

Special Township Meeting of Elk Grove Township
Elk Grove Village Hall
901 S. Wellington Ave., Elk Grove Village, IL 60007
January 30, 2017

ELK GROVE TOWNSHIP SPECIAL MEETING REGARDING
THE SALE OF TOWNSHIP PROPERTY LOCATED AT
2400 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, IL
AND
711 CHELMSFORD LANE, ELK GROVE VILLAGE. IL

- I. Call to Order. Supervisor Sweeney call the meeting to order at 7:18 p.m.
- II. Overview and Purpose of Special Township Meeting. Supervisor Sweeney stated that whenever the Township decides to sell or buy property it must receive authorization from the Township Electors at a Special Township Meeting. The purpose to this Special Township Meeting is to obtain Township Elector approval of Resolution 2017-2 authorizing the sale of Township properties at 2400 S. Arlington Heights Road, Arlington Heights, IL and at 711 Chelmsford Lane, Elk Grove Village, IL.
- III. Presentation by Supervisor Michael Sweeney. Supervisor Sweeney explained there were four main reasons for seeking approval for the sale of the two properties 1) To improve overall Township efficiency and effectiveness; 2) To better manage future Township liabilities and capital costs; 3) To consolidate Township resources and services in order to more efficiently provide services and to better manage costs for the Township taxpayer; and 4) To return surplus public property to the tax rolls. A recent analysis of Township facility needs indicated that 15,000 square feet on 2-3 acres of property would be adequate to properly administer and provide current and projected Township services. Currently, the Township has three properties and facilities with 36,000 square feet on approximately 10 acres of land. Furthermore, the facilities at 2400 S. Arlington Heights Road (built in 1960-1961) and 711 Chelmsford Lane (built in 1968) are in need of significant renovation. Supervisor Sweeney indicated that the Board was committed to spending no more than the funds generated from the sale of the three existing properties to buy or build a new Township facility. He noted, however, that in the opinion of the Township's Real Estate consultant, all three facilities would need to be sold in order for the Township to have adequate funds for the purchase or building of a facility. Supervisor Sweeney stated that Township Electors on November 21, 2016 gave the Township Board approval to sell the Township property at 401 W. Golf Road, Mount Prospect, IL but if approval is not received for the sale of 711 Chelmsford Lane and 2400 S.

Arlington Heights Road it is unlikely that the Township Board will proceed with the current consolidation plan. Finally, Supervisor Sweeney pointed out that approval for the sale of the Township properties is only the first step in the consolidation plan which is governed by a complicated State established process. There is the approval of the sale by the electors, the issuance of a request for bids, the review of bids, the acceptance of a bid (the Township cannot accept any bid which is less than 80% of the property's appraised value or not approved by three quarters of the Board), and then sale of the property. At any point the Board can stop the process if certain requirements are not met or if circumstances dictate. He also pointed out that a similar process will have to be followed if the Township proceeds to purchasing or building a new facility.

- IV. Presentation by SC Group. SC Group is the Township's real estate broker. Steve Stoner of SC Group explained the appraisal process. He then reported that the Township property at 2400 S. Arlington Heights Road was appraised at \$955,000. The Village of Arlington Heights has expressed a preference to the property to be used for commercial purposes. The property at 711 Chelmsford Lane was appraised twice. The appraisal for the property to be sold and used "as is" is \$2,500,000 and the appraisal for the property to be "developed" would be \$1,375,000. Mr. Stoner believes that if the property were to be developed it would be for residential purposes.
- V. Presentation by the Village of Elk Grove. Mayor Craig Johnson reported that he has had informal discussions concerning the property at 711 Chelmsford Lane with both the Village Board and the Elk Grove Park District. At present, the vision for the property would be for use as either 1) A single home development with one acre set aside for a park or 2) A Park District facility/park. He indicated that there is currently a preference for use as a Park District facility/park.
- VI. Presentation by the Village of Arlington Heights. Canceled due to a meeting conflict. Supervisor Sweeney indicated that he has talked with Village officials and would attempt to answer any questions that there may be about the property at 2400 S. Arlington Heights Road. He noted again that the Village has a preference for the property to be commercially developed.
- VII. Public Comment.
 - A. Lynn Cirrincione – 533 Forest View, Elk Grove Village.
 - *Ms. Cirrincione stated she was Chairman of the Forest Neighborhood Association and inquired as to the use of the proceeds of the sale of the Township properties. Asked for more details about the consolidation plan and expressed concerns about cost overruns.
 - *Supervisor Sweeney stated that the bidding on the three properties being considered for sale will be staggered so that the Consolidation Plan can be

constantly reevaluated and halted at any time. Bids for the Golf Road property are due in late February, for the Chelmsford property in May and for the Arlington Heights Road property in July. The proceeds will be used to purchase and build out an existing facility or build a new facility that will allow for the consolidation of Township functions and services. The intention of the Township Board is to spend no more than the proceeds raised from the sale of the three properties for the purchase and build out of an existing facility or the building of the new facility. Any excess funds will be placed into the Township reserve fund.

- B. Nick Gbur – 133 Hastings & Paul Weiland – 135 Hastings, Elk Grove Village
*Mr. Gbur & Weiland stated that as residents living in the immediate vicinity of the 711 Chelmsford property, the retention of open space/park land was of prime importance to them. The residential development of the property leaving only a one acre park was not adequate for the needs of the local community. They asked the Mayor Johnson to address the Village's intentions for the property,
*Mayor Johnson stated that members of the Village Board and Park District were in attendance at the meeting. Informal meetings with both Boards indicates that the strong preference of both Boards would be to use the property as a park under the jurisdiction of the Park District.
- C. Bill Christian – Elk Grove Village
*Mr. Christian stated that he did not want the Park District to acquire the property at 711 Chelmsford because that would lead to higher Park District taxes. As a taxpayer he preferred that the property remain in the hands of the township as largely open space or be developed residentially by a private developer.
- D. Ivan Kirchev – 723 N. Elm Street, Hinsdale
*Mr. Kirchev stated that a Bulgarian group, of which he is a member, is interested in purchasing the property at 711 Chelmsford. They would renovate and use the building for a Bulgarian cultural center and school and would leave the rest of the property open land. He asked Mayor Johnson if the Village would be open to such a plan.
*Mayor Johnson noted that the building on the property is very old and would require major renovation. He also noted that if the property is privately owned the owner could restrict the local community's use of the land. He stated that he is not sure if the Village would support such usage but would certainly review and consider any plans that were brought before them. He again stated that he believes the Board currently prefers that the property be used for Park District purposes.
- E. Evelina Petro – 1086 Leicester Road, Elk Grove Village
*Ms. Petro is a mother and associated with the Bulgarian group. She restated the group's case for purchasing the property and using it as a cultural center and school.

*Mayor Johnson stated that the Board would review and consider any plans for the usage of the property. He encouraged the Bulgarian Cultural Association to develop their plans and submit them to the Elk Grove Village Board before they bid on the property. He said he does not want to see them buy the property and then be unable to use the property in the manner they wanted. Supervisor Sweeney confirmed that bids for 711 Chelmsford, if approved for sale, would be due on May 12, 2017. Mayor Johnson urged the Association to submit their plans to the Village well before the bid deadline.

F. Dawna Moore – 727 Wellington, Elk Grove Village

*Ms. Moore stated that her son attended the Elk Grove Township Community Daycare Center (the Daycare Center) and that she believes it was a great asset to the community. She strongly believes that the Daycare Center and the open land on 711 Chelmsford property of critical value to the nearby residents and the Township as a whole. She believes a daycare voucher system is not an adequate replacement for the daycare center because the voucher system is flawed and does not work. She argued for separate vote on the two properties in question and asked for a clearer explanation of the two 711 Chelmsford appraisals and the reasons for the significant disparity between the two.

*Supervisor Sweeney explained the two appraisals with the help of Mr. Stoner. The two appraisal valuations are the result of taking into consideration two different uses of the property. A certified appraiser determined that if the property was used “as is”, with the building remaining in place, the property would be valued at \$2.5 million. If the property were to be developed and the building on the property was demolished, the value of the property would \$1.375 million. (Ms. Moore interjected that the valuations still made no sense to her and that another appraisal utilizing a new appraiser should be obtained) Supervisor Sweeney continued by noting that the Township Board had already voted not to renew the Daycare Center lease for the building at 711 Chelmsford. Growing maintenance costs, liability concerns, the Township consolidation plans, and the perceived value of a replacement daycare voucher program, that would benefit low income residents throughout the Township, were the primary reasons for not renewing the lease. That said, Supervisor Sweeney noted that the current privately run Daycare Center Program operating in 711 Chelmsford will not necessarily close. It is likely to continue in a new location. He stated that the Township would work with the Daycare Center Program to find a new location and was providing them with a special lease extension until August of 2017 (with another three month option to use the building for administration purposes at no cost). Supervisor Sweeney noted that voucher programs have been effectively implemented in other communities and that the program would provide flexibility and benefit all township residents and not just those able to use a Chelmsford located daycare.

G. Nanci Vanderweel – 215 Fleetwood Lane, Elk Grove Village

*Ms. Vanderweel is a former Supervisor of Elk Grove Township. She expressed her dissatisfaction with the decision not to renew the lease for the Daycare Center in the Township facility at 711 Chelmsford. She is uncomfortable with a daycare voucher system as a replacement for the daycare center and wanted to know 1) Who will be qualified to receive vouchers; 2) How much financial support will the vouchers provide; and 3) How long will the voucher system remain in place. She also asked what will happen to the 100 children who are now attending the Daycare Center.

*Supervisor Sweeney stated that the details of the voucher system still need to be worked through and that the Township is early in the process of selling the properties, assisting in moving the Daycare Center to a new location, and establishing a daycare voucher system. He noted that the staff of the Daycare Center, local daycare center professionals and government bodies with functioning daycare voucher systems will be consulted in developing the voucher system. The vouchers will be able to be used by all qualified Township residents at any Illinois State certified daycare center including the relocated Daycare Center currently at 711 Chelmsford. He noted that the approximately 100 children currently attending the Daycare Center can continue to do so in its new location. Supervisor Sweeney stated that Ms. Vanderweel, given her experience as the Township Supervisor, was certainly aware of how there are well established rules for how the Township can move forward in almost any endeavor including buying and selling property and establishing new programs.

H. Sherry Mulenaeve – 1200 Montego Court, Elk Grove Village

*Ms. Mulenaeve stated that all three of her children attended the Daycare Center and that she served on the Daycare Center Board for 27 years. She believes the Daycare Center is a tremendous asset to the community. She also feels the Township residents should have been consulted prior to its closure. Ms. Mulenaeve believes a voucher system will not work and is concerned about where the 100 children currently attending the Daycare Center can go once it is closed.

*Supervisor Sweeney empathized that the Township is working with the Daycare Center's Executive Director to effect its smooth transition to a new location.

I. Ryan Bookler – 291 Smethwick Lane, Elk Grove Village

*Mr. Bookler stated that the Daycare Center and the adjoining park are extensively used by local residents and its closure will be a loss to the community. He is against the decision to close the Daycare Center. He also stated that voucher programs do not work.

*Supervisor Sweeney responded that the Township has a responsibility to all Township taxpayers which involves, at times, tough decisions. The building at 711 Chelmsford is old and increasingly in need of repairs. The Township is being proactive and is taking action before the building costs and problems become dramatic. He noted that the Daycare Center is not being closed it is

being moved and the funding mechanism is being changed. He noted that voucher programs have been successful in several states and local townships.

- J. Peggy Agnello – 94 Keswick Road, Elk Grove Village
*Ms. Agnello expressed her support of the Daycare Center, which all three of her children attended, and stated that other private daycare centers cannot meet the needs of the community in the same way as the Elk Grove Township Community Daycare Center. She is very disappointed with the decision to close the Daycare Center. She stated that the Township residents should have been given written notice of the non-renewal of the Daycare Center lease before it was voted on by the Township Board.
*Supervisor Sweeney responded that the non-renewal of the Daycare Center lease was discussed at several meetings. The minutes of these meetings are posted on the Township website. Furthermore, the final discussion and vote on the Daycare Center lease was on the agenda for the January 23rd meeting and also posted in the Township Hall and on the Township website. There was only one resident in attendance at the meeting. Supervisors Sweeney reiterated that Board has voted not to renew the Daycare Center lease and it will cease operations in the 711 Chelmsford building not later than August of 2017 regardless of whether the property is sold.
- K. Zivka Pebrove – 410 Charing Cross Road, Elk Grove Village
*Ms. Pebrove restated the interest of the Bulgarian Group to purchase the property for use as a school and park. She implied that the school may include a daycare program which would be able to use vouchers. She believes this outcome would be positive for all interested parties.
- L. Michael Kielczewski – 633 North Parkway, Elk Grove Village
*Mr. Kielczewski stated that he believes the property should be sold to the Elk Grove Park District. He feels the Village needs more parks that will be properly maintained. The Village and the neighborhood around 711 Chelmsford does not need a boarded up building and an open field.
*Mayor Johnson emphasized the point that the Daycare Center will no longer be in the 711 Chelmsford building after August of 2017. This decision has been made by the Township. The question now is do residents want a properly maintained park or an old boarded up building and open field.
- M. Michael Wirth – 531 Sussex Court, Elk Grove Village
*Mr. Wirth stated that he was in agreement with Mayor Johnson. The decision regarding the Daycare Center has been made and it is moving. An old boarded up school building is not good for anyone and he encourage the electors not to vote emotionally or out of revenge against the sale of the property.
- N. Marguerite O'Brien – 1209 W. Lonquist Blvd., Mount Prospect
*Ms. O'Brien was concerned about the cost of a new Township facility. She wants transparency and fiscal responsibility. She asked if taxes would be raised.

*Supervisor Sweeney noted that the Township Board has been a good steward of the Township resident's money as evidenced by the recent Township tax levies that have all been flat or lowered. He also reiterated that the Township would not spend more on the purchase and build out or the building of a new facility than is raised from the sale of the three Township properties.

O. Michael Strictman – 251 Brookhaven Drive, Elk Grove Village

*Mr. Strictman asked if the Township had to accept the highest bid for each piece of property or if they had flexibility in accepting a bid. He also asked if the Township has studied the feasibility of other local daycare centers being able to absorb the students of the Elk Grove Daycare Center if it were to close.

*Supervisor Sweeney stated that the Township was required by law to accept the bid that is in the best interest of the Township. That has historically been interpreted to be the highest bid. He did note, however, that the Township Board can decide to not accept any bid. Such a decision to not to accept a bid for 711 Chelmsford and to not sell the property would stop the Township consolidation plan. Regarding the question as to whether the Township conducted a study to see if other daycare centers could absorb the students from the Elk Grove Daycare Center if closed, Supervisor Sweeney stated the Township had not.

P. Larry – (Could not determine last name or address.)

*The speaker asked if the property could be condemned by the Village if left unused.

*Mayor Johnson stated that the property could not be condemned if it were reasonably maintained. He also restated that his sense of the Village Board was to have the property used as a park. Once again he pointed out that the vote that was going to be taken was about choosing to have a field with an empty building on it or having a properly maintain development or park.

Q. Sara Michelini – 516 Thorndale Avenue, Elk Grove Village

*Ms. Michelini asked if the Township could accept a lower bid from the Park District.

*Supervisor Sweeney reiterated that the Township Board was required to accept the bid that was in the best interest of the Township that this is almost always the highest bid. He noted that there is no reason that the Park District couldn't have the highest bid and that Village can have a significant influence on who chooses to bid on the property through their zoning decisions.

R. Dick Hofherr – 320 Norman Court, Des Plaines

*Mr. Hofherr stated that he understood that the Township needed to sell the properties and that they couldn't give them away. He expressed concern that any new purchased or built facility would run over budget and that the taxpayer would get stuck with the bill. He also asked about plans for the Township Highway Department.

*Supervisors Sweeney promised that the budget would be carefully managed and that consolidation plan includes operational cost savings beyond the sale of old buildings. He cited the Township plan to continue to downsize the Highway Department and to eventually outsource most of its functions thereby making its associated costs in the new facility minimal.

S. Lynn Cirrincione – 533 Forest View, Elk Grove Village.

*Ms. Cirrincione asked if the decision regarding the non-renewal of the Elk Gove Daycare Center lease could be changed.

*Supervisor Sweeney said it could be changed.

VIII. Motions Regarding Adoption of Resolution 2017-2.

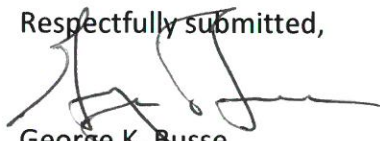
A. A motion was made by Lynn Cirrincione (533 Forest View, EGV) to combine the properties into one vote. The motion was seconded by Michael Wirth (531 Sussex Court, EGV). A vote was taken by raising hands and Supervisor Sweeney declared the motion defeated.

B. A motion was made by Sara Michelini (561Thorndale Ave., EGV) to approve the sale of the Township property at 711 Chelmsford Avenue, Elk Grove Village, IL. The motion was seconded by Richard Hamilton (501 E. Prospect, MP). A vote was taken by secret ballot utilizing yes and no boxes. Four volunteers witnessed the counting of the ballots, two at each box. The ballots were counted twice. The motion was passed by a vote of 84 Yes and 72 No.

C. A motion was made by Ken Sandford (941 Hartford Lane, EGV) to approve the sale of the Township property at 2400 S. Arlington Heights Road, Arlington Heights, IL. The motion was seconded by Lynn Cirrincione (533 Forest View, EGV). A vote was taken by secret ballot utilizing yes and no boxes. Four volunteers witnessed the counting of the ballots, two at each box. The ballots were counted twice. The motion was passed by a vote of 77 Yes and 45 No.

VIII. Adjourn. There being no further business, a motion to adjourn was made by Richard Hamilton (501 E. Prospect, MP) and seconded by Dick Hofherr (320 Norman Court, DP). The motion passed by voice vote. The meeting was adjourned at 9:44 p.m.

Respectfully submitted,



George K. Busse
Elk Grove Township Clerk