

President O'Leary calls to order the Committee of the Whole meeting of the Village Board at 7:00 pm.

ROLL CALL:

Trustees Ruffulo, Gorman, Cichowski, Lynam, Carlini, and President O'Leary.

Also in attendance are Acting Village Manager T.J. Moore, Village Engineer Joe Heinz, Assistant to the Village Manager Trish Terrill, and Village Attorney Russ Hartigan.

CONSIDERATIONS:

1) Elgin Ave. Condo Proposal-Density Discussion

Jim Bolz, an attorney in West Dundee, is the representative for the petitioner. Mr. Bolz briefly describes the condo project stating that the northern parcel is in the village and the remainder is in the county. The McGraw property would be to the East of the development and the Richardson sub-division to the west. The property is currently zoned estate residential R5. He introduces the architect of the project, Thomas Buckley.

Mr. Buckley states that the area is not zoned yet. The project will include two buildings; each building will have four floors with 12 units per floor. The minimum condo will have 2 bedrooms and two baths; the sizes will range from 1300 to 2400 square feet with a price range between \$300,000 - \$450,000. The building will have two floors of underground parking which will equal 2.5 spaces per unit. One parking level will be grade level and the other will be below grade level. Each building will have an outside lot with 22 spaces for visitors and there will be an additional seven spots in front of the clubhouse. Each unit will have a walk out balcony on both sides of the building. They plan to start construction with the first building, followed by the second building and lastly the clubhouse. He feels it will fit into the lot nicely as it backs up to McGraw's property and should be level with the hill. Possible additional amenities would be a health club, a pool, a park, a walking track and an activity room. He also states that an annexation agreement is inevitable and that the traffic study has not been completed.

After the board makes some comments regarding the density and parking, Mr. Buckley feels that 72 units may be acceptable, however, he is not in a position to agree to anything at this point. There is some concern over the inadequate number of outside parking spaces for visitors. President O'Leary states that this is a concept plan and that there will be plenty of time for public comment at a Public Hearing. He allows persons in the audience to comment.

Tara Jacobsen – 15N615 Elgin Ave.

Is concerned about the water supply and traffic and inquires about the ramifications of the project. She states that the board owes it to the people of East Dundee to look into the demand on the water and if this is where East Dundee is headed.

Steve Jacobsen – 15N615 Elgin Ave.

States is dislike for a project of this size and states that it doesn't fit into the area. He would welcome single-family homes on ½ acre lots. He feels there may be issues with underground parking and water.

Pat Ray – 15N686 Edwards

States his concern about the project and the traffic it may produce.

President O'Leary states that Ms. Terrill and Mr. Moore will keep in touch with Jim Bolz and that the board will try to have feedback within the next 30 days.

2) Village zoning Map Update

Mr. Heinz states that he has incorporated in the updated map comments made at the last COTW meeting as well as suggestions from Vandewalle's memo. All are okay to move forward with the zoning map. Ms. Terrill will have to notice all interested parties per the Attorney.

3) Committee Structure

President O'Leary states that under the Village Board section on the website, there is an area that shows the committee structure. He will be adding a Legal Committee instead of leaving it under the General Committee. He feels that one trustee should chair a committee and one trustee should sit on a committee. If a third trustee wishes to attend a committee meeting, they would have to inform the Administrator so the meeting is posted. If a trustee shows up to a meeting unannounced, they can participate as a resident.

President O'Leary feels that the Legal Committee should be resurrected because of certain ordinances the village would like to clean up such as the liquor ordinances. He doesn't feel that the attorney would have to attend these meeting, as the commission could make recommendations to the attorney.

Attorney Hartigan points out potential issues with three person committees vs. two persons committees as it relates to the Open Meetings Act.

The Liquor Commission is a three-person commission that makes decisions where two persons make a quorum. Discussions among the Liquor Commissioners related to business of the Liquor Commission can only be discussed during their meetings.

One a different subject, it is decided to move the first meeting in July to the second Monday. Therefore, the Board meetings in July will be Monday, July 9th and Monday, July 16th.

Motion to adjourn the COTW meeting by Carlini/Lynam.

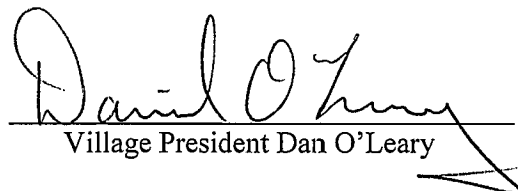
Motion amended to adjourn the COTW meeting and move to Executive Session, closed to the public and media under the provisions of the Illinois Open Meetings Act, 5ILCS, 120/2, (2) (21), Discussion of Minutes, (C) (6), Pending Litigation, 2 (C) (1), Personnel and 2 (C) (5) Acquisition of Property by Carlini/Ruffulo at 8:10 pm.

Roll: 6 Ayes (Ruffulo, Gorman, Cichowski, Lynam, Carlini and President O'Leary), 0 Nays, Motion carries.

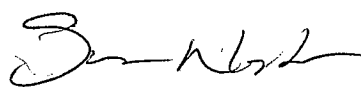
Respectfully Submitted,

Susan Norton

By:


Village President Dan O'Leary

Attest:


Village Clerk Susan Norton