

CALL TO ORDER

President Miller calls to order the Village of East Dundee Special Board Meeting at 6:00 p.m.

ROLL CALL:

Trustees Lynam, Selep, Wood, Hall, Andresen and President Miller. Trustee Mahony was absent.

Also in attendance Village Administrator Jennifer Johnsen, Chief of Police Terry Mee, Village Engineer Joe Heinz, Village Attorney Kathleen Field Orr and Village Clerk Katherine Holt.

PLEDGE OF ALLEGIANCE: Recited

PUBLIC COMMENT (Agenda Items only): None

Trustee Mahony arrived to the meeting at 6:02 p.m.

Motion to move Public Comment for Non-Agenda items as the next order of business by Selep/Wood.
Motion passes by unanimous vote.

PUBLIC COMMENT (Items not on the Agenda):

Rob Gorman, Resident – 251 Fallbrook Court, East Dundee, IL

Mr. Gorman said that yesterday he walked from his home to the downtown area. He said he smelled the odor being emitted from the old Haeger building. During his walk, he said he also noticed a dumpster on the street and a building that has had half of its siding missing for over a year. He stated that he recently received a notice for having weeds on one of his properties that have been there for over 20 years. He asked that the Board look at the property maintenance code and start issuing citations that are appropriate. He asked the Board to walk around town and start asking if the right things are being cited for.

CONSENT AGENDA-CONSIDERATION OF AN “OMNIBUS VOTE”:

Illinois Municipalities may adopt by a single roll call vote of the Village Board and Village President, a group of assorted ordinances, resolution, motions and orders by an “Omnibus Vote”. The “Omnibus Vote” shall be taken following the unanimous consent by the President and Board as to the items to be included. Any Trustee or the President may request that any item not be included in that vote.

- A. Motion to Approve the Regular Village Board Meeting Minutes Dated June 19, 2017**
- B. Motion to Approve the Public Hearing Meeting Minutes Dated July 17, 2017**
- C. Motion to Approve the Regular Village Board Meeting Minutes Dated July 17, 2017**
- D. Authorization to Waive Class F Special Events Liquor License Fee for Rosie O'Hare's at Heritage Fest**
- E. Approval of a Resolution of the Village of East Dundee, Illinois Approving a Request for a Permit to Close State of Illinois Route 72 from the Illinois Department of Transportation for the Dundee Crown High School Homecoming Parade**
- F. Approval of a Motion to Permit the Public Display of Fireworks on September 15, 2017 for Heritage Fest**
- G. Approval of an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois, Approving an Amendment to the Amendment and Restatement of Redevelopment Agreements by and between the Village of East Dundee, Cook and Kane Counties, Illinois and OTTO Engineering, Inc.**
- H. Approval of a Resolution of the Village of East Dundee Approving a Reciprocal Reporting Agreement between the Village of East Dundee Police Department and Community Unit School District 300**

Trustee Andresen stated that he would like to listen to the audio for items A, B and C to confirm a few things. He requested that these three items be tabled at this time.

Motion to table Consent Agenda items A, B and C by Andresen/Hall.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Hall, Mahony and Andresen. Nays – 0. Absent – 0.

Motion carries.

Motion to approve Consent Agenda items D, E, F, G and H by Lynam/Mahony.

Motion carries by unanimous vote.

OLD BUSINESS:

- A. Approval of an Ordinance of the Village of East Dundee, Illinois, Amending the Code of the Village of East Dundee to Restrict the Number of Video Gaming Permits and Providing for the Automatic Reduction in the Number of Liquor Licenses and Video Gaming Permits Upon Their Termination**

Motion for an Approval of an Ordinance of the Village of East Dundee, Illinois, Amending the Code of the Village of East Dundee to Restrict the Number of Video Gaming Permits and Providing for the Automatic Reduction in the Number of Liquor Licenses and Video Gaming Permits Upon their Termination by Lynam/Wood.

Discussion:

Trustee Lynam asked for clarification on the automatic reduction process. President Miller explained that the Board would need to approve and create a liquor license and video gaming license for any new applicant. He said if a current business went out of business, the number of licenses would automatically reduce down so that there is always zero availability. He advised that the licenses are not transferrable.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Hall, Mahony and Andresen. Nays – 0. Absent – 0.

Motion carries.

NEW BUSINESS:

- A. Approval of an Ordinance of the Village of East Dundee, Illinois, Granting Development Waivers for 201 Penny Avenue**

Motion for an Approval of an Ordinance of the Village of East Dundee, Illinois, Granting Development Waivers for 201 Penny Avenue by Lynam/Mahony.

Discussion:

Trustee Lynam asked for a brief review of the waivers. Administrator Johnsen explained that there is an existing site with an existing building that will be renovated into residential apartments. She advised that the developers are being held to site plan standards as if it was new construction. The developers are asking for a waiver for the curb and gutter requirements since they will only be doing patching of the asphalt. She said code also requires that a new redevelopment have cement driveways and the developer would like to leave as the current asphalt material. The last waiver is for landscaping and parking lot island requirements. She said they are removing a portion of the parking lot to add landscaping for the benefit of the apartments. She said the ordinance will waive these items but the developer will be held to the landscaping plan that has been submitted.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Hall, Mahony and Andresen. Nays – 0. Absent – 0.
Motion carries.

B. Approval of an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois, Approving a First Amendment to the Redevelopment Agreement by and between the Village of East Dundee, Cook and Kane Counties, Illinois and Cucci Auto Group, LLC

Motion for an Approval of an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois, Approving a First Amendment to the Redevelopment Agreement by and between the Village of East Dundee, Cook and Kane Counties, Illinois and Cucci Auto Group, LLC by Lynam/Mahony.

Discussion:

President Miller stated that Administrator Johnsen renegotiated this contract. Johnsen explained that a base will be set and anything additional generated beyond the base amount will be reimbursed up to a TIF cap amount of \$100,000 and BDD cap amount of \$295,000. If they do not generate additional sales tax, they receive no reimbursement or it will take a lot longer.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Hall, Mahony and Andresen. Nays – 0. Absent – 0.
Motion carries.

C. Approval of a Motion to Increase the Annual Rent for the Property Leased from DeLoris Doederlein (PIN 03-23-314-007) or 2017

Approval of a Motion to Increase the Annual Rent for the Property Leased from DeLoris Doederlein (PIN 03-23-314-007) or 2017 by Lynam/Wood.

Discussion:

Administrator Johnsen explained that when the lease was originally drafted for the parking lot and the adjacent property, it was not anticipated that there would be a caboose on the property. The Village has a license agreement with the caboose operator in which the Village will receive 10 percent of gross sales per month. The property owner has a concern that the Village receives 10 percent and she does not receive anything but feels she is entitled to some level of compensation. The property owner has a claim the caboose is a permanent fixture on the property and she would have the right to keep it at the end of the 15 year lease period. President Miller stated that the caboose is on wheels and is determined to not be a permanent structure and Attorney Orr agreed. Trustee Mahony asked if the Village paid for the improvement of the lot. President Miller replied that it did. Mahony commented that at the end of the lease agreement, the owner will have the benefit of the improvements. Miller said that she will but he also wanted the Board to keep in mind that the lease gives the Village first right of refusal on that property and the adjacent lumberyard property which would be obtained at assessed value. Miller added that the Village only pays property taxes on that spot and now has a revenue generating business located there.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Hall, Mahony and Andresen. Nays – 0. Absent – 0.
Motion carries.

FINANCIAL REPORTS:

A. Warrants List \$225,152.56

The warrants list was noted to the Board.

Reports: VILLAGE TRUSTEES

Lynam: Reported that he will be volunteering at Heritage Fest.

Selep: None

Wood: Reported that she will also be volunteering at Heritage Fest. She also asked if there will be a discussion on the 2018 Budget Comparison. Johnsen asked Wood to contact her directly if she would like to set up a meeting with her. Wood mentioned that as part of their lease agreement, Save-A-Vet is to provide volunteers regularly at Village events and has not done so for the past 2 years. She said the Village has addressed this with them several times previously and said that some action really needs to happen at this time. Miller said he will have a discussion with them and report back.

Hall: None

Mahony: Reported that she attended the Sunday Vintage Market event and that it is a great model for a periodic Sunday event in the future. President Miller commented that the vendors were very happy and would be in favor of doing an event once a month. He said that he is looking to do a winter event and possibly 3 or 4 next year. Mahony also mentioned that she was walking along Bonnie Dundee Road and there was a full size hauling truck traveling the road, which is not permitted. She voiced great concern for pedestrian safety. Chief Mee responded that he has not received any complaints but will direct the department to do additional patrol in that area.

Andresen: Reported that he was invited and met with a neighborhood group to talk about their concerns with Golden Plastics. He said a representative of the business was present and explained how there are mitigating the issues. He said one of the main concerns was the poor maintenance of the property. President Miller replied that Village staff has been working with them to address the issues. Johnsen added that Golden Plastics will be appearing at the next Administrative Adjudication Hearing on September 27 for several violations.

Reports: VILLAGE ADMINISTRATOR and STAFF

Village President: Miller asked that the confidential memo distributed at this evening's meeting be reviewed and kept confidential by each trustee. He also mentioned that Heritage Fest is this coming weekend.

Village Administrator: Johnsen reported that there will be a Planning & Zoning meeting on Thursday, September 14 regarding Pete's Towing and their move to 1079 Rock Road.

Village Attorney: None

Village Engineer: None

Chief of Police: None

Public Works Director: None

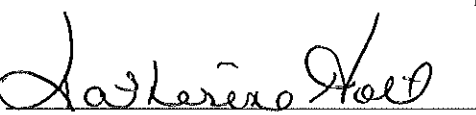
Finance Director: None

Motion to adjourn the Special Village Board Meeting at 6:58 pm to Executive Session for (c)(11) Pending Litigation by Lynam/Selep. Motion carries by unanimous vote.

Respectfully submitted,

Katherine Holt

By: 
Village President Lael Miller

Attest: 
Village Clerk, Katherine Holt