

CALL TO ORDER:

President Miller calls to order the Village of East Dundee Committee of the Whole meeting at 6:00 p.m.

ROLL CALL:

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

Also in attendance: Village Administrator Bob Skurla, Chief of Police Terry Mee, Deputy Village Administrator/Village Clerk Heather Maieritsch and Deputy Village Clerk/Administrative Asst. Katherine Holt.

PUBLIC COMMENT (Agenda items only): None

OLD BUSINESS:

A. Fast & Easy Convenience Store – 207 Barrington Avenue

Village Administrator Bob Skurla reported that there is interest in converting the building located at 207 Barrington Avenue into a convenience store. He provided a rendering from the proposed convenience store operator of what the front of the building would look like. If the Board is in agreement to move forward with converting the building for this type of use, he will have an inducement resolution drafted for the next meeting and continue negotiations on the terms and conditions. Tom Roeser, owner of the property, is requesting a 30% recapture of the \$479,000 proposed investment over a five year period. Jerry Skowronski, contractor for Mr. Roeser, said that Mr. Azmi wants to open up a convenience store that would sell groceries, sandwiches, packaged liquor and party supplies. Mr. Azmi said his hours of operation will be from 6am to 10pm. Bob Skurla advised that if the Board gives approval to move forward, Mr. Azmi would need to appear before the Historic Commission for a certificate of appropriateness. Trustee Gorman said that most agreements done previously were based on “pay as you go” where 50% of the TIF increment is provided and the other 50% is used for redevelopment. He feels that anyone who wishes to put a significant investment into a property would recover based on the 50% increment “pay as you go” scenario. He said he does not see that as the case in this current request, which in turn sets a wrong expectation on how TIF agreements are being created. Mr. Skurla said he has had discussions with Mr. Roeser on tax projections and what this project would produce. The increase in property tax increment is expected to be approximately \$8,000 a year and the sales tax is expected to be in the range of \$15,000-20,000 a year. The amount Mr. Roeser is requesting back is about a six to seven year break even if only property and sales tax is figured in. There will not be a break even strictly from TIF revenue. Mr. Skurla feels it is important to rehabilitate this downtown building and open up a new business that is providing a service to the immediate population. Mr. Roeser is requesting parking on 3rd Street which would be over the creek and would result in the involvement of the Army Corps of Engineers since this is out of the Village’s jurisdiction. Trustee Gorman suggested that Mr. Azmi look over the Grocery Study report done for East Dundee. By selling the top 100 items on the study’s list, the business would prove viable for East Dundee and would be profitable. Consensus is to move forward with additional discussions of the project as Mr. Skurla meets with Mr. Roeser to revise the proposal. He will also provide the Grocery Study report to Mr. Azmi.

B. Ordinance of the Village of East Dundee, Illinois Amending the Definition of the Offense of Sale of Drug Paraphernalia and Adding Exemptions from the Drug Paraphernalia Control Act into the Village’s Drug Paraphernalia Regulations

Police Chief Mee said the Village has updated this local ordinance to conform to state law. The local ordinance now allows for the sale of certain products.

OTHER BUSINESS: None

Motion to adjourn the Committee of the Whole Meeting at 6:27 pm by Skillicorn/Wood.

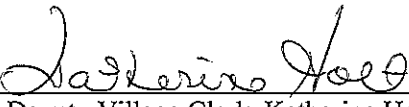
Roll: Ayes – 6 – Trustees Gorman, Lynam, Selep, Skillicorn, Wood and President Miller. Nays – 0.

Absent – 1 – Trustee Ruffulo. Motion carries, meeting adjourns.

Respectfully Submitted,

Katherine Holt

By: 
Village President, Lael Miller

Attest: 
Deputy Village Clerk, Katherine Holt