

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, Skillicorn, Selep, Gorman, Wood, Hall and President Miller.

Also in attendance Village Administrator Bob Skurla, Deputy Village Administrator Jennifer Johnsen, Village Attorney Kathleen Field Orr, Village Engineer Joe Heinz, Director of Public Works Jim Kelly, Finance Director Zaida Torres, 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": NONE

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.

OLD BUSINESS: None

Motion to move New Business Item C to the first order of business by Skillicorn/Wood.

Roll: Ayes – 7 – Trustees Gorman, Skillicorn, Lynam, Selep, Wood, Hall and President Miller. Nays – 0. Absent – 0. Motion carries.

NEW BUSINESS:

C. Presentation by Bruce Ohlerking of Concept for Market Rate Apartments on Summit School and Plote Property on Route 72

Administrator Skurla introduced Mr. Ohlerking, part owner of the Milk Pail Restaurant since 1985, and stated that he has asked if the Village would be interested in a market rate rental apartment project on a property that is partially owned by the Village and partially by Plote Development. He said that currently the property is zoned as B-3 district and would need to be rezoned to an R-4 or R-5 district.

Mr. Ohlerking stated that the rental concept target market is for baby boomers that are retiring and empty nesters but will not be restricted to a specific age group. He said there are plans for two product lines with one being a six flat with units having two large bedrooms and two bathrooms totaling 1,333 square feet. These units would also include a large patio and a two car garage tandem. He said the other building would be a two story, 12 flat with garage tandem parking. These units will have three bedrooms and two bathrooms and some may include a penthouse on a third story. He explained that the build-to-suit apartment buildings would operate under a homeowner's association with rent costing between \$1,075 and \$1,750 per month depending on size and parking options.

Trustee Gorman said his only concern is if there is enough room for a common gathering area. Mr. Ohlerking replied that the Village owns the adjacent property which could be adapted and designed for this. Trustees Lynam and Skillicorn voiced concerns over the project's density while Trustees Hall, Wood and Selep voiced their favor of the project. Mr. Oehlerking said details of the proposal have yet to be finalized. The majority of the Board is in favor of the project moving forward.

A. Presentation of Turkish Trade Center

Emin Tuluca advised that he is working with the Turkish government on a project that aims to improve trade and business relations between the two countries. He said that a group of investors is considering acquiring land in the village to create a Turkish Trade Center. He said he wants a location that is as close as possible to O'Hare Airport and therefore, the group is interested in redeveloping the former Wal-Mart property as well as adjacent land belonging to Plote Construction, Inc.

Eray Utucu, Tuluca's associate, said the project will help Turkish companies expand their businesses to the United States. He said that since November 2012, he has brought 420 Turkish companies to the U.S. He advised that a temporary Turkish Trade Center has already been established in a rented space in Elk Grove Village and when the five-year lease is up, those companies would move to the permanent site. He said the trade center would include new industrial buildings with warehouses, office space, employee training opportunities and showrooms. The group would also likely retrofit the Wal-Mart building to their needs and would include a hotel, restaurants, a bank, retail shops and other commercial space. He explained that the project is fully funded and that they just need help with acquiring the land and whatever incentives possible to get it. He said this is the first Turkish Trade Center in the world and their intention is to bring their U.S. headquarters here which would create approximately 100 jobs for local people.

Trustee Gorman asked what the reason was for the Turkish Government to fund this project. Mr. Utucu replied that it is for exportation to the United States. Trustee Gorman then asked Mr. Utucu what he is asking for regarding land. Mr. Utucu responded that he is trying to get a budget plan together. Mr. Tuluca added that it could also involve something such as working out numbers for site prep work or floating a bond as well as the Board's input on how to put it all together.

The Board was excited about the concept and President Miller instructed Mr. Utucu and Mr. Tuluca to continue working with Village Staff.

B. Gas Cards for Cars Incentive Program

Trustee Gorman said he would like more numbers brought to the table through research data to help determine if the gas card was an incentive for the vehicle purchase. He requested that a process be put into place in which the buyer could be queried on questions such as whether their purchase was influenced by the incentive program or if they were unaware of the program but will take advantage of it. It was agreed that staff would add these questions to the automobile purchaser sheet that the dealership fills out when distributing the gas cards.

Motion to move Public Comment up to the next order of business by Skillicorn/Wood.
Motion passed by unanimous vote.

PUBLIC COMMENT (Items not on the Agenda):

Howard Schock, East Dundee Resident

Mr. Schock advised that a few weeks ago, he received a letter from American Towman Magazine, a publication dedicated to towing companies around the world that helps with challenges and opportunities. The letter was to inform him that he has been nominated by Chief Mee to receive the Order of Towman, a great honor in the towing industry. He said he also received a letter of appreciation from Rutland-Dundee Township Fire Protection District.

Eileen McNamee, East Dundee St. Patrick's Day Parade Organizer

Ms. McNamee advised that the parade will be on March 11, 2017 and fireworks will be on March 17, 2017. She asked that anyone who would like to volunteer email her at dundeestpats@gmail.com.

FINANCIAL REPORTS:

- A. Warrants List #1 \$282,063.30
- B. Warrants List #2 \$17,697.08
- C. Warrants List #3 \$181,060.09

The warrants lists were noted to the Board

Reports: VILLAGE TRUSTEES

Gorman: None

Lynam: None

Selep: Reported that his neighbor that used the residential façade grant program is disappointed with the process of reimbursement. Doug Bergren replied that he is working on payments now and will have a report at the next meeting.

Wood: None

Skillicorn: None

Hall: Commended the Public Works Water Division for a fantastic job fixing a water main break which had them working 26 hours straight. Jim Kelly added that the fire hydrant was found to be defective and it blew. He said there were five breaks, two in the parkway and three in homes.

Reports: VILLAGE ADMINISTRATOR and STAFF

Village President: None

Village Administrator: None

Village Attorney: None

Village Engineer: None

Police Chief: N/A

Public Works Director/Building Official: Kelly advised that the hydrant flushing was completed last week. He said residents may still see some residue for a time.

Finance Director: None

Promotion & Marketing Manager: N/A

Special Events Manager: N/A


Economic Development Consultant: None

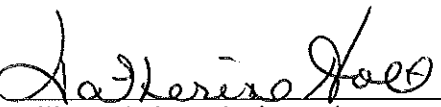
EXECUTIVE SESSION: No

Motion to adjourn the Regular Village Board Meeting at 7:11 p.m. by Skillicorn/Gorman. Motion carries by unanimous vote.

Respectfully submitted,

Katherine Holt

By: 
Village President, Lael Miller

Attest: 
Village Clerk, Katherine Holt