

**Minutes from the Executive Session of the  
Board of Trustees of Elk Grove Township  
July 25, 2016**

The Board of Trustees convened in Executive Session at 8:01 p.m.

Deputy Clerk Pioch called the roll and the following were present: Supervisor Sweeney, Trustees Satern, Niewiardowski and Ingraffia. Also in attendance were Assessor Carosielli, Highway Commissioner Niewiardowski as well as Steve Stoner and Hayden Koplow from the SCGroup.

Supervisor Sweeney stated that the Executive Session subject matter would be in regards to environmental issues and a counter offer to the developer interested in purchasing the Township property, DiMucci, at 401 W. Golf Road, Mt. Prospect, IL. Supervisor Sweeney asked Steve Stoner to bring the Board Members up-to-date with the status of the current negotiations.

Steve Stoner advised that he had spoken to Roy from the Township's law firm Arnstein & Lehr regarding the Dry Cleaner that reportedly caused the initial contamination on the adjacent DiMucci-owned strip center and the Township's Youth Services property. Steve reported the following:

- It was stated that the Dry Cleaner in question was said to having used a special type of material to clean the clothes that is not one that could be removed from the ground and cleaned. It reportedly dissipates on its own over time.
- The most likely scenario is that no clean up would be required.
- The situation could be viewed in two (2) ways;
  - 1-If the property is sold to DiMucci there will not be any problems with environmental issues that the Township would be required to clean up.
  - 2-If the property is not sold to DiMucci or if negotiations are drawn out then Elk Grove Township would need to resolve any environmental issues and obtain a NFR prior to being able to sell the property to a third party. Most likely this may just be a paperwork issue that the attorney's office could work to correct and no other work would be required. Steve mentioned that there was an outside chance that there may be a need for encapsulation (6" floors) or some other revisions to the construction process for any new construction depending upon the future use of the property.
- The \$395,000 counter offer along with the attorney-provided environmental language that would indemnify the Township was presented to the DiMucci representative as was previously requested by the Board.
- The current status from the DiMucci representative was that Mr. DiMucci was traveling and that Steve has not yet received a response to the counter offer that was made by the Township.

A motion was made by Trustee Satern and seconded by Trustee Niewiardowski to adjourn from Executive Session at 8:08 p.m. Motion carried by voice vote.

Respectfully submitted,

George Busse  
Elk Grove Township Clerk