

President Bartels calls to order the Village of East Dundee, Committee of the Whole Meeting at 7:00 pm.

Roll: Paul VanOstenbridge, Frank Scarpelli, Jr., Daniel O'Leary, Robert Gorman, James Carlini, Jerald Bartels. (Michael Ruffulo is absent)

Also in attendance are Attorney Victoria Benson, T.J. Moore and Bob Urbanowitz.

Motion to move up agenda item 9.0 by Scarpelli/Gorman.

Roll: 6 Ayes (VanOstenbridge, Scarpelli, O'Leary, Gorman, Carlini, President Bartels), 0 Nays, Motion carries.

9) Special Use, Packaged Liquor – Sam Rashid.

Mr. Urbanowitz states that Mr. Rashid would like to open a packaged liquor section at 421 and 423 Main Street; however, he doesn't meet the parking requirements per our ordinance. The building is approximately 6,000 square feet; therefore he would need 30 spaces (1 per every 200 square feet). He does have a gentleman's agreement in writing for overflow parking with the owner of the Dundee Manor Restaurant, George Koulis. Mr. Rashid states that he already has the liquor license, therefore the only thing he needed was the letter from Dundee Manor. He notes that the letter is good until the remodeling is complete and then he should have approximately 15 – 17 spaces and two handicapped spaces.

Trustee Scarpelli asks Mr. Urbanowitz if the property changed zoning and he replies yes. Mr. Urbanowitz states it was presented to the zoning board that Mr. Rashid is interested in packaged liquor sales and would like to operate the business with the current eleven spaces temporarily. The recommendation from the P&Z was that the special use for package liquor sales be granted with condition that Mr. Rashid submit a drawing. Mr. Rashid thought that a site plan would not be required until the construction takes place. It was his understanding that he only needed the letter from Manor and to check with the village attorney if the parking spaces are allowable. Trustee Scarpelli asks about previous blue prints and Mr. Rashid states that he does not have them anymore as he had to start from scratch.

Trustee Scarpelli asks Ms. Benson to check with Attorney Hartigan and find out if Mr. Rashid needs a variance for the parking requirements in order to utilize the property as it sits. Trustee O'Leary would like to ask Attorney Hartigan if we could grant a special use that expires at a certain time. Trustee Scarpelli states that Attorney Hartigan told him that the village could condition it.

Trustee O'Leary states if the board were to approve this on the contingency of a certain number of parking spaces, it would be nice to see a layout. Trustee Gorman states that the P&Z will want to know what it's going to look like as well. He too would feel more comfortable with an architectural layout as it has to be done eventually anyway. Basically, the board needs a concept plan.

President Bartels asks if there are any recommendations for the attorney regarding variance language. Trustee Scarpelli would like to know if the board needs to grant a variance now and does this variance need to have restrictions with regards to completing the renovation. Trustee Gorman would like to know if the board could condition it on being completed. Mr. Urbanowitz states that it was done before for Schock Towing. Trustee Gorman would like to know that timeframe.

Mr. Rashid will do new renderings.

Motion to move up agenda item 4.0 by Scarpelli/Gorman.

Roll: 6 Ayes (VanOstenbridge, Scarpelli, O'Leary, Gorman, Carlini, President Bartels), 0 Nays, Motion carries.

4) Engineering Design Proposals – Well No. 5.

Mr. Moore has contacted five firms to get pricing on the shallow well and treatment only so all proposals are comparable. Mr. Moore, Mr. Heinz and Mr. Wilson have met with these firms and have given them until the end of the month for the proposals. Mr. Heinz did not quote the project because his firm would have to partner with another firm, as they haven't done any treatment.

Cliff, the facilitator asks if there is a general consensus that there is a lack of water. Trustee O'Leary states that the board agrees that the village is in need of an additional long-term source of water, but the board does not agree on the urgency. Trustee Gorman states his hesitancy is the "marriage" to a contract and if the village needs this so quickly. Trustee Carlini doesn't see a sense of urgency. He doesn't want the cheapest bid, but rather what is right for the village and would like to know the project life cycle costs. President Bartels feels that this should have been done yesterday. The village has fifteen years of historical information showing that the aquifers are dropping. He would rather build a well two-years too early than two years too late. Trustee VanOstenbridge thought we agreed to get a source. He also feels we need it sooner than later and would like to see the water treated. Trustee Scarpelli thought there was some consensus to move forward at the last COTW meeting. Mr. Moore states that we have a solid reading that is consistent with Carpentersville. He feels that comparing proposals is a good process and notes that not one firm has declined.

1) Trustee Indemnification – Municipal Code Amend.

Ms. Benson states that this is a proposal to add indemnification to our ordinance. Trustee O'Leary asks if this is a working model from somewhere else and Ms. Benson responds yes. President Bartels asks the board if they would like to review this or ask Attorney Hartigan to prepare something. Trustee Carlini feels we need this indemnification clause, as it is standard in other villages. Trustee VanOstenbridge would like to research it against other municipalities and see how close the language it. Ms. Benson will inform Attorney Hartigan that the board would like to see some comparisons. Trustee Gorman suggests we draft this. Ms. Benson will find out where Attorney Hartigan obtained this example, and will email the board. The board can then advise the firm of what they would like to do.

2) Omnibus Vote Provision – Municipal Code Amend.

President Bartels states that this agenda item is a recommendation from Mr. Nicholson. The Board should discuss this and inform the attorney of their decision. Adopting some type of omnibus vote could reduce the amount of time the board spends at a meeting. It would be another consent item that would not require discussion. Items could be approved at once, however, any trustee could make a motion to have it removed from that part of the agenda. Basically, it would allow the board to approve large sections of the agenda that didn't require interaction.

Trustee Scarpelli would not have a problem adding this to the agenda; however, the agenda would need to change order so staff reports come after audience business. President Bartels states we can alter the order of the agenda. The only thing Attorney Hartigan would have to research is if the ordinance needs to be amended to facilitate this. Trustee Scarpelli states that one trustee can say they want something out of the omnibus and the board can still vote on the rest of the items. There is a consensus to have Attorney Hartigan draft this provision.

3) Modified Scope of Services – TIF – Vandewalle and Associates.

President Bartels has spoken with Kate and states that both the school district and the fire department would be affected parties if the TIF goes through. Someone needs to sit down and explain this to them.

5) Officer/Official Appointment – Municipal Code Amend.

President Bartels thought this was discussed at the last meeting and is unsure why it is on the agenda. Trustee O'Leary states that there was never any closure and he would like to see some closure after the workshop. Trustee Scarpelli states that Mr. Nicholson is probably unsure if this should be on the agenda, but it can probably be dropped it until after the workshop. Everyone agrees.

6) FY06/07 Budget Workshop Meeting Schedule.

This agenda item is informational only. Ms. Behrens would like to go over the budget in groups of two trustees at a time. The budget has to be approved by the end of April. The March 27th workshop does not work for some of the board members so the date will be discussed at the next board meeting.

7) Official Zoning Map.

- a. Map Update
- b. Adult Uses
- c. Other Req. Revisions

President Bartels feels it is important to get this done, as the village cannot prevent adult uses. Therefore, an area needs to be designated and the zoning map needs to be updated. Trustee Scarpelli states that the board did pass where adult uses can take place, but the village hasn't created the zoning district. He states that Attorney Hartigan believes that Mr. Regan has the information and would be okay with his firm finishing it. Trustee Scarpelli also states that the former board made this an allowable special use in the M2 district but we don't have an M2 district, so we need a map amendment. Trustee Gorman believes that we have an ordinance and suggests Mr. Heinz prepare the updated map. President Bartels states that Mr. Heinz should get in contact with Attorney Hartigan to find out what is involved. Mr. Nicholson should coordinate this and get in contact with Mr. Bowden as it was fairly close to completion.

8) Village Technology Strategy.


Trustee O'Leary has requested that an additional \$12,000 be set aside from what staff has identified for their technology needs. He would like the money used for a multi use type of application and for electronic document storage. Trustee O'Leary states that the committee is looking at a project management tool that is web based and multi user. Trustee Carlini suggest training on this so people are comfortable with it and will use it.

Motion to adjourn Committee of the Whole meeting by Scarpelli/VanOstenbridge at 9:00 pm.

Roll: 6 Ayes (VanOstenbridge, Scarpelli, O'Leary, Gorman, Carlini, President Bartels), 0 Nays, Motion carries.

Respectfully Submitted,

Susan Norton

By: 
President Jerald Bartels

Attest: 
Village Clerk Susan Norton

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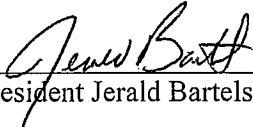
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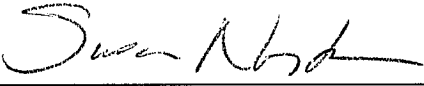
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