

Resolution No. 12-15

**A RESOLUTION OF THE VILLAGE OF EAST DUNDEE,
COOK AND KANE COUNTIES, ILLINOIS, TO INDUCE THE REDEVELOPMENT OF
CERTAIN PROPERTY WITHIN A TAX INCREMENT FINANCING REDEVELOPMENT
PROJECT AREA
(501-505 Dundee Avenue)**

WHEREAS, the Village of East Dundee, Cook and Kane Counties, Illinois (the “Village”) is a home rule municipality pursuant to Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and,

WHEREAS, the President and Board of Trustees (the “Corporate Authorities”) of the Village, on September 18, 2006, pursuant to Ordinance Nos. 06-40, 06-41 and 06-42, approved a Redevelopment Project Plan and Eligibility Report for an area designated as the Route 72 and Route 25 Tax Increment Redevelopment Project Area (the “Project Area”), and adopted tax increment financing for the payment and financing of redevelopment project costs incurred within the Project Area, pursuant to the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1 *et seq.*, (the “TIF Act”); and,

WHEREAS, East Dundee Properties, LLC, an Illinois limited liability company (the “Developer”), is the owner of certain property located within the Project Area, commonly known as 501-505 Dundee Avenue, East Dundee, Illinois 60118, and identified by permanent index number 03-23-479-007 (the “Subject Property”); and,

WHEREAS, the Village has been informed by the Developer, that the Developer intends to prepare and build-out the interior of one unit in the building located on the Subject Property to accommodate a new tenant and to make improvements to the exterior building façade and grounds (the “Project”); and,

WHEREAS, the Developer has also informed the Village that the ability to undertake the Project on the Subject Property shall require financial assistance from the Village for certain

costs that would be incurred in connection with the redevelopment of the Subject Property, which costs would constitute “*Redevelopment Project Costs*” as such term is defined in the TIF Act; and,

WHEREAS, the Developer would like to incur certain costs in connection with the redevelopment of the Subject Property prior to the approval of an ordinance authorizing the execution of a redevelopment agreement pertaining to the Subject Property with the Village; wherein reimbursement for such costs may be considered between the parties subject to certain terms and conditions; and,

WHEREAS, the Developer desires such costs related to the Project be able to qualify as redevelopment project costs that can be reimbursed to the extent such costs constitute “*Redevelopment Project Costs*” as such term is defined in the TIF Act; and,

WHEREAS, this Resolution is intended to allow the Developer to incur certain costs relating to the redevelopment of the Subject Property that may be considered “*Redevelopment Project Costs*,” as such term is defined in the TIF Act, prior to approval of any ordinance authorizing the execution of a redevelopment agreement pertaining to the Subject Property with the Village, subject to the conditions set forth in Section 3 of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of East Dundee, Cook and Kane Counties, Illinois, as follows:

Section 1. That the above recitals are incorporated herein and made a part hereof.

Section 2. That the Corporate Authorities may consider expenditures in connection with the redevelopment of the Subject Property incurred prior to the approval and execution of a redevelopment agreement with the Developer to be expenditures that are eligible for reimbursement through the TIF Act, provided that such costs constitute “redevelopment project

costs" as defined by the TIF Act, and that the redevelopment of the Subject Property is consistent with the redevelopment project and plan for the overall Project Area.

Section 3. That all undertakings of the Village set forth in this Resolution are specifically contingent upon the Village approving the execution of a redevelopment agreement with the Developer, which provides for the redevelopment of the Subject Property in accordance with all applicable Village ordinances.

Section 4. That any financial assistance rendered to the Developer by the Village shall be contingent upon the authority, restrictions, terms and conditions imposed by the TIF Act.

Section 5. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the President and the Village Board of Trustees of the Village of East Dundee, Illinois, this 20th day of January, 2015.

AYES: Trustees Lynam, Skillicorn and Selep

NAYS: Ø

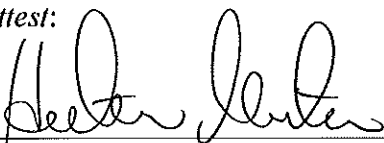
ABSENT: Trustees Ruffulo, Wood and Gorman

APPROVED:



Village President

Attest:



Village Clerk

East Dundee Properties, LLC

1632 Walters Ave.
Northbrook, IL 60062

January 7, 2015

Honorable Village Board Members
Village of East Dundee, Illinois
c/o Mr. Doug Bergren
120 Barrington Ave.
East Dundee, IL 60118

Re: TIF Incentive, 501 Dundee Ave.

Dear Honorable Village Board Members:

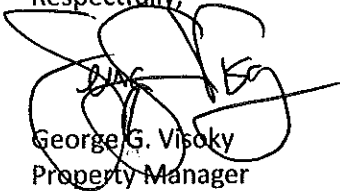
I recently met with your Economic Development Director, Mr. Doug Bergren to discuss the possibility of applying for TIF assistance for needed improvements to our building located at 501 Dundee Ave. The past several years have been challenging for business located throughout East Dundee and especially hard hit have been the owners and tenants located here in the River Valley Shopping Plaza. The exit of the Dominic's grocery has had a detrimental impact on all of the other remaining businesses in the plaza. The carless expanses of asphalt coupled with the dark storefronts presents a struggling image to the thousands of cars that pass by the center each day. Los Cocos Restaurant is the last of three original tenants that remains in our building, which was built in 1991. We lost Pizza Hut in 2010 with the Subway Sandwich Shop exiting in 2013. The Franchisee of the former Subway Sandwich Shop was encouraged by Subway Corporate to move his operation just up the road on Rt. 25 to Carpentersville. A conversation with a Subway representative revealed that they did not feel that the presence of one of their stores in a darkened plaza no longer presented an image that they desired. As owners we have been diligent in keeping the costs down that are passed along to our tenants along with heavy rent concessions in an attempt to keep them viable, even with these efforts we still could not retain those two original tenants. It is our wish to again have all three units occupied with the hopes of bringing some vibrancy back to not only our building, but also to the Plaza.

We have two goals in mind that we feel would help to bring much needed occupancy and stability back to the center; however both will require some assistance. The first phase is to prepare and build-out the interior of our last vacant unit to accommodate a new tenant. We met with Mr. Kelly, of your Building Department, who has inspected the unit prior to this request for assistance. The build-out necessary to accommodate a new tenant will require upgrades to the electrical, lighting, alarm and the plumbing systems. The walls and ceilings will require both repair and replacement of drywall and tiles followed by the preparation for and repainting throughout the unit. The flooring is in need of repair along with the installation of carpeting. Carpentry work will require the fabrication and installation of patrician walls and permanent counter spaces. A video surveillance system is planned that will have the capacity to also be able to monitor the premises as there has been recent vandalism to the building. Having this highly visible corner unit occupied will help to present a much needed first impression to traffic as it travels Rt. 25. Given the challenges and difficulties of the past few years it is our hope that we would be able

perform this work with help from the Tax Increment Financing Incentives that the Village is offering, this aid would enable us to once again have full occupancy which would be of benefit to our existing tenants and the rest of the center.

The next phase planned is to begin improvements to the exterior building façade and grounds within the year. Several other incentives both municipal and private should enable us to accomplish those improvements. We are looking to the future with the hopes of once again having a center that has been rejuvenated and an asset to the community. It is with your help from the TIF financial incentives program that we hope to accomplish this first phase of our goal. Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "G. Visoky", is written over a circular stamp or seal. The signature is fluid and cursive.

George G. Visoky
Property Manager
for East Dundee Properties, LLC

Building location:
501-505 Dundee Ave.
East Dundee, IL 60118