

CALL TO ORDER:

Attorney Kathy Orr called to order the Village of East Dundee Public Hearing meeting at 5:00 p.m.

Also in attendance: Village Administrator Bob Skurla, Deputy Village Administrator Heather Maieritsch, Village Planner Scott Harrington of Vandewalle and Associates, and Economic Development Consultant Doug Bergren.

PUBLIC PARTICIPATION:

Robert Abboud- 112 Algonquin Road, Barrington Hills

Mr. Abboud, Mayor of Barrington Hills, stated that Barrington Hills would be happy to assist Village with topographic and sightlines to ensure developer can get proper layout.

Keith Hinz- 300 Cleveland Avenue

Mr. Hinz of Community Unit School District 300 was present to hear about the TIF plan and project.

OLD BUSINESS: None

NEW BUSINESS:

A. Cook County Redevelopment Project Area

Village Attorney Kathy Orr stated that the Cook County TIF in East Dundee will be considered on August 13, 2012 at the Village Board meeting. The area must be TIF eligible and Vandewalle and Associates have created an eligibility study to prove that the area being considered qualifies for the creation of a TIF. The TIF area consists of four Cook county parcels and fourteen Kane county parcels, of which, only three are developed and the remainder are vacant. Under TIF statute, there are thirteen criteria of blight, five of which must be met for an area to be TIF eligible. In the Vandewalle study, the area was found to meet six of the thirteen blight factors. The eligibility study also contains a budget on how funds will be allocated for future potential projects. The current EAV for the proposed TIF area is about 2.6 million and once built, considering the current zoning of commercial and manufacturing the EAV is projected to be around 18 million at the end of the TIF.

Village Administrator, Robert Skurla stated that there is currently the possibility that Insurance Auto Auctions, may be able to located within this TIF district. Insurance Auto Auctions would consist of a 10,000 square foot building and parking lot for the auction of reclaimed vehicles. A buffer would be required and the surface of the parking lot would be dust free.

Terri Holt- 523 Pondgate Drive, Barrington Hills

Ms. Holt stated that there have been lighting issues from surrounding residents in the past from the existing industrial park and wanted to know if that would be addressed, as well as, expressed concerns about the management of ground water protection due to the semi permeability of the area and the IAA use at this site.

Village Administrator, Robert Skurla stated that the auto facility complies with the current zoning and buffering will exists to act as a barrier. Additionally, Mr. Skurla does not believe the groundwater contamination will be a concern.

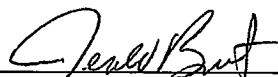
Motion to adjourn the Public Hearing Meeting by Lynam/Miller at 6:25pm.

Roll: Ayes – 6 – Trustees Gorman, Lynam, Miller, VanOstenbridge, Skillicorn and President Bartels.
Nays – 0. Absent – 1 – Trustee Ruffulo. Motion carries, meeting adjourns.

Respectfully Submitted,

Heather Maieritsch

By:



Village President Jerald Bartels

Attest:



Deputy Village Clerk Heather Maieritsch