

CALL TO ORDER

President Miller calls to order the Village of East Dundee Regular Board Meeting at 6:00 p.m.

ROLL CALL:

Trustees Lynam, Selep, Wood, Hall and President Miller. Trustee Gorman was absent.

Also in attendance Village Administrator Bob Skurla, Deputy Village Administrator Jennifer Johnsen, Finance Director Zaida Torres, Chief of Police Terry Mee, Public Works Director Jim Kelly, Village Engineer Joe Heinz, Village Attorney Kathleen Field Orr, Economic Development Director Doug Bergren and Village Clerk Katherine Holt.

PLEDGE OF ALLEGIANCE: Recited

PUBLIC COMMENT (Agenda Items only): None

CONSENT AGENDA-CONSIDERATION OF AN "OMNIBUS VOTE":

Illinois Municipalities may adopt by a single roll call vote of the Village Board and Village President, a group of assorted ordinances, resolution, motions and orders by an "Omnibus Vote". The "Omnibus Vote" shall be taken following the unanimous consent by the President and Board as to the items to be included. Any Trustee or the President may request that any item not be included in that vote.

- A. Motion to approve the Regular Village Board Meeting Minutes Dated February 20, 2017
- B. Release Closed Session Minutes
- C. Approval of a Resolution of the Village of East Dundee, Illinois, Cook and Kane Counties, Approving a Preliminary Engineering and Construction Guidance Agreement for Christina Drive and Higgins Road Improvements
- D. Approval of an Ordinance of the Village of East Dundee, Illinois, Cook and Kane Counties, Approving the First Amendment to the Village of East Dundee Employment Agreement for the Village Administrator
- E. Approval of a Special Ordinance Authorizing the Ceding of Private Activity Bonding Authority to the Upper Illinois River Valley Development Authority

President Miller requested that item D be pulled.

Motion to approve Consent Agenda items A, B, C and E by Lynam/Wood.
Motion carries by unanimous vote.

Motion to Table Consent Agenda item D by Lynam/Wood.
Motion carries by unanimous vote.

OLD BUSINESS: None

NEW BUSINESS:

- A. Swearing in of Appointed Village Trustee Kathleen Mahony to Serve the Remainder of Trustee Allen Skillicorn's Term

Motion to Appoint Kathleen Mahony as Village Trustee by Lynam/Wood.

Roll: Ayes – 4 – Trustees Lynam, Wood, Hall and President Miller. Nays – 1 – Trustee Selep. Absent – 1 – Trustee Gorman. Motion carries.

Clerk Holt swears in Kathleen Mahony.

B. St. Pat's Community Service Award Presented by Eileen McNamee

Eileen McNamee awarded the "Best in Community" awards. Third place was awarded to the Fox River Valley Librarians, second place was to the DC Chargers and first place to the Argonauts.

C. Approval of an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois Approving the Rezoning to the M1-Limited Manufacturing District of the Property Located at 620 Dundee Avenue.

Motion to approve an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois Approving the Rezoning to the M1-Limited Manufacturing District of the Property Located at 620 Dundee Avenue by Lynam/Selep.

Discussion:

Ryan Trottier, Vice President of Real Estate for Plote Companies, said the goal is to take the existing 115,000 square foot building and reface the elevation, demise it into spaces for industrial tenants and do retro fit work to the building. The plans also include adding a 30,000 square foot addition onto the north side of the building and constructing two new 28,000 square foot buildings. He said the proposal will add jobs, increase the real estate tax base and add more businesses to the Village. He showed renderings to the Commission of what the architecture of each building would look like.

Conor Mullady, Managing Director with Jones Lang LaSalle, stated that he represents the owners of the Walmart property, Dundee Partners. He said around September 2016, he began a marketing campaign and discussions with Village staff to determine the best uses for the property. He said the marketing efforts were unable to attract any serious retail anchor tenants. Trustee Lynam asked who responded. Mullady replied that the limited response he received was from short term lease users and seasonal tenants. Lynam asked what the current vacancy rate is at the Rock Road Business Park. Adam Neisendorf responded that it is 97 occupied. Trustee Lynam said that losing Walmart is a loss of \$850,000 in sales tax and he does not feel this proposed project will produce close to this amount.

Aron Gruen gave a presentation of the current trends impacting community development and what makes for success in retail development. He provided an explanation as to why the retail market is weak at this location which included the importance for retailers to be located next to other retailers and not at freestanding locations. He described the benefits of replacing vacant retail with light industrial and commercial uses. He advised that the proposed project will create approximately 217 new jobs.

Adam Neisendorf, Property Manager for Plote Properties, explained that his job is to ensure that the Rock Road Industrial Park stays occupied with businesses. That business park has a diverse and broad tenant mix which includes professional offices, financial planners and engineers, a fitness center, warehousing and manufacturing uses and a kitchen and bath retailer. He said that not everyone that occupies the proposed new business park will be industrial or manufacturing. He said there will be mixed business types. He said that there is an extreme demand for light industrial space and he has been turning tenants away due to lack of space available.

Kurt Kresmery advised that he built most of the buildings in the Rock Road Business Park. He said the proposed development is similar to his development in Elgin at the former Kmart property. He said it has been a very successful business park and has been 100 percent occupied with minor exceptions for twenty

years. He said the Elgin Business Park also has a variety of tenants and uses. He advised that a lot of money will be spent on the proposed project, between \$12-15 million.

David Plote said this property is a great fit for his project and knows it will be as successful as his Rock Road Business Park. He said he is not requesting any financial incentive from the Village. He said that he knows that the architecture along the route 25 and 72 frontage is important to East Dundee and has very architecturally designed plans for this.

Trustee Lynam said he believes more effort should be put into attracting big-box retailers. He added that this project does not fit with the Corporate Plan or Dundee Crossings Plan. He would like more time for the Village to look for a replacement retailer.

Motion to table this item for further discussion at a Committee of the Whole Meeting by Lynam/Wood.
Roll: Ayes – 3 – Trustees Lynam, Wood and Mahony. Nays – 3 – Trustees Selep, Hall and President Miller. Absent – 1 – Trustee Gorman. Motion fails.

The original motion stands for approval.

Roll: Ayes – 4 – Trustees Selep, Wood, Hall and Mahony. Nays – 1 – Trustee Lynam. Absent – 1 – Trustee Gorman. Motion does not carry.

D. Approval of an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois, Providing for a Feasibility Study and Report with Respect to the Designation of a Certain Area as a Redevelopment Project Area (Penny Ave TIF)

Motion to approve an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois, Providing for a Feasibility Study and Report with Respect to the Designation of a Certain Area as a Redevelopment Project Area (Penny Ave TIF) by Lynam/Wood.

Roll: Ayes – 4 – Trustees Lynam, Selep, Wood and Mahony. Nays – 1 – Trustee Hall. Absent – 1 – Trustee Gorman. Motion carries.

E. Approval of a Resolution of the Village of East Dundee, Cook and Kane Counties, Illinois, to Award a Contract to Provide Roofing Services at Summit Square to Visions Construction & Roofing, LLC

Motion to approve a Resolution of the Village of East Dundee, Cook and Kane Counties, Illinois, to Award a Contract to Provide Roofing Services at Summit Square to Visions Construction & Roofing, LLC by Lynam/Wood.

Discussion:

Jim Kelly advised that he has received various bids over the past couple of years and said it is time to move forward at this time to replace the roof. He explained that two of the three current bidders were the same from two years ago. He said one of these bidders has doubled its quote. He recommended going with the lowest bidder. He said there is a 20 year guarantee on the product. Administrator Skurla advised that the money for this is in the capital budget.

Roll: Ayes – 4 – Trustees Lynam, Selep, Wood, Hall and Mahony. Nays – 0. Absent – 1 – Trustee Gorman. Motion carries.

G. 2FY2018 Budget Discussion

Skurla advised that staff continues to work on a revised budget and plans to distribute that at the Committee of the Whole meeting next Monday. He asked the Board to advise of any questions they have prior to next Monday so that they could be addressed.

FINANCIAL REPORTS:

A. Warrants List #1 \$194,515.32

The warrants list was noted to the Board.

Reports: VILLAGE TRUSTEES

Gorman: None

Lynam: Thanked everyone involved in the St. Pat's Day parade and events for their efforts.

Selep: Thanked everyone involved in the clean up of the St. Pat's Day parade and events. He said the fireworks were incredible.

Wood: None

Hall: None

Mahony: Said she is happy to be on the Board again. She said she enjoyed last week's St. Pat's Day festivities.

Reports: VILLAGE ADMINISTRATOR and STAFF

Village President: None

Village Administrator: Skurla reported that things are moving along positively with the EDP grant for Christina Drive. It is estimated that the Village will receive \$700,000. If the Village gets full funding for the project, its share may be \$1.1 million.

Skurla also reported that Prairie Materials is going to start reclaiming their property on the Cook County side off of Healy Road on May 1. The Village will be working closely with them during this process. Lastly, Skurla advised that there were four proposals received for the caboose concession stand. He said staff will review the proposals and he invited Board members as well. Wood and Mahony expressed interest in joining the review process.

Village Attorney: None

Village Engineer: Heinz reported that ComEd is still waiting on an agreement and deposit from the Village to move forward with burying the secondary downtown power lines near 311 Barrington.

Police Chief: Mee reported that last weekend's events were well attended.

Public Works Director/Building Official: Kelly reported that he will meet with engineering to go out for bid on the 311 Barrington Avenue parking lot.

Finance Director: None

Special Events Manager: None

Promotion & Marketing Manager: None

Economic Development Consultant: Bergren reported that there has been interest in the Summit School Gymnasium. Interested parties have plans for a reception hall and for an escape room.

PUBLIC COMMENT (Items not on the Agenda): None

EXECUTIVE SESSION: Yes

Regular Village Board Meeting
Village of East Dundee
Kane County, Illinois
March 20, 2017

Motion to adjourn the Regular Village Board Meeting at 7:14 p.m. to Executive Session for 2 (C) (5)
Acquisition of Property Lynam/Wood.
Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Hall, Mahony and President Miller. Nays – 0. Absent –
1 – Trustee Gorman. Motion carries.

Respectfully submitted,

Katherine Holt

Attest: *Katherine Holt*
Village Clerk, Katherine Holt

By: *Lael Miller*
Village President, Lael Miller