



VILLAGE of CRETE

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VILLAGE PRESIDENT
MICHAEL S. EINHORN

VILLAGE CLERK
DEBORAH S. BACHERT

MINUTES VILLAGE OF CRETE PRESIDENT AND BOARD OF TRUSTEES MEETING April 6, 2016

COMMITTEE OF THE WHOLE MEETING:

President Michael Einhorn called the special meeting of the President and the Board of Trustees of the Village of Crete to order on Wednesday, April 6, 2016 at 7:00 pm in the municipal building at 524 W. Exchange Street, Crete, Illinois. President Einhorn led those assembled in the Pledge of Allegiance to the Flag.

On a roll call by Village Clerk Deborah Bachert the following were present: Trustees Steven Beaudoin, Doris Harmon-Warren, Stephen Johnson, Holly Milburn, Mark Wiater and President Michael Einhorn. Trustee Dean Gaffney was absent. A quorum was present.
Also in attendance: Attorney James Stevenson, Acting Administrator/Building Inspector Michael Smith, and Clerk Deborah Bachert.

Purpose of meeting –

1. Discuss the sale of a 55 acre parcel commonly known as 1045 Main St.

President Einhorn opened the discussion of the 55 acre parcel (1045 Main Street) explaining the property had been purchased by the Village in July 2014 with the intention of having the ability to control the development of the land, such as a possible connection of a roadway from Main Street to Forest Glen Subdivision and preserving of several large oak trees on the land. A part of this parcel is the largest piece of property in TIF #2; the remainder is not currently in TIF #2.

President Einhorn explained Developer Jim Gierczyk has expressed interest in creating activity on the property. The Village currently has a concept plan but is open to hearing development ideas and possible purchase of this parcel by Gierczyk. The discussion and exploration of ideas and expectations were heard from the board members and Jim Gierczyk who was present in the audience.

Mr. Gierczyk stated the parcel must be included in a TIF district to aid businesses to come to this area. He believes it will take cooperation on the part of the Village and Mr. Gierczyk to make this development come to fruition. Difficulties that will be encountered at this site due to poor property maintenance appearance on North Main (north of the Funeral Home), the low traffic counts in the area and the condition of available water.

BOARD OF TRUSTEES:

STEVEN BEAUDOIN DEAN GAFFNEY DORIS HARMON-WARREN STEPHEN E. JOHNSON HOLLY MILBURN MARK WIATER

Comments were made by trustees:

Trustee Milburn state the condition of Main Street north of the Funeral Home as hodgepodge. Her expectations for development at 1045 Main include quality dining (preferably not fast food type); non-typical or unusual retail business that can show their creativeness to spark interest for people to come to Crete. She desires retail use for sales tax dollars.

Trustee Harmon-Warren agreed with the points made by Trustee Milburn. She is looking for a Long Term Plan to make this endeavor successful. Keep the unique atmosphere of Crete. Encourage the “Indiana People” traveling through Crete to actually stop and shop.

Trustee Wiater agreed with those comments of the previous trustees. Questioned whether this type of business can become a reality in the community of Crete.

Mr. Gierczyk commented on the difficulties involved to create the “unique quality” as discussed by the board members. He explained the small business owners are having difficulties acquiring backing through banks since the regulatory agencies have tightened. This is part of the reason Mr. Gierczyk feels a long term contract between him and the Village must be developed. To spur development and “clean up the appearance” of the town, especially on North Main Street, all people of the community must be able to work together. No definite answer was given when Mr. Gierczyk was asked by Trustee Harmon-Warren where his vision would be in five years.

Trustee Johnson liked the ideas presented by Mr. Gierczyk but has concern for the aging population within the Village. He questioned whether or not a senior development was an option. He also prefers to protect the oak trees in this development area and desires retail in the front.

Trustee Beaudoin agreed with what has been said.

Trustee Wiater proposed that all things in the development should be designed to complement the atmosphere in our Village. He stated the board should be able to have input when final decisions are made on the development plan.

Mr. Gierczyk predicts it may take as long as 5 (five) years to develop the 55 acre site. This is a reason the contract submitted by him includes the time frame and options. President Einhorn stated he is not in favor of the option clause in the proposed contract. Mr. Gierczyk believes he must be known as the owner and controller of the property in order for this development to be a success. Having the Gierczyk name on the property will show prospective businesses that Mr. Gierczyk is truly interested in this development and he would be better represented as an owner rather than a broker.

Trustee Beaudoin asked Mr. Gierczyk if the currently proposed plan for downtown Crete becomes a reality, would Mr. Gierczyk no longer be interested in purchasing and developing the 55 acres. Mr. Gierczyk answered he would not develop on the 55 acres if they develop the location in downtown Crete as is currently proposed. He believes the proposed gas station needs to be located at the corner of Wood Street and Exchange Street with a car wash attached to the station for best use of the property and to keep the flavor of the downtown business area through the corner lot where there is currently a gas station. If plans are changed by the downtown developer, Mr. Gierczyk will continue with his proposed development of the 55 acres on North Main Street.

Mr. Gierczyk left the meeting at 9:28 p.m. due to a previous commitment.

President Einhorn and the Board members discussed the contract proposed by Mr. Gierczyk. (Five year term with option for two 1 year extension.) The possible effect TIF would have on residential occupancy was discussed.

It was decided to make a revised offer to Mr. Gierczyk and his attorney through Attorney Stevenson. The changes to be included are:

- Approval of any development or sale
- Retail Strategies or a Village induced development would be noted as an exception to the contract and negate the contract for that portion of the land.
- The cost to tie up the property would be \$00.00 for year one, \$5000.00 for the second year, \$10,000.00 for the third year
- An escape clause equally covering both parties would require 90 day notice.
- A real estate tax liability clause

No final action was taken on this matter by the board.

ADJOURNMENT:

As there was no further business to come before the board, a motion was made to declare the meeting adjourned at 10:50 p.m.

Motion by Trustee Stephen Johnson

Second by Trustee Steve Beaudoin

Ayes (5) Trustees Beaudoin, Johnson, Harmon-Warren, Milburn and Wiater

Nays (0) none

Absent (1) Trustee Gaffney

Abstain (0) none

Motion declared carried.

Passed and Approved on this 25 day of APRIL, 2016.

Michael S. Einhorn
Village President



Deborah S. Bachert
Village Clerk