

EAST DUNDEE

Regular Meeting
Monday, February 7, 2022
6:00 PM

East Dundee Police Station, 2nd Floor Meeting Room
115 E. 3rd Street, East Dundee, IL 60118

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment on Agenda Items Only
Please keep comments to 5 minutes or less
5. Consent Agenda
 - a. [Motion to Approve a Resolution Adding Village Administrator as a Principal Authority on all Illinois Funds Bank Accounts of the Village of East Dundee, Illinois](#)
 - b. [Motion to Approve an Ordinance Authorizing Abatement of the Tax Levy for General Obligation Bond 2012A, General Obligation Bond 2012B, 2012 TIF Revenue Bonds \(Route 25 TIF\) and General Obligation 2015 and General Obligation 2016 for the Village of East Dundee, Kane and Cook Counties, Illinois](#)
6. Other Agenda Items
 - a. [Police Officer Commendation](#)
 - b. [Recognition of Outgoing Police Chief](#)
 - c. [Motion to Advise and Consent to the Village President's Appointment of James Kruger as Chief of Police](#)
 - d. [Swearing in of Police Chief Jim Kruger](#)
 - e. [Motion to Approve an Ordinance Amending Section 150.01 of the Village of East Dundee Village Code Regarding the Planning and Zoning Commission](#)
 - f. [Motion to Advise and Consent to Appointments by the Village President to the Planning and Zoning Commission](#)
 - g. [Discussion of a Requested TIF Cap Increase or Elimination for Pal Land, Inc.](#)

7. Financial Reports
 - a. [Warrants List \\$221,982.58](#)
8. Village President and Board Reports
9. Staff Reports
10. Public Comment on Non-Agenda Items
Please keep comments to 5 minutes or less and relevant to Village Business
11. Executive Session
Closed to the public and media under the provisions of the Illinois Open Meetings Act, 5ILCS, 120/2, (c)(21) Discussion of Minutes, (c)(11) Pending Litigation, (c)(1) Personnel and Legal Counsel, (c)(5) Acquisition of Property, (c)(6) Sale of Property, (c)(3) Appointments and (c)(2) Collective Negotiating Matters.
12. Adjournment



Memorandum

To: Village President and Board of Trustees

From: Brandiss J. Martin, Finance Director

Subject: Illinois Funds Principal Authority

Date: February 1, 2022

Action Requested:

Approval of a resolution adding Village Administrator as a principal authority on all Illinois Funds bank accounts of the Village of East Dundee, Illinois.

Funding Source:

N/A

Summary:

One of the Village banking vendors, Illinois Funds has requested additional information to complete the process of removing former employees contact information and addition new authorized users to Illinois Funds accounts. Illinois Funds is requesting a new resolution that specifically defines one individual as the principal authority on all Village accounts held with Illinois Funds. The previously approved resolution simply identifies individuals as authorized signatories. As such, the Village is required to approve a resolution authorizing a new principal authority on all accounts held with Illinois Funds. It is recommended that the Village Administrator, Erika Storlie, be authorized to act as the Village principal authority on Illinois Funds accounts.

Legislative History:

On December 6, 2021, the Village Board approved Resolution 19-21 to add Erika Storlie as an authorized signatory on certain bank accounts of the Village, including Illinois Funds.

Attachments:

Resolution adding Village Administrator as a principal authority on all Illinois Funds bank accounts of the Village of East Dundee, Illinois.

Resolution No. _____

**A RESOLUTION ADDING VILLAGE ADMINISTRATOR AS A PRINCIPAL
AUTHORITY ON ALL ILLINOIS FUNDS BANK ACCOUNTS OF THE VILLAGE OF
EAST DUNDEE, ILLINOIS**

WHEREAS, the Village of East Dundee, Cook and Kane Counties, Illinois (the “*Village*”) is a duly organized and validly existing home-rule municipality and pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, has the authority to exercise any power and perform any function pertaining to its government and affairs, including but not limited to the power to regulate for the protection of the public health, safety, morals, and welfare; and,

WHEREAS, Illinois Funds is hereby authorized to honor and pay checks to other orders for the payment of money drawn in the name of the Village of East Dundee when signed by an principal authorized individual; and,

WHEREAS, the President and Board of Trustees of the Village of East Dundee (the “*Corporate Authorities*”) desire to add Erika Storlie, Village Administrator, as the principal authority on the Village’s accounts held with Illinois Funds to take effect as of February 07, 2022; and,

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of East Dundee, Cook and Kane Counties, Illinois, as follows:

Section 1. Each of the recitals above is incorporated by reference in this Section 1.

Section 2. That the Corporate Authorities are hereby authorized to add Erika Storlie, Village Administrator, as the principal authority on the Village’s accounts held with Illinois Funds.

Section 3. That the Village Administrator and the Corporate Authorities are hereby authorized to execute any documents necessary to add Erika Storlie, Village Administrator, as the principal authority on the Village’s accounts held with Illinois Funds.

Section 4. If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 5. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED this ____ day of _____, 2022, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2022

Jeffrey J. Lynam, Village President

Attest: _____
Katherine Diehl, Village Clerk

Memorandum



To: Village President and Board of Trustees

From: Brandiss Martin, Finance Director

Subject: Abatement Ordinance for Tax Year 2021

Date: February 3, 2022

Action Requested:

Approval of an Ordinance Authorizing Abatement of the Tax Levy for General Obligation Bond 2012A, General Obligation Bond 2012B, 2012 TIF Revenue Bonds (Route 25 TIF), as well as General Obligation Bonds 2015 and 2016 for the Village of East Dundee, Kane and Cook Counties, Illinois.

Funding Source:

Bond payments are allocated as follows:

Bond Description	Bond Payment Funding Source	Payment Amount
General Obligation Bond 2012A	Prairie Lakes Fund 35 (39.1%) Christina Drive Fund 36 (15.3%) Dundee Crossings Fund 38 (34.2%) Downtown Fund 39 (11.4%)	\$520,756
General Obligation Bond 2012B	Dundee Crossings Fund 38 <ul style="list-style-type: none">• JD Byrider – \$176,364• Village – \$39,372	\$215,736
Limited Obligation Revenue Bond 2012	Route 25 Fund 46	\$171,844
General Obligation Bond 2015	Downtown Fund 39	\$905,800
General Obligation Bond 2016	Downtown Fund 39	\$85,950
TOTAL		\$1,900,086

Summary:

Most of the Village's debt consists of general obligation bonds which are backed by the Village's ability to levy and collect property taxes. As such, the County automatically levies the required annual debt service, also known as debt payments, directly from East Dundee property owners on the property tax bill.

The Village has historically abated, or cancelled, the property taxes that would otherwise be collected to pay the Village's debt and instead, makes these payments from other revenues.

The attached ordinance commits the Village to paying the debt service from other sources and notifies the county to cease any property tax collection that would otherwise be associated with these payments.

Legislative History:

The Village Board reached a consensus to continue this abatement process during the 2021 tax levy discussion that took place at the December 6, 2021 Village Board meeting.

Attachments:

Ordinance Authorizing Abatement of the Tax Levy for General Obligation Bond 2012A, General Obligation Bond 2012B, 2012 TIF Revenue Bonds (Route 25 TIF), as well as General Obligation Bonds 2015 and 2016 for the Village of East Dundee, Kane and Cook Counties, Illinois.

ORDINANCE NUMBER 22 - _____

ORDINANCE AUTHORIZING ABATEMENT OF THE TAX LEVY FOR GENERAL OBLIGATION BOND 2012A, GENERAL OBLIGATION BOND 2012B, 2012 TIF REVENUE BONDS (ROUTE 25 TIF) and GENERAL OBLIGATION 2015 and GENERAL OBLIGATION 2016 FOR THE VILLAGE OF EAST DUNDEE, KANE AND COOK COUNTIES, ILLINOIS

WHEREAS, the Village of East Dundee, Kane and Cook Counties, Illinois (the “Village”) a home rule municipality pursuant to Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois with power and authority to perform any function pertaining to its government and affairs, and

WHEREAS, the President and Board of Trustees of the Village have deemed it to be in the best interest of the Village that certain taxes heretofore levied as hereinafter provided, be abated.

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, AS FOLLOWS:

Section One. Abatement of Tax. The taxes levied by Kane and Cook counties for the debt service requirements of General Obligation Bond 2012A in the amount of Five Hundred Twenty Thousand, Seven Hundred Fifty-Six Dollars (\$520,756), General Obligation Taxable Bond 2012B in the amount of Two Hundred Fifteen Thousand, Seven Hundred Thirty-Six Dollars (\$215,736), 2012 Limited Obligation Revenue Bond in the amount of One Hundred Seventy-One Thousand, Eight Hundred and Forty-Four Dollars (\$171,844), General Obligation 2015 in the amount of Nine Hundred Five Thousand and Eight Hundred Dollars (\$905,800), and General Obligation 2016 in the amount of Eighty Five Thousand and Nine Hundred and Fifty thousand Dollars (\$85,950), for the Village of East Dundee, Kane and Cook counties are hereby abated in their entirety.

Section Two. Filing of Ordinance. Upon adoption of this Ordinance, the Village Clerk shall file a certified copy hereof with the Clerk of Cook and Kane Counties, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the fiscal year commencing May 1, 2022

and ending April 30, 2023 in accordance with the provisions above.

Section Three. Effective Date. This Ordinance shall be in full force and effect upon its passage by the Village Board and signing and approval by the Village President.

Section Four. Severability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section Five. Repeal. All ordinances, resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

Section Six. Publication. This ordinance shall be in full force and effect forthwith upon its adoption, approval and publication in pamphlet form as provided by law.

Adopted this _____ day of _____, 2022, pursuant to a roll call vote as follows:

Trustee	Motion	Second	Ayes	Nays	Absent	Abstain
Sarah Brittin						
Scott Kunze						
Kathleen Mahony						
Andy Sauder						
Tricia Saviano						
Rich Treiber						

Approved by me this _____ day of _____, 2022.

Jeffrey Lynam, President

Published in pamphlet form this _____ day of _____, 2022, under the authority of the President and Board of Trustees.

ATTEST:

Katherine Diehl, Village Clerk

Recorded in the Village Records on _____, 2022.

Memorandum



To: Erika Storlie, Village Administrator
From: Schenita Stewart, Deputy Chief of Police
Subject: Department Commendation Award
Date: February 1, 2022

Summary:

The policy of the East Dundee Police Department is to provide for the safekeeping of all property and evidence taken into custody by personnel in compliance with all federal, state, and local laws. Management of the evidence room establishes an inventory control system for the recording, processing and disposal of property and evidence taken into custody.

Officer Bryan Maculitis recently completed a full evidence audit of the evidence room. Prior to the audit several deficiencies had been reported. Officer Maculitis' audit included 3,858 separate items that required packaging, were mislabeled, not properly tracked in software, signed out but never signed back in, and items donated had no disposition given. A total of 494 items were identified. Officer Maculitis has corrected most of the issues and will document any further deficiencies moving forward.

Officer Maculitis is recognized for his exemplary performance going above and beyond the normal call of his responsibilities. Officer Maculitis actions brings creditability to the professional values of the organization.

Attachments:

Department Commendation Award

EAST DUNDEE POLICE DEPARTMENT

DEPARTMENT

COMMENDATION AWARD

Presented To

Officer Bryan Maculitis

The policy of the East Dundee Police Department is to provide for the safekeeping of all property and evidence taken into custody by personnel in compliance with all federal, state, and local laws. Management of the evidence room establishes an inventory control system for the recording, processing and disposal of property and evidence taken into custody.

Officer Bryan Maculitis recently completed a full evidence audit of the evidence room. Prior to the audit several deficiencies had been reported. Officer Maculitis' audit included numerous items that required packaging, were mislabeled, not properly tracked in software, signed out but never signed back in, and items donated had no disposition given. Officer Maculitis has corrected most of the issues and will document any further deficiencies moving forward.

Officer Maculitis is recognized for his exemplary performance going above and beyond the normal call of his responsibilities. Officer Maculitis actions brings creditability to the professional values of the organization.

*GIVEN IN RECOGNITION OF EXEMPLARY WORK AND FOR THE CREDIT WHICH
THESE ACTIONS BRING TO THE ENTIRE COMMUNITY.*

DATE: February 1, 2022

DEPUTY CHIEF

S. Stewart

CHIEF of POLICE

Y. Carpenter



Memorandum



To: Village President and Board of Trustees
From: Erika Storlie, Village Administrator
Subject: Reducing the Number of Planning and Zoning Commissioners from 9 to 7 and Setting a 6pm Start Time for Meetings
Date: February 7, 2022

Action Requested:

Approval of an Ordinance amending Section 150.01 of the of the Village of East Dundee Village Code to reduce the number of commissioners on the Planning and Zoning Commission from 9 to 7 and setting the meeting time of the commission to 6pm.

Summary:

The Village code currently requires 9 residents to serve on the Planning and Zoning Commission which meets monthly. In the past it has been difficult to maintain a quorum of commissioners to conduct business as required under the Open Meetings Act. Amending the code to allow 7 residents to serve will make it easier to achieve a quorum of commissioners and allow for business to continue to be conducted.

Additionally, the meeting time of 7pm is recommended to be changed to 6pm from 7pm.

Attachments:

Ordinance Amending Section 150.01 of the Village of East Dundee Village Code

ORDINANCE NUMBER 22 - __

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK
AND KANE COUNTIES, ILLINOIS, AMENDING SECTION 150.01 OF
THE VILLAGE OF EAST DUNDEE VILLAGE CODE REGARDING
THE PLANNING AND ZONING COMMISSION**

WHEREAS, the Village of East Dundee ("Village") is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the President and Board of Trustees of the Village find that amending Section 150.01 of the Village of East Dundee Village Code ("Village Code") as set forth below regarding Village's Planning and Zoning Commission ("Commission"), to reduce the number of members on the Commission from nine (9) to seven (7), and to change the start time for Commission meetings to 6:00 p.m., best serves the public's health, safety and welfare;

NOW THEREFORE BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. That the recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION 2: Amendments. That the Village Code is hereby amended as follows, with additions underlined and deletions struck through:

Amendment One:

Section 150.01 of the Village Code, entitled "Organization," is amended as follows:

“(A) *Creation.* A Planning and Zoning Commission is hereby created for the village to carry out the duties of a plan commission and Zoning Board of Appeal and those duties assigned by village ordinances to the Historic Commission. When used in this chapter, “Commission” shall be construed to mean the Planning and Zoning Commission and “Commissioners” shall be construed to mean the members of the Commission.

“(B) *Membership.* The Commission shall consist of a chairman and six ~~eight~~ members to be appointed by the President with the advice and consent of the Village Board. The Chairman shall be appointed annually from the members of the Commission

by the President with the advice and consent of the Board of Trustees. Annually, the Commissioners shall elect one of its own to serve as Vice Chairman, who shall serve in the absence of the Chairman.

(C) *Term of office.* The first appointees shall serve for the following terms, or until their respective successors, in similar manner, have been appointed and qualified: two ~~three~~ for two years; two for three years; and three ~~four~~ for four years. Successors to each member so appointed shall serve four year terms, except that vacancies shall be filled for the unexpired term of the membership vacated. The term of each Commissioner shall expire April 30 of the year of the expiration of its respective term of office. Thereafter, the appointments shall be made at the annual meeting of the Village Board.

(D) *Vacancy.* Any vacancy on the Commission shall be filled in the same manner as the original appointment.

(E) *Removal.* The President, with the approval of the Village Board, may remove any member of the Commission for cause.

(F) *Compensation.* Commissioners shall receive compensation at the rate as set forth by the Village Board from time to time.

(G) *Foregoing compensation.* Notwithstanding any provision to the contrary, any member of the Planning & Zoning Commission may elect to forego any, or all, of the compensation to which they are otherwise entitled for any part of their term by notifying the Village Treasurer, in writing, of such an election and the amount the Commissioner wishes to forego, the length of time the Commissioner wishes to forego such compensation, and the effective date of the election. Nothing in this section shall be construed to prohibit any Commissioner from rescinding the election to forego compensation, upon written notice to the Village Treasurer of their desire to rescind the election to forego compensation.”

Amendment Two:

Section 157.207(B)(1)(b) of the Village Code is amended as follows:

“A concurring vote of a majority of those members present at the meeting with a minimum of three ~~four~~ concurring votes shall be required to recommend granting or denying an application for a variation.”

Amendment Three:

Section 157.223(E)(1)(b) of the Village Code is amended as follows:

“A concurring vote of a majority of those members present at the meeting with a minimum of three ~~four~~ concurring votes shall be required to recommend granting or denying an application for an amendment.”

SECTION 3: Commission Meeting Time. That Section 2 of Resolution 18-21, entitled “A Resolution Establishing the Regular Meeting Dates and Committee of the Whole Meeting Dates for the Board of Trustees and Establishing the Planning and Zoning and Historic Commission Meeting Dates for the Village of East Dundee for the Calendar Year 2022,” adopted December 6, 2021, is hereby amended to read as follows, with additions underlined and deletions struck through:

All regular meetings of the Village of East Dundee Board of Trustees and Committee of the Whole will be scheduled to start at 6:00 p.m. and all Planning and Zoning and Historic Commission Meetings will be scheduled to start at 6:00 ~~7:00~~ p.m.

SECTION 4: Continuation. That all provisions of the Village Code, and Resolution 18-21, not amended herein shall remain in full force and effect.

SECTION 5: Severability. That if any Section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 6: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

SECTION 7: Effect. That this Ordinance shall be in full force and effect upon its adoption, approval and publication in pamphlet form as provided by law.

ADOPTED this 7th day of February, 2022 pursuant to a roll call vote as follows:

AYES: _____

NAYES: _____

ABSENT: _____

APPROVED by me this 7th day of February, 2022.

Jeffrey Lynam, Village President

ATTEST:

Katherine Diehl, Village Clerk

Published in pamphlet form this 10th day of February, 2022, under the authority of the Village President and Board of Trustees.

Recorded in the Village records on February ____, 2022.

Memorandum



To: Village President and Board of Trustees
From: Erika Storlie, Village Administrator
Subject: Appointments to the Planning and Zoning Commission
Date: February 7, 2022

Action Requested:

Advise and Consent to Appointments by the Village President to the Planning and Zoning Commission

Summary:

Village President Lynam submits for advice and consent the following chairman and regular appointments to the Planning and Zoning Commission:

Name	Term Expiration
Frank Scarpelli (chairman)	April 30, 2025
Steve Steneck	April 30, 2025
Steve Apke	April 30, 2025
Charlie Meyers	April 30, 2025
Ryan Gumma	April 30, 2025
Joe Meschewski	April 30, 2025
Dan O'Leary	April 30, 2025



Village of East Dundee

120 Barrington Avenue, East Dundee, IL 60118

(847) 426-2822

www.eastdundee.net

Memorandum

To: Village President and Board of Trustees

From: Erika Storlie, Village Administrator

Subject: Request to increase or eliminate current TIF cap applied to Christina Dr. (TIF #4) and Dundee Crossing Rt 25/72 TIF (TIF #2) for Pal Land, LLC

Date: February 7, 2022



Action Requested:

Discussion of a requested TIF cap increase or elimination for Pal Land, Inc.

Summary:

The Village has received a request from Pal Land LLC to increase or eliminate the current cap on TIF eligible expense reimbursements. The current cap on reimbursements is \$10M. Joe Palumbo from Pal Land LLC will be in attendance at the meeting along with his attorney Peter Bazos to give a presentation detailing the request and what future plans they have for developing parcels in the TIF.

If there is interest in proceeding staff will return at a future board meeting with a proposed amendment to the redevelopment agreement for consideration.

Attachments:

Presentation from Pal Land, LLC

February 7th, 2022

Village of East Dundee Board Members

Re: Amendment to Redevelopment (Pal Land)

This presentation is on behalf of Pal Land, LLC and its affiliated companies. As you know, there is currently in place between Pal Land and Village an Amended and Restated Development Agreement dated November 14, 2012 (the "RDA"). The RDA provides for certain TIF payments to Pal Land LLC with respect to increment generated from the two Village TIF Districts known as the Route 25 TIF (created in 2006) and the Christina Drive TIF (created in 2010). A map of those Districts is attached. By way of background:

1. In April of 2008, the first RDA was entered into with Pal Land LLC with respect to 99.5 acres in the Route 25 TIF (so labeled on Exhibit 1 attached). That RDA contained a \$10 million principal cap.

2. Subsequently, in May of 2012, an additional 61.3 acres of Pal Land LLC's land was included within a new "Christina Drive TIF" (so labeled on Exhibit 1 attached). The 2008 RDA (covering the original 99.5 acres) was rolled into an Amended and Restated Development Agreement between the Village of East Dundee, Illinois and PAL Land, LLC dated November 14, 2012 covering both the land within the Route 25 TIF and the Christina Drive TIF (the "2012 RDA"). There was no increase in the original \$10 million principal cap, even though the development area was greatly expanded.

3. In 2016, Pal Land LLC bought an additional 60 acres from Plote (the "60 Acre Tract", so labeled on Exhibit 1 attached), the northerly 19.76 acres of which was already in the Christina Drive TIF. This 19.76 acres, together with the 61.3 acres described in Section 2 of this Memo, resulted a total of 81.06 acres having been added (almost double what we started with in the Route 25 TIF) without any increase to the \$10 million principal cap. Note that the southerly approximate 40 acres of the 60 Acre Tract remains in no TIF district at all.

4. In 2017, our client purchased the 10 acre "Penny Road Triangle" (so labeled on Exhibit 1 attached) from Prairie. That acreage is in the Prairie Lakes TIF. Note that this TIF district expires in 2024.

5. Since 2012, PAL Land has developed within the Route 25 TIF four (4) buildings with over 230,000 square feet at an estimated cost of \$30 million, and installed extensive subdivision infrastructure (including four streets with utilities) costing in excess of \$8.5 million.

6. Additionally, 24 acres within the Christina Drive TIF were sold to and developed by Enterprise Car Rental, which itself invested an estimated \$9 million to develop its site.

7. Additionally, four acres within the Route 25 TIF along Higgins Road were sold to and developed by Speedway, which is now open. We understand that Speedway invested an estimated \$7 million to develop its site, plus an excess of \$ 1 million for the Christina Drive / Rt.

72 intersection improvement. This Speedway project will now be generating significant sales tax revenue for the Village

8. The grand total of private investment to date Terra Business Park is \$55.5 million. During all of the above (i.e., since 2008), the \$10 million principal cap has never been raised. TIF Notes totaling \$8,288,502.90 have been issued by the Village to the Developer to date.

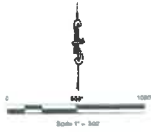
To this date, there is substantial additional work to be done and improvements to be made to and covered by the RDA which, if and when completed, will likely result in significant additional development. Specifically:

- (a) At the northern-most end of the Christina Drive TIF is a 10-acre detention pond which, through expenditure of approximately \$350,000-\$400,000 could be eliminated to make that land developable. (The water currently detained in this pond could be re-directed to 90-acre lake to the west.)
- (b) Given the demand for vertical development in this area, it is likely that Pal Land LLC will have the opportunity to erect at least one more additional buildings within the existing TIF Districts. This results in additional costs involving streets, utilities, site preparation, etc.

There is simply no further room left in the existing \$10 million principal cap to assist in the payment of the additional public improvements and site development costs that will arise from further development.

Pal Land LLC respectfully requests that the Village Board agree to an amendment to the existing RDA. Given that the cap has never been adjusted since being established in 2008, and the fact that there is an opportunity for much more additional development with the Village. As you know, a majority of the improvements covered under the TIF principal reimbursements that Pal Land LLC will be completing, will be granted to the Village of East Dundee at no additional cost. We hope and trust that the Village Board will recognize this amendment to be in the mutual best interest of the Village and the Developer.

EAST DUNDEE TAX INCREMENT FINANCING DISTRICT MAP



LEGEND

- CORPORATE LIMITS
- TIF BOUNDARY
- PRAIRIE LAKES TIF (TIF# 1)
- DUNDEE CROSSING (AKA ROUTE 72 AND ROUTE 25) TIF (TIF# 2)
- DOWNTOWN TIF (TIF# 3)
- CHRISTINA DRIVE TIF (TIF# 4)
- ROUTE 68 WEST TIF (TIF# 5)
- SOUTH IL RT 25 TIF (TIF# 6)
- COOK COUNTY TIF (TIF# 7)

LEGEND

- CORPORATE LIMITS
- TIF BOUNDARY
- PRAIRIE LAKES TIF (TIF# 1)
- DUNDEE CROSSING (AKA ROUTE 72 AND ROUTE 25) TIF (TIF# 2)
- DOWNTOWN TIF (TIF# 3)
- CHRISTINA DRIVE TIF (TIF# 4)
- ROUTE 68 WEST TIF (TIF# 5)
- SOUTH IL RT 25 TIF (TIF# 6)
- COOK COUNTY TIF (TIF# 7)

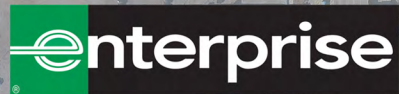
EXHIBIT

1

tabbles



2008 Aerial Overview



CHRISTINA DRIVE

401 CHRISTINA DRIVE
(84,000 Square Feet)

Current Tenants

Pace Bus
Cassidy Tire
Penske Truck
Swift Transportation
UPS
Adesa
Atlas IB
Dam Logistics
Gold Star Carriers
Hartwig
Lemberg Group
Olero
O & K Truck
PC Truck
Rovat Spedition
Sharp Express
Tarp System
Toto Express/800K
Von Sydow's Moving & Storage
Weed Man Chicago
Wolf Driving School

LOT 3
2.38
ACRES

CHRISTINA DRIVE

201 CHRISTINA DRIVE
(50,000 Square Feet)

PETER PLACE

250 PATRICIA LANE
(46,966 Square Feet)

200 CHRISTINA DRIVE
(45,000 Square Feet)

RENA ROAD

RENA ROAD

Semi Truck Dealership

LOT 4
9.7 Acres

1011 E MAIN ST
(12,000 SF RETAIL)



Hotel

LOT 1
2.39
ACRES

PLATE DRIVE

ROUTE 72 (HIGGINS ROAD / E MAIN ST)

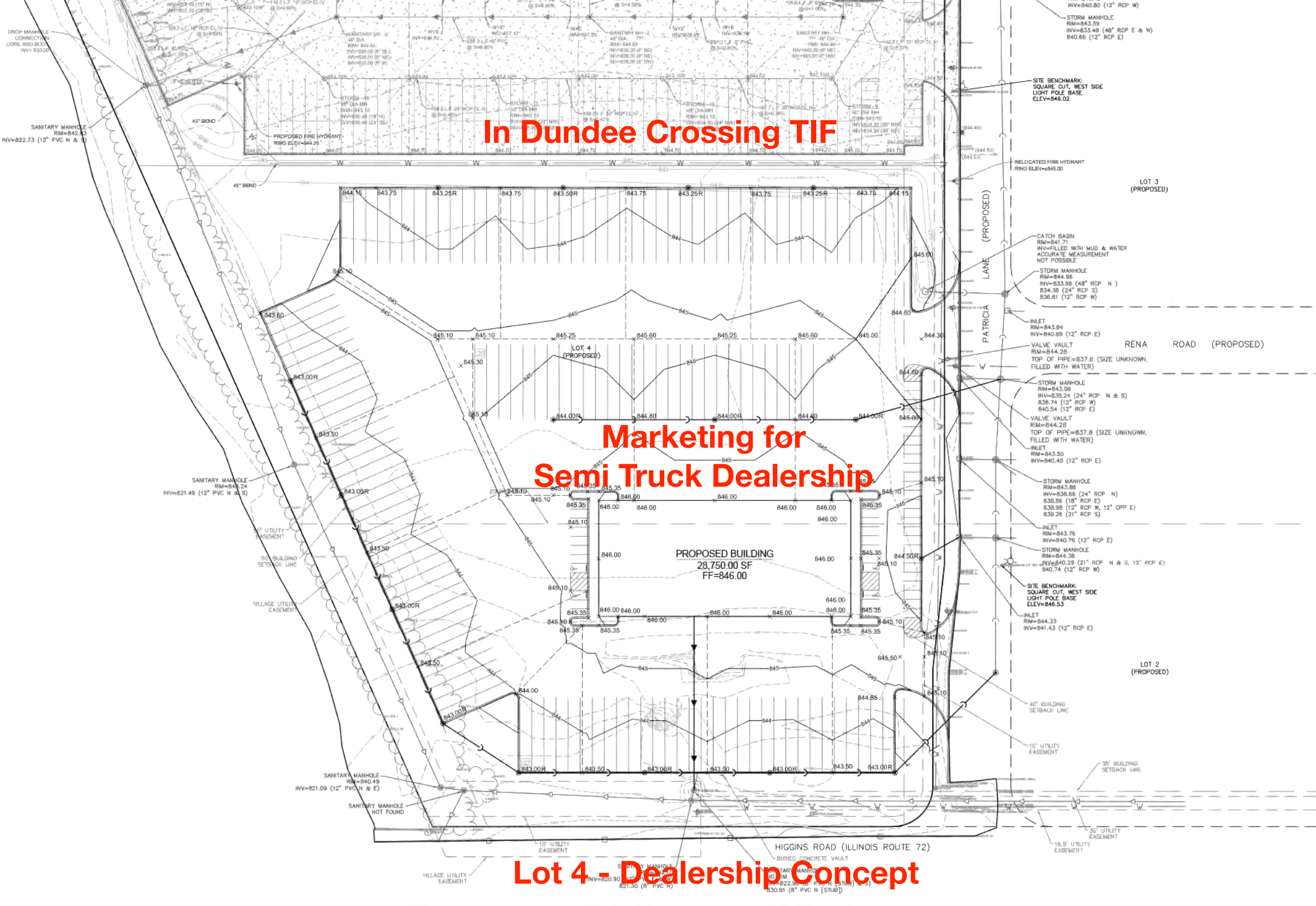


**CURRENT AND FUTURE
SITE PLANS**

ALTORFER



Sales & Service
Facility Opening 2021

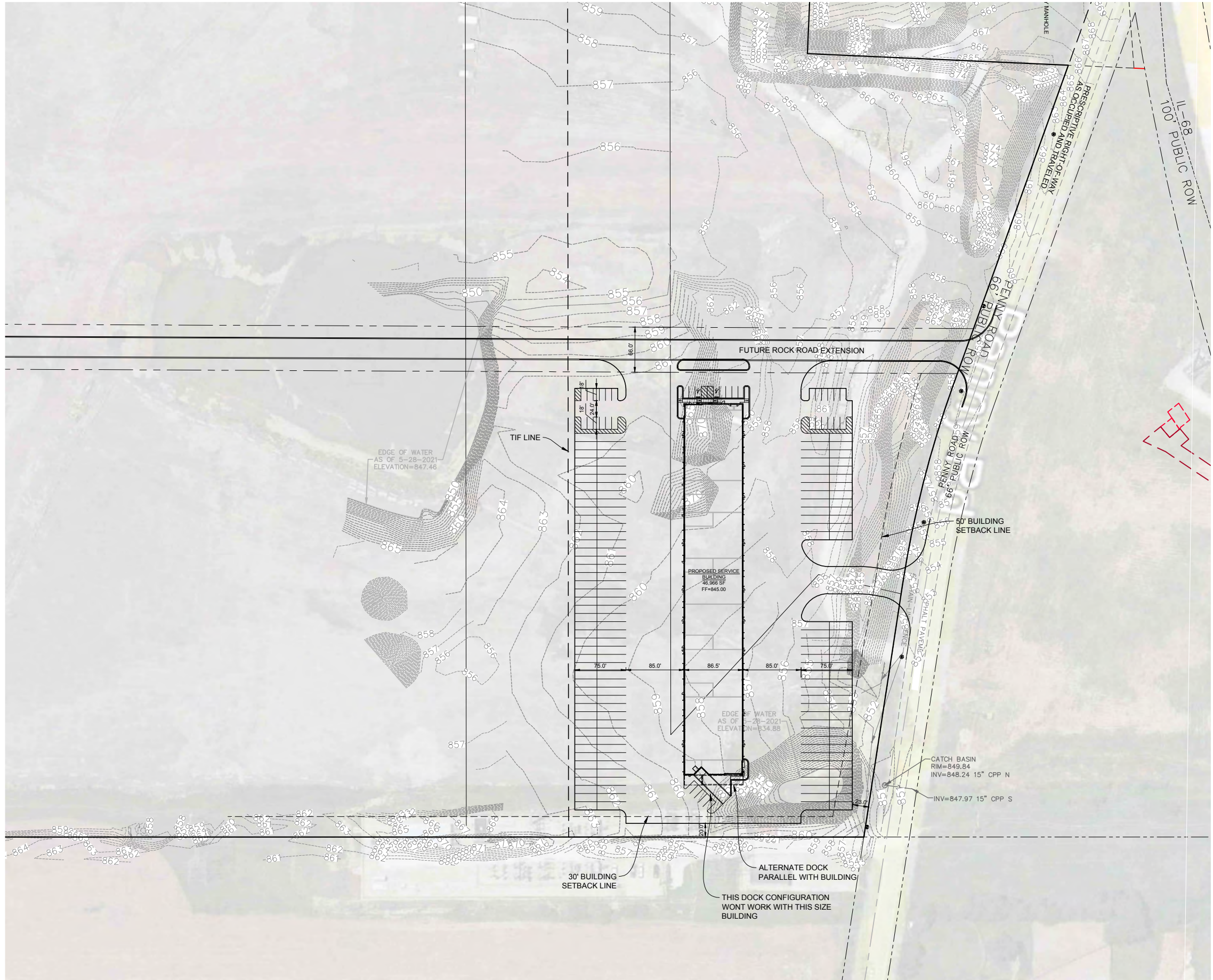


In Dundee Crossing TIF

Marketing for
Semi Truck Dealership

Lot 4 - Dealership Concept

2/2/2022 11:42 AM - Z:\Projects\2018\1411.00-IL\312 - ENGINEERING CAD FILES\FINAL\EXHIBITS\SITE PLAN - B.dwg



SITE DATA

BUILDING FOOTPRINT:	±46,966 SF
BUILDING SETBACKS	
FRONT YARD:	50 FT
SIDE YARD:	30 FT
REAR YARD:	40 FT
PROVIDED PARKING	
AUTO PARKING:	32 AUTO STALLS
TRAILER PARKING:	82 TRAILER STALLS



SCALE: 1"=150'



PENNY ROAD AND IL-68 CONCEPT SITE PLAN - C

PINNACLE ENGINEERING GROUP

1051 E. MAIN STREET | SUITE 217 | EAST DUNDEE, IL 60118 | WWW.PINNACLE-ENGR.COM | CHICAGO@PINNACLE-ENGR.COM

JOB NO. 1411.00-IL 2/2/2021

PLAN | DESIGN | DELIVER

Route 68

19.76 acres
of Pal Land in
Christina Dr TIF

Penny Road

Planned Storm Sewer
to eliminate retention pond

Measure the distance or area of a geometric shape on the ground

Perimeter: 6,617.40 Feet

Area: 60.03 Acres

☒ Mouse Navigation

Save

Clear

= Christina Drive TIF

= 60 acres added
in 2016

Pal Land II Retention Pond

PRAIRIE LAKES
TIF DISTRICT
(TIF #1)

DUNDEE ROAD (ILLINOIS ROUTE 68)

Rock Road to be
dedicated to Village
by Pal Land

This portion of
Penny Road to be
vacated to
Pal Land.

PENNY ROAD

Christina Drive
TIF District
(TIF #4)

ROCK ROAD

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
311 BARRINGTON AVE LLC					
020722	311 BARRINGTON TIF REIMB #1	02/07/2022	53,631.00		39-01-5876
Total 311 BARRINGTON AVE LLC:			53,631.00		
ACTIVE EXCAVATING AND WRECKING, INC.					
11568	3RD STREET SEWER	01/25/2022	1,056.25		01-31-5140
Total ACTIVE EXCAVATING AND WRECKING, INC.:			1,056.25		
AFLAC					
75417	AFLAC	01/26/2022	406.56		27-01-2215
Total AFLAC:			406.56		
AMS MECHANICAL SYSTEMS, INC					
9630-3	QTRLY MAINT BILLING	01/24/2022	2,215.00		01-21-5121
Total AMS MECHANICAL SYSTEMS, INC:			2,215.00		
ASSURANT FIRE PROTECTION, LLC					
11175	VH FIRE ALARM	01/20/2022	770.00		01-12-5110
11175	FIRE ALARM PD	01/20/2022	595.00		01-21-5121
11175	PW FIRE ALARM	01/20/2022	220.00		01-31-5110
11175	611 E MAIL	01/20/2022	245.00		01-31-5197
11175	WTP FIRE ALARM INSP	01/20/2022	345.00		60-33-5110
11178	WWTP SPRINK INSP	01/20/2022	170.00		60-33-5110
11175	PW FIRE ALARM	01/20/2022	270.00		60-33-5111
Total ASSURANT FIRE PROTECTION, LLC:			2,615.00		
AT&T					
122621	ATT VILLAGE	12/26/2021	228.12		01-12-5320
122621	ATT W/S	12/26/2021	455.59		60-33-5320
Total AT&T:			683.71		
BATEMAN LAW OFFICES, LTD					
010522	LEGAL SERVICES	01/05/2022	332.50		01-21-5230
010522	LEGAL SERVICES	01/05/2022	237.50		01-25-5230
Total BATEMAN LAW OFFICES, LTD:			570.00		
CENTURY SPRINGS					
2804414	WATER VH	12/16/2021	29.00		01-12-5630
121021	EDPD WATER	02/01/2022	37.76		01-21-5630
2807952	EDPD WATER	12/23/2021	61.76		01-21-5630
2816038	EDPD WATER	01/07/2022	61.76		01-21-5630
2823017	EDPD WATER	01/21/2022	28.52		01-21-5630
Total CENTURY SPRINGS:			218.80		
CINTAS FIRST AID & SAFETY					
4108169129	FLOOR MATS - VH	01/19/2022	26.59		01-12-5110
Total CINTAS FIRST AID & SAFETY:			26.59		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
COMCAST BUSINESS					
012222	COMCAST VLG	01/22/2022	808.20		01-12-5320
138600557	COMCAST PD	01/15/2022	472.33		01-12-5320
012222	COMCAST PD	01/22/2022	25.29		01-21-5320
012222	COMCAST W/S	01/22/2022	776.34		60-33-5320
Total COMCAST BUSINESS:			2,082.16		
COMED					
012722	COM ED STREETS	01/27/2022	324.40		28-01-5510
Total COMED:			324.40		
DUNDEE FORD					
845379	BEDLINER ADMIN TRUCK	01/20/2022	241.00		01-31-5120
845379	BEDLINER ADMIN TRUCK	01/20/2022	241.00		60-33-5120
Total DUNDEE FORD:			482.00		
DUNDEE NAPA AUTO PARTS					
401421	STROBE LIGHTS FOR BACKHO	01/19/2022	204.63		01-31-5120
401953	VEHICLE WASH SOAP/CLEANE	01/25/2022	71.42		01-31-5630
Total DUNDEE NAPA AUTO PARTS:			276.05		
DW-SERVANT FUND (EAST DUNDEE) LLC					
1-12522	BDD DUNDEE GATEWA	12/05/2022	4,166.67		33-01-5876
Total DW-SERVANT FUND (EAST DUNDEE) LLC:			4,166.67		
EAST DUNDEE POLICE PENSION FUND					
1172022	FINAL POLICE PENSION PAYM	01/17/2022	58,626.38		01-21-5055
Total EAST DUNDEE POLICE PENSION FUND:			58,626.38		
FED EX (POSTAGE)					
4-354-25043	FED EX TO B MITCHELL	12/27/2021	26.95		01-12-5680
4-358-45187	VILLAGE PROP RETURN JR	12/28/2021	76.08		01-12-5680
Total FED EX (POSTAGE):			103.03		
GALLS AN ARAMARK COMPANY					
20239575	UNIFORM ALLOW JR	01/19/2022	134.20		01-21-5080
20239789	UNIFORM ALLOW. - KM	01/19/2022	153.96		01-21-5080
Total GALLS AN ARAMARK COMPANY:			288.16		
GRAINGER, INC.					
9185522175	DEPOT BATHROOM FAN	01/20/2022	104.40		01-31-5196
9186521507	SHOP VAC FILTER	01/21/2022	34.76		01-31-5630
Total GRAINGER, INC.:			139.16		
H&H ELECTRIC CO.					
38248	STREET LIGHT SYST	11/30/2021	864.51		15-01-5950
38249	STREET LIGHT SYST	11/30/2021	1,824.06		15-01-5950
38250	STREET LIGHT MAIN	12/31/2021	1,488.79		15-01-5950

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
Total H&H ELECTRIC CO.:			4,177.36		
HAWKINS, INC.					
6114067	WW CHEMICALS	01/28/2022	3,556.02		60-33-5651
Total HAWKINS, INC.:			3,556.02		
HELPING HAND IT					
22-39443	IT SERVICES	01/24/2022	1,628.75		01-12-5286
Total HELPING HAND IT:			1,628.75		
HOME DEPOT					
011322	KEYS	01/13/2022	8.04		01-12-5110
011322	DEPOT LIGHTS	01/13/2022	17.94		01-31-5196
011322	VH BREAK ROOM	01/13/2022	176.61		32-15-5948
011322	VH BREAK ROOM	01/13/2022	16.55		32-15-5948
011322	VH BREAK ROOM	01/13/2022	375.52		32-15-5948
Total HOME DEPOT:			594.66		
HUB INTERNATIONAL MIDWEST LTD					
2562293	NOTARY BOND JR	01/14/2022	20.00		01-21-5630
Total HUB INTERNATIONAL MIDWEST LTD:			20.00		
HUGHES ENVIRONMENTAL CONSULTING					
1039	CONSULTANT SERVICES	01/31/2022	9,862.50		60-33-5291
Total HUGHES ENVIRONMENTAL CONSULTING:			9,862.50		
J.G. UNIFORMS, INC					
93846	UNIFORM BM	01/19/2022	855.00		01-21-5080
Total J.G. UNIFORMS, INC:			855.00		
JESSIE AVINA					
12226	REFUND OVERPAY TICKETE	12/04/2021	133.00		01-09-4720
Total JESSIE AVINA:			133.00		
JNL CLIMATE CONTROL INC					
39040	HVAC SERVICE CALL - SLUDGE	12/10/2021	118.00		60-33-5111
Total JNL CLIMATE CONTROL INC:			118.00		
M & A PRECISION TRUCK REPAIR					
19341	SAFETY LANE - TRUCK 35.	11/08/2021	54.00		60-33-5120
Total M & A PRECISION TRUCK REPAIR:			54.00		
MENARDS - CARPENTERSVILLE					
84904	BREAK ROOM REMODEL	01/18/2022	11.67		32-15-5948
Total MENARDS - CARPENTERSVILLE:			11.67		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
NICOR GAS					
122721	WATER GAS	12/27/2021	205.24		60-33-5510
Total NICOR GAS:			205.24		
P.F. PETTIBONE					
181616	ADMIN HEARING FORM	01/18/2022	180.70		01-21-5340
181652	TICKET PRINTING	01/26/2022	1,161.65		01-21-5340
181201	TOW DECALS	10/19/2021	324.75		01-21-5630
Total P.F. PETTIBONE:			1,667.10		
PERFECTION PROPERTY RESTORATION, INC					
41610	INSURANCE CLAIM SUBMITTE	01/14/2022	5,118.28		60-33-6010
41610	CHANGE ORDER	01/14/2022	724.31		60-33-6010
Total PERFECTION PROPERTY RESTORATION, INC:			5,842.59		
RAY O'HERRON CO. INC					
3100150	UNIFORM JK	01/11/2022	1,203.98		01-21-5080
3100156	UNIFORM JK	01/11/2022	157.90		01-21-5080
2171707	TRAINING	01/28/2022	2,299.48		01-21-5430
3102299	TRAINING	01/28/2022	579.97		01-21-5430
Total RAY O'HERRON CO. INC:			4,241.33		
SARGENTS EQUIPMENT REPAIR					
05107	SKID STEER REPAIR	01/25/2022	324.18		01-31-5120
05107	SKID STEER REPAIR	01/25/2022	324.18		60-33-5120
Total SARGENTS EQUIPMENT REPAIR:			648.36		
STANDARD EQUIPMENT COMPANY					
33905	PART FOR SWEEPER	01/19/2022	47.70		01-31-5120
Total STANDARD EQUIPMENT COMPANY:			47.70		
STAPLES ADVANTAGE					
8064918372	ADMIN SUPPLIES	01/15/2022	21.30		01-12-5610
8064986057	OFFICE SUPPLIES ADMIN	01/22/2022	26.97		01-12-5610
8064839675	FIN SUPPLIES	01/08/2022	73.98		01-14-5610
8064839675	MISC OFFICE SUPPLIES	01/08/2022	77.01		01-21-5610
8064986057	OFFICE SUPPLIES PD	01/22/2022	70.76		01-21-5610
8064918372	OFFICE SUPPLIES W/S	01/15/2022	77.58		60-33-5610
Total STAPLES ADVANTAGE:			347.60		
THOMPSON ELEVATOR SERVICE					
22-0273	ELEVATOR INSP	12/07/2022	100.00		01-01-1112
Total THOMPSON ELEVATOR SERVICE:			100.00		
TRUE BLUE CAR WASH LLC					
3959	PD CAR WASH	01/31/2022	63.00		01-21-5120
Total TRUE BLUE CAR WASH LLC:			63.00		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Voided	GL Account Number
VERIZON WIRELESS					
9896943621	VERIZON ADMIN	12/11/2021	11.24-		01-12-5320
9896943621	VERIZON FIN	12/11/2021	56.49		01-14-5320
9896943621	VERIZON PD	12/11/2021	269.44		01-21-5320
9896943621	VERIZON B&Z	12/11/2021	56.49		01-25-5320
9896943621	VERIZON PW	12/11/2021	254.18		01-31-5320
9896943621	VERIZON SWR/WTR	12/11/2021	237.42		60-33-5320
Total VERIZON WIRELESS:			862.78		
WATER SERVICES					
33009	METER TEST	11/22/2021	335.00		60-33-5140
Total WATER SERVICES:			335.00		
WATER WELL SOLUTIONS ILLINOIS, LLC					
22-01-120	WELL 5 - MERCURY REMED	01/31/2022	11,850.00		60-33-6010
22-01-120	WELL 5 - NEW MOTOR	01/31/2022	36,900.00		60-33-6010
22-01-120	WELL 5 - NEW PUMP	01/31/2022	9,950.00		60-33-6010
Total WATER WELL SOLUTIONS ILLINOIS, LLC:			58,700.00		
Grand Totals:			221,982.58		

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.