

**Special Township Meeting of Elk Grove Township  
Mt. Prospect Friendship Park Conservatory  
395 W. Algonquin Road, Des Plaines, IL 60018  
November 21, 2016 at 7:00 p.m.**

**ELK GROVE TOWNSHIP SPECIAL TOWNSHIP MEETING  
REGARDING THE SALE OF TOWNSHIP PROPERTY LOCATED AT  
401 W. GOLF ROAD, MT. PROSPECT, IL**

**MINUTES**

- A. Call to Order: Supervisor Sweeney called the meeting in order at 7:10pm
- B. Overview and Purpose of the Special Township Meeting: Supervisor Sweeney stated anytime the Township needs to sell or buy property it needs the authorization from a direct vote from the electors. In this purpose for our Youth Services location at 401 W. Golf Road, Mt. Prospect, IL 60056.
- C. Presentation by Supervisor Michael Sweeney: Consider a Resolution to authorize Township Board to sell property at 401 W. Golf Rd, Mt. Prospect, IL 60056. Information was presented about the property, it's a 25,000 sq. ft. lot, 16,150 sq. ft. building built in the 1950's. As of January 2016, the property was appraised at \$245,000.00. In February, the Township board started exploring the possibility to consolidate properties. At that time, Dist. 59 Admin building was presented, but did not work out. Our purpose to try to consolidate our properties was published on Journal and Topics, The Daily Herald as well as our web site and social media. Our motivation to sell is to improve efficiency of our Township offices operations. The Township owns three properties. We want to continue to reduce the cost of Elk Grove Township operations for the taxpayers. This property has an annual cost of \$10,000.00 in utilities and maintenance. Youth Services provides sliding fee counseling services for township youth and their families, through support groups and challenge programs.  
Questions: None
- D. Presentation by SC Group: Steve Stoner real estate advisor has been working with us 4-5 months. The property appraised value \$245,00 as of January 2016, in an "as is" condition. It is 25,000 sq. ft. piece of land, its flat so its relativity developable. The appraisal is done in 3 different approaches, and come to a conclusion of value. The replacement cost, Economic value of leasing property and sales comp approach. An analysis was made to identify other similar properties like this one, size, location, demographics, geographic location and physical structure of properties that have been

sold recently. They evaluate sale and all elements to it, based on that a value is derived. An evaluation was made using the sales comp approach and came up to about \$10 per sq. ft., which equals \$250,000 less \$5,000 (cost to knock down building) to arrive at appraised value of \$245,000.

Questions: Holding for public comment

E. Presentation by Village of Mt. Prospect Representative: Mike Cassidy from the Village of Mt. Prospect congratulated Supervisor Sweeney & Elk Grove Township Board for their efficiency in attempting to return this property to the tax rolls and looks forward to working with them. After the loss of Dominick's the Village of Mt. Prospect has been working with DiMucci for the revitalization of Golf Plaza 2. To help improve safe access to Golf Plaza and improve façade to all areas around golf plaza. KD Market might move into about ½ the space where old Dominick's used to be. If any projects were to happen, the Village would be sure to do it in a transparent way and let the community know. The Village of Mt. Prospect feels that DiMucci would be the best buyer since he owns more property. Bill Cooney showed a plan that reflected how the plans for the new Golf Plaza 2. A benefit for potential \$40,000.00 in property taxes.

F. Public Comment:

- a. Resident Mike Cuddy- 908 South I Oka, Mt. Prospect: Is the land in question (Lot # 6) the property being discussed? (Answered by Bill Cooney from the Village of Mt. Prospect by reviewing a visual aid that was at the meeting). Also, questioning legality and process of Elk Grove Township selling the property about receiving the postcard. Supervisor Sweeney explained the legal notification process and advised had sent out approximately 27,000 postcards to registered voters in Elk Grove Township.
  - i. An (unidentified woman) stood up and asked a question about why the Township only spoke to one Developer (DiMucci). Supervisor Sweeney advised the DiMucci company approached the Township, but that the sales process will be done by bids and will be transparent.
  - ii. Cuddy questioned why Township held closed Executive Session meetings. Sweeney advised that this type of information (Purchase and Sale of Real Estate) is allowed under state law.
  - iii. Wanted to know about contamination on property – Supervisor Sweeney advised that the adjacent property that contaminated the Township property received an “NFR” and felt there was no reason to believe that the Township property would not receive the same result when would be reviewed by the authorities.

- b. Richard Poderacki – Hunt Club - How did DiMucci learn about the property wanting to be sold by the Township? Sweeney advised possibly by reading the newspaper whereby it was published in the Daily Herald and Journal & Topics after the press contacted him subsequent to the Township expressing an interest in purchasing their administration building on Arlington Heights Road to consolidate Township operations into one building. Also, Bill Cooney advised that the Village made the DiMucci companies aware of the possible sale of the property due to it being in the Village's best interest for DiMucci to develop as they were working on plans for rehabilitating Golf Plaza 2. Supervisor Sweeney advised that if the sale is approved tonight the bid opening will take place at the Township Board Meeting on Monday, February 27, 2017.
- c. Pam Mueller – 915 South Ioka, Mt. Prospect, IL – Concerned that DiMucci has first choice on purchasing the property. Feels Elk Grove Township's selling the property makes sense. Village Manager Mike Cassady advised that DiMucci is aware of the balance that is needed to protect businesses and to revitalize area. Mt. Prospect Mayor Arlene Juracek advised she is aware of the situation and believes the mistrust of DiMucci is clouding view of revitalization plans. Don't hold up Elk Grove Township's plans to do the right thing to consolidate their operations and put the property back on the tax rolls. Be involved with the Village to review the revitalization process.
- d. Pam Palsik – (Elk Grove Village Address not captured) – Inquired about what would be happening with the Elk Grove Township Youth Service's department if the property is sold. Supervisor Sweeney advised that there could possibly be a leaseback of the property from whomever may purchase the property or we could work with another entity to identify a temporary space to use in the interim until the Elk Grove Township administrative building is renovated or until a time where the three (3) Township properties could be consolidated into one property.
- e. (Name not captured) – 277 S. Briarwood – How much of the S Golf Road building (~1,600 sq. ft.) is used at this time? Supervisor Sweeney advised that all of the existing space at the Youth Services Department was currently being used for their operations. The questioner asked if the Youth Services space could be absorbed into the existing building at 2400 S. Arlington Heights Road. Supervisor Sweeney said that it could be, with renovations. The questioner then asked for clarification to see if the Township could absorb the Youth Services requirements (~1,500 sq. ft.) into the existing building for \$250,000. Supervisor Sweeney reminded the attendees the plan would be to sell all 3 properties and then consolidate all Township operations into one building.
- f. Mike Sweeney – 532 Leahy Circle, Des Plaines – Since the District 59 building is no longer available and, besides consolidating into an existing ELK GROVE TOWNSHIP building, are there any other buildings being considered to

- consolidate into? Supervisor Sweeney advised that the proposed sale of 401 Golf is the first piece in the puzzle towards consolidating operations into a new/renovated building and also noted that the proceeds for a new building will be come from sales of the existing Township buildings and not Township operating funds.
- g. Bill Ready – Golf Plaza 2 Hallmark store owner – Commented that the shopping center needs redevelopment and stated that DiMucci group has been a good landlord. DiMucci has understood the financial strains of the tenants, listened to their comments and the Hallmark store is currently a draw to the mall. The Hallmark store is in support of the development that the Village is wanting to do with Golf Plaza 2.
  - h. Dick Hoffer - 320 Norman Ct, Des Plaines – Inquired about when was the last time the IEPA tested the soil at the property. Supervisor Sweeney advised he was not sure of the date and he would get back to Mr. Hoffer. Hoffer wanted to know if it may be better to remediate the property and ask for a higher price or require the new owner to remediate the soil. Supervisor Sweeney advised that it was his thought that there may not be any remediation that is required, but any purchase documents issued would spell out how the situation would be handled. Hoffer then asked if Supervisor Sweeney was aware of something that Hoffer believed he remembered from a previous Elk Grove Township Supervisor which was that the sale of the 401 Golf Road would include a relocation of the Youth Services department by another owner to another facility. Supervisor Sweeney advised that he was not aware of such an offer. Hoffer then asked what Elk Grove Township would do to assure that the Township residents would not foot the bill for a Taj Mahal-type building. Supervisor Sweeney advised that the Township is trying to be transparent and the intent is to consolidate Township operations into one building using the proceeds from the sales and if during the process the plan does not go that way the Township does not have to proceed.
  - i. Darci Finnegan – (Mt. Prospect) – Inquired about the future development for 401 W. Golf Road. Bill Cooney advised that the Village does not know at this time.
  - j. Shawn Cuddy – What if the vote result tonight is not to sell the property. Supervisor Sweeney advised that the Township would go back to the drawing board with the Township Board, but the process would be the same because the law requires the Township to obtain voter approval to sell or purchase property.
  - k. Linda Brady – 922 South I Oka, Mt Prospect – She stated that she lives directly across the street from the property and did not receive a postcard announcing tonight’s meeting. Supervisor Sweeney advised that he apologized, but the Township went above the normal requirements required by law by sending out the 27,000 postcards to Township residents and even offered to provide a copy

of the list to anyone that would want a copy to provide proof to whom the postcards were sent.

1. Jim Jorkie – (address not provided) – Questioned whether or not the Township was required to have more than one appraisal because he felt that the appraisal that the Township received for the property was too low, but wondered if there was anyone in the room that could comment on the worth of 401 Golf Road property.

G. Further Discussion/Adoption of Elk Grove Township Resolution # 2016 – 07: Motion to authorize Township Board to engage of the potential sale of the Township property located at 401 W. Golf Road, Mt. Prospect, IL 60056. Motion was made by Robert Dooley, seconded by Alexander Agalianos. Motion carried. Resolution to vote by card either in the yes or no box. Four volunteers witness the counting of votes, two volunteers in each box. The votes were cast and then counted twice. The results were 40 Yes votes and 26 No votes thereby authorizing the Township Board to engage of the potential sale of the Township property located at 401 W. Golf Road, Mt. Prospect, IL 60056.

H. Next Step(s): Bids due by February 17, 2017 by 4pm. Bid opening will occur at regular Township Meeting February 27, 2017.

I. Adjourn: Meeting was adjourned at approximately at 9:00pm.

Respectfully submitted,



George K. Busse  
Elk Grove Township Clerk