

Resolution No. 20-14

**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 AND A COMMERCIAL BUSINESS DISTRICT**

WHEREAS, the Village of East Dundee 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 of East Dundee, Cook and Kane Counties, Illinois (the "*Village*"), on September 16, 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 25 and Route 72 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, pursuant to the Business District Development and Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.3-1 *et seq.*, as from time to time amended (the "*BDD Act*") the Corporate Authorities are empowered to undertake the development and redevelopment of business districts within its municipal limits which are in need of revitalization if such business districts are deemed to be "blighted," as defined in the BDD Act; and,

WHEREAS, pursuant to the BDD Act, on September 28, 2009, the Corporate Authorities, after public hearings, passed Ordinance No. 09-30 designating the Route 25 and Route 72 Business District (the "*BD District*") which was amended by Ordinance No. 11-19 on April 11, 2011, to include that certain commercial district as described therein and imposed a retailers occupation tax and service occupation tax in the amount of one-half of one percent

(1/2%) on all commercial operations within the boundaries of this commercial district to pay costs incurred in connection with the planning, execution and implementation of the Route 25 and Route 72 Development Plan as amended on April 11, 2011 (the "*BD Plan*"); and,

WHEREAS, the Village has been informed by Naim Kattoum of Carpentersville, Illinois (the "*Developer*"), that he intends to acquire and develop certain property commonly known as 525 East Main Street for Village friendly retail businesses (the "*Project*") which property is located within the Project Area and the BD District, as amended ("*Subject Property*"); and,

WHEREAS, the Developer has also informed the Village that the ability to undertake the Project on the Subject Property may require financial assistance from the Village for certain improvements that would be incurred in connection with the acquisition and development, which costs would constitute "*Redevelopment Project Costs*" as such term is defined in the TIF Act and which costs would be in furtherance of the implementation of the BD Plan, as amended, for the BDD District, as amended; and,

WHEREAS, the Developer would like to incur certain costs in connection with the acquisition and development prior to the approval of an ordinance authorizing the execution of a redevelopment agreement pertaining to the Subject Property with the Village; wherein reimbursement of 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 qualify for consideration 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 or such costs are in furtherance of the BD Plan, as amended; 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 or costs in furtherance of the implementation of the BD Plan, as amended, 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 Village Board may consider expenditures in connection with the acquisition and development of the Subject Property or costs in furtherance of the BD Plan, as amended, 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 or the BDD Act, provided that such costs constitute “redevelopment project costs” as defined by the TIF Act or the BDD Act; and, that the development of the Project is consistent with the redevelopment project and plan for the overall Project Area and BD District, as amended.

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 development of the Project 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 and the BDD 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 7th day of July, 2014.

AYES: Trustees Gorman, Lynam, Skillicorn, Selep and Wood

NAYS: Ø

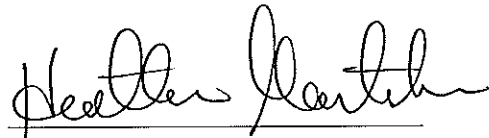
ABSENT: Trustee Ruffalo

APPROVED:



Lael Miller, Village President

Attest:



Heather Maieritsch, Village Clerk

Naim Kattoum
Yaser Kattoum
2502 E Westwood Ct.
Carpentersville, Il 60110
224-242-0770

June 23, 2014

Robert Skurla
Village of East Dundee
120 Barrington Ave
East Dundee, Il 60118

Dear Mr. Skurla,

I am in the process of purchasing commercial land located at 525 E. Main in East Dundee. The offer has been accepted contingent on preliminary approval from the Village of East Dundee for the proposed development.

I am currently a business owner with over 30 years experience and several successful businesses. I have been a resident in Carpentersville for 12 years, and am married with five children, all who attended school in this area. I truly plan to continue to live here and hope to enhance my community with this project.

My plan for the development of the land is as follows:

Upon the approval of the Village, in granting the appropriate permits and licenses, my plan is to develop the property in two phases.

Phase one will be constructed on the Eastern part of the property on two of the three existing parcels. The entire 1.38 acre parcel consists of three pin numbers and can be developed accordingly in two phases. Attached please find photos of what we imagine to be similar to what we propose to construct. In this phase we plan to open a convenient store which will sell food items, sundries, liquor, etc.

This convenient store will employ 10-15 employees on a full or part time basis creating new jobs while providing retail shopping center for residents of The Village of East Dundee.

The convenience store will be approximately 2,500 square feet. The total building of the first phase will be approximately 6,000 square feet. The adjacent businesses will be available for rent, paving the way for one or two new businesses. We will strive for Village friendly business, such as bakeries, phone stores, hair salons, restaurant or other retail businesses.

Phase two consists of a possible fast-food/drive through facility and retail stores. The second building will also be approximately 6000 square feet. I plan to have this leased prior to construction, or do a build to suit for a regional or national retailer.

The total master plan of the complete development will employ approximately 50-60 full/part time employees and should generate both sales tax and additional real estate tax revenue for the Village.

I am financially qualified and am currently working on the financing package with the bank.

I am requesting assistance from the Village of East Dundee through the TIF district. I am seeking reimbursement from the Village of East Dundee for 30% of the total construction cost of the project to be paid back over five years. I am also seeking tax relief through the TIF in the form of 100% reimbursement of real estate taxes on the parcel designated for phase two. This request is for the earlier of either completion of construction or three years.

I look forward to hearing from you. Please feel free to contact me with any questions or concerns that you may have.

Best Regards,



Naim Kattoum



This is a retail center development on Route 47 in Huntley being built in phases as it is leased. There are about three similar buildings. This is the style of architecture we wish to build.