

EXECUTIVE SESSION

February 24, 2014

Reason for Executive Session: Land Acquisition

Motion by Abernathy, seconded by Kim to convene an Executive Session on February 24, 2014 at 1000 North Midlothian Road, Mundelein to discuss land acquisition pursuant to 5 ILCS 120, Section 2(C)(5). Upon roll call vote, the vote was as follows: Abernathy, Kim, Meier and Voss; nays: none; absent and not voting: Semple and Sullivan. Motion carried.

Mayor Lentz called the Executive Session to order at 7:42PM.

Call to Order

Clerk Timmerman took the roll. It indicated these members present: Trustees Abernathy, Kim, Meier and Voss. Village attendance: Assistant Village Administrator Flynn, Director of Finance Haywood, Director of Public Works & Engineering Boeche and Attorney Marino. Also in attendance was Attorney Larry LaLuzerne.

Attendance

Attorney LaLuzerne reported that a meeting with District 75 on February 12, 2014 resolved any outstanding issues. The District 75 School Board is meeting tonight and plans to approve the agreement. Mr. LaLuzerne also stated that Village Administrator Lobaito spoke with State Representative Carol Sente about her concerns regarding District 75 being included in the Quick Take legislation. Representative Sente also expressed a desire to include as few personal properties as possible. Mayor Lentz stated that staff is working diligently to meet her requests. Mayor Lentz also stressed that the village will do everything possible to minimize the impact of the project on District 75 students and parents.

Land Acquisition –
Hawley Street

Attorney LaLuzerne further noted that it is the village’s intent to maintain existing zoning building lines and setbacks on District 75.

Attorney LaLuzerne then addressed the acquisition of other properties. Thus far, 16 property owners have accepted their offers. Attorney LaLuzerne outlined the procedure for the issuance and acceptance of checks, as well as the signing and transfer of deeds and required papers. Those property owners who pick up their check and sign over their deeds will not be included in the legislation.

Attorney LaLuzerne noted that these 16 properties together with the parcels owned by District 75 constitute almost half of the total number. He also stated that staff will continue to follow up with the remaining property owners.

Trustee Voss inquired about the status of the Flowerama store. Attorney LaLuzerne stated that Village Administrator Lobaito has reached out to the owner but has not received a response. He noted that this is complicated since there are two separate issues with Flowerama: the

Land Acquisition –
Hawley Street (continued)

property owner and the business owner. Director of Public Works & Engineering Boeche stated that Flowerama will be impacted by the planned multi-use path, which will be within 2-3 feet of their front door.

Attorney LaLuzerne concluded by stating that he hopes to send the final package to Springfield by the end of the week, and reiterated that properties can be removed from the legislation as they are settled. He also confirmed that Representative Sente will be contacted again to allay her concerns.

Land Acquisition –
Parking Lot at Southwest
Corner of Park Street and
Seymour Avenue

Assistant Village Administrator Flynn stated that Village Administrator Lobaito spoke with the owner, who agreed to accept \$240,000 and pay the realtor commission. Mayor Lentz confirmed that no appraisal has been done for a comparison to that amount.

Mayor Lentz read an email from Trustee Sullivan, who expressed his approval of the purchase if the price was in line with an appraisal. Trustee Sullivan noted that this is a key area for future development.

A discussion followed on the current and future uses of the parking lot, the possibility of development and the implications of the village buying properties.


Mayor Lentz sought consensus for having an appraisal done, which would provide a better idea of whether it is even worth pursuing the property at this time. Trustees Voss, Meier and Kim stated that they are in favor of an appraisal, although Trustee Meier has concerns that purchasing this property could drive up prices of nearby properties and Trustee Kim feels equal attention should be given to other areas of the village. Trustee Abernathy expressed her strong disapproval.

Assistant Village Administrator Flynn will direct staff to have an appraisal done.

Adjournment

Motion by Meier, seconded by Abernathy to adjourn the Executive Session. Upon unanimous voice vote, the motion was carried.

The Executive Session was adjourned at 8:40PM.



Village Clerk