

VILLAGE OF



KENILWORTH, IL

**Committee of the Whole
Special Meeting Minutes
July 13, 2023**

I. Call to Order

Village President Cecily Kaz called to order the special meeting of the Committee of the Whole of the Board of Trustees of the Village of Kenilworth (the "Committee") at 6:00 p.m. on July 13, 2023.

Roll Call

President Kaz requested that the Clerk call the roll and the results were as follows:

Trustees:

Trustee Tim Ransford	Present - Remote
Trustee Christopher Ottsen	Present - Remote
Trustee Amy Hannus	Present
Trustee Walter Kelly	Present
Trustee John Gottschall	Present
Trustee Matt Lojkovic	Absent
President Cecily Kaz	Present

A quorum was present in person and via video conference.

Others Recorded as in Attendance:

Village Officials and Staff:

Michael Gagnon	Village Clerk
Patrick Brennan	Village Manager
Nicole Ang	Management Analyst

Others, signing in as displayed in Participant List:

443-690-1119

II. Continued Discussion Concerning the Village Parcel at Roger Avenue and Green Bay Road

President Kaz asked Manager Brennan to continue the discussion around the Village parcel at Roger Avenue and Green Bay Road. Manager Brennan began with an overview of the steps taken by the Village to help revitalize the business district. This included surveying residents concerning their vision for the GBRBD

1 generally. The survey results suggested that residents were unsatisfied with the present state of the GBRBD
2 and that it was incumbent of the Village Board to foster the expansion of new business enterprises. He
3 referred to additional survey results which identified the preferred types of businesses for the Village to
4 pursue.

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6 Using the visioning process as a backdrop, Manager Brennan turned to the efforts to develop concepts for a
7 mock development. He recounted the concept vetted by the Plan Commission with support from outside
8 planners and staff, which would make use of the combined site without violating any of the Village's
9 development codes. This was to be used as a template for potential private developers to visualize
10 possibilities along those same lines, foster a proper understanding of the Village's code restrictions, instigate
11 creative alternatives to the suggested proposal. An overview of the survey completed by the Village Board in
12 response to the Plan Commission Concept and the Roger / Green Bay parcel was also presented.

13
14 Manager Brennan then presented a series of slides. The slides presented information about the Roger /
15 Green Bay parcel site, the conflicting sewers on the northern section of the site, and a table presenting
16 options for consideration as it related to the options for pursuing site development. The Trustees discussed
17 the options and the focus of the discussion was upon the conflicting sewers and the cost/benefit of relocation
18 as well as who would accomplish the task.

19
20 Manager Brennan then displayed the results of a economic impact analysis conducted by the Johnson
21 Research Group for a mock development on the Roger parcel. The analysis computed a potential property tax
22 revenue from a mixed-use development that occupied the full buildable area, a 10 percent reduction and
23 thirty-five percent reduction of available floor area, mirroring the estimated impacts of the sewers on site.

24
25 After the Trustees discussed the economic impact analysis, Manager Brennan provided an overview of the
26 process typically followed for property sale and the commission review process. He described the process,
27 identified the stakeholders, estimated the timeline and overall time frame, reviewed how and when options
28 for the Board will be utilized. The Trustees clarified details of the various assumptions used by staff to provide
29 estimated cost and benefits assigned to each alternative. Manager Brennan then announced that an
30 additional purchase offer had been received for the Roger parcel. President Kaz indicated that entering
31 Closed Session to review the offer would be appropriate.

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33 **III. Business from the Public.**

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35 President Kaz opened the floor to members of the public to discuss any business. No one expressed a desire
36 to address the group.

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38 **IV. Closed Session**

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40 Hearing no further public business, President Kaz asked for a motion to adjourn to closed session. Trustee
41 Ransford offered a motion to convene in Closed Session for the purpose of discussing the purchase of real
42 property for use by the Village and to consider the setting of a price for the sale or lease of Village
43 property. Trustee Kelly seconded the motion.

44

1 A roll call vote was taken as follows:

2
3 For: Ransford, Ottsen, Hannus, Kelly, Gottschall

4
5 Opposed: None

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7 The roll call tally was five votes in favor and none opposed. President Kaz declared at 6:53 pm, the motion
8 passed and that asked unauthorized persons to clear the room.

9
10 At 7:54 p.m. Trustee Gottschall offered a motion to leave Closed Session; Trustee Kelly seconded the motion.
11 The meeting was reopened to the public.

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13 **V. Adjourn**

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15 With no further business, President asked for a motion to adjourn the meeting. Trustee Gottschall offered a
16 motion to adjourn the meeting and Trustee Kelly seconded the motion.

17
18 A voice vote was taken with all in favor, none opposed.

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20 President Kaz declared the meeting adjourned at 7:56 pm.

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