
9 that the minutes were accurately reported. You're not  
10 voting the substance. If there's a change or a  
11 discussion, that has to come from a member.

12 MR. DILLON: I'll make a motion. I've read  
13 through it.

14 MAYOR VORDERER: Second.

15 MR. METZ: All right. Village of Oak Lawn --

16 MR. LANZITO: Well, wait. Is there any  
17 discussion or changes that anyone sees?

18 MAYOR VORDERER: Well, we need a second.

19 MR. LANZITO: He has a second.

20 MAYOR VORDERER: Oh, okay. I'm not used to  
21 seconds.

22 Any discussion? Hearing none, we'll have  
23 a vote, please. Roll call.

24 MR. METZ: Village of Oak Lawn.

1 MAYOR VORDERER: Yes.

2 MR. METZ: District 126.

3 MR. GRESS: Yes.

4 MR. METZ: District 218.

5 MR. CORSI: Yes.

6 MR. METZ: Oak Lawn Park District.

7 MR. HARTWIG: Yes.

8 MR. METZ: Public member.

9 MR. DILLON: Yes.

10 MAYOR VORDERER: Okay.

11 MR. METZ: Motion passes.

12 MAYOR VORDERER: Motion passes. A review of  
13 the TIF District and Financial Statement.

14 MR. METZ: All right, Mayor. I'll take this  
15 over, Mayor.

16 MAYOR VORDERER: Thank you.

17 MR. METZ: So I included two documents in  
18 everyone's packet today. One is a one-page summary of  
19 the TIF, and then the other one is the State Compliance  
20 Report that we filed back in early October.

21 111th and Cicero TIF has a little bit of  
22 activity going on. This is the two properties that are  
23 in the far southwest corner of the TIF District. They  
24 would be the Park Lawn property and the former

1 Automotion Sales and Administrative Offices.

2 In the previous year, we noted that the  
3 Village purchased the Automotion property. The Park  
4 Lawn property in 2021 was not purchased, but we have  
5 subsequently purchased the Park Lawn property. So we  
6 are down to one property in that southwest quadrant to  
7 purchase, and then we will be going ahead with Phase 3.

8 Phase 3 does not have any -- like,  
9 there's no developers or anything associated with it.  
10 We're just trying to get the property accumulated right  
11 now, so we could get it for development.

12 Is there any questions on the EAV or any  
13 of the incremental property taxes as noted?

14 MAYOR VORDERER: I have a question. Which  
15 property are we trying to acquire, the tile store?

16 MR. METZ: A & D Tile. But that is in Cicero  
17 Gateway TIF.

18 MAYOR VORDERER: Okay. Any other questions?

19 MR. GRESS: Is there a plan for the development  
20 there, or do you just want to acquire the property  
21 before you start to plan for it?

22 MR. METZ: There is some background planning,  
23 developing going on right now, but nothing has been  
24 released or formalized.



1           MAYOR VORDERER: Yes, preliminary discussion  
2 stages, research work on it, but nothing concrete at  
3 this point.

4           MR. GRESS: Okay.

5           MR. METZ: We are still working on the  
6 wetlands. We've hired Chris Lavoie to -- and we're  
7 working with the Park District on remediating the flood  
8 plain zone, and that will help us with redevelopment.

9           MR. GRESS: Okay.

10          MAYOR VORDERER: Okay. We don't need a motion  
11 or a vote on this?

12          MR. LANZITO: No, this is just review.

13          MAYOR VORDERER: All right. Public comments.  
14 Any public comments?

15                   Hearing none, I'll entertain a motion for  
16 adjournment.

17          MR. DILLON: Motion.

18          MAYOR VORDERER: Second? I'll second.

19          MR. METZ: Village of Oak Lawn.

20          MAYOR VORDERER: Yes.

21          MR. METZ: District 126.

22          MR. GRESS: Yes.

23          MR. METZ: District 218.

24          MR. CORSI: Yes.

1 MR. METZ: Oak Lawn Park District.

2 MR. HARTWIG: Yes.

3 MR. METZ: Public member.

4 MR. DILLON: Yes.

5 MAYOR VORDERER: Thank you all.

6

7 (The meeting was adjourned

8 at 3:09 o'clock p.m.)

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1 STATE OF ILLINOIS )  
2 ) SS:  
3 COUNTY OF C O O K )

4 CYNTHIA M. STIFTER, being first duly  
5 sworn, on oath says that she is a Certified Shorthand  
6 Reporter, that she reported in shorthand the proceedings  
7 at the said meeting, and that the foregoing is a true  
8 and correct transcript of her shorthand notes so taken  
9 as aforesaid.

10  
11  
12  
13  
14 Cynthia M. Stifter  
15 Certified Shorthand Reporter  
16 Notary Public  
17 Cook County, Illinois  
18 C.S.R. License No. 084-003054  
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