

**CALL TO ORDER**

Trustee VanOstenbridge calls to order the Special Village Board Meeting at 6:01 pm.

**ROLL CALL:**

Trustees Ruffulo, Gorman, Lynam, Miller, VanOstenbridge, Skillicorn and President Bartels.

Motion to appoint Trustee VanOstenbridge as President Pro Tem by Miller/Lynam

Roll: Ayes – 6 - Trustees Ruffulo, Gorman, Lynam, Miller, Skillicorn and President Bartels. Nays – 0.

Absent – 0. Motion carries.

Motion to allow Trustee Ruffulo and President Bartels to participate via conference phone by Miller/Lynam.

Roll: Ayes – 5 – Trustees Gorman, Miller, Lynam, VanOstenbridge and Skillicorn. Nays – 0. Absent – 0. Motion carries.

Also in attendance Village Administrator Bob Skurla, Public Works Director Jim Kelly, Police Chief Terry Mee, Village Engineer Joe Heinz and Village Clerk Jennifer Rehberg.

**PLEDGE OF ALLEGIANCE: Recited**

**CONSENT AGENDA-CONSIDERATION OF AN "OMNIBUS VOTE": None**

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

**PUBLIC PARTICIPATION: None**

**OLD BUSINESS: None**

**NEW BUSINESS:**

- 1. Ordinance Granting Amendment to Approvals for Property Commonly Known as The River Haven PUD Located Near the Intersection of Route 72 and 25 in the Village of East Dundee, Illinois**

Motion to approve an Ordinance Granting Amendment to Approval for Property Commonly Known as The River Haven PUD Located Near the Intersection of Route 72 and 25 in the Village of East Dundee, Illinois by Miller/Lynam.

**Discussion:** Skurla reported the Public Hearing for this was held before the P&Z meeting last Thursday. Attached to the Ordinance are sections in the packet regarding recommended changes from the P&Z committee. Skurla stated Item #2 should be approved before Item #1.

Motion withdrawn by Miller/Lynam.

- 2. Ordinance (11-56) Amending the Comprehensive Plan of the Village of East Dundee to Provide for up to a Maximum Combined Number of Residential Units of 150 Senior Apartments; Single Family Homes and Duplexes Targeted Toward Veterans and 2+/- Acre Commercial Site Adjoining Route 72**

Motion to approve an Ordinance Amending the Comprehensive Plan of the Village of East Dundee to Provide for up to a Maximum Combined Number of Residential Units of 150 Senior Apartments; Single Family Homes and Duplexes Targeted Toward Veterans and 2+/- Acre Commercial Site Adjoining Route 72 by Miller/Lynam.

**Discussion:** Skurla stated the Ordinance has been forwarded electronically regarding amending the Comprehensive Plan to make up for certain changes in the River Haven Subdivision Area, which was adopted by a 6-2 vote last Thursday at the P&Z Meeting. Gorman asked what was changed in the Comprehensive Plan. He would like to see the text. Skurla will get copies for the Board while Mr. Bergman speaks to the Board. Bergman explained the changes are to eliminate the senior housing element that was adopted previously. They were unable to obtain users for that use of the property. This is the same as a project he built in Iowa. It would be a combination of duplexes and single-family homes, along with a senior housing building. There will be no identical units within the total of 68 units. He will work through the VA. The units will be 2-bedrooms with a den, 3-bedrooms models, and all will have garages. He heard there could be a fire station in the front of the property and he would like that. He will arrange to purchase the entire site. Gorman stated it is a lot of money for the piece of land. Bergman looks at it practically. Ruffulo's concern is that there will not be enough veterans to fill the units. Bergman stated it was not that he couldn't get enough seniors it was a financing issue. He stated if there aren't enough veterans, it could be open to anyone who would like to rent. Ruffulo is uncomfortable with this project. Skurla spoke to a VA advocate seeker and stated there is a large need for veteran housing. Ruffulo asked about the children who would go to Dist 300. Bergman stated the housing will be available for veterans, their spouses and children. Skurla explained the State aid formula per child. Skillicorn asked if this was already in the TIF. Skurla stated yes, it is in the Dundee Crossing. Lynam stated he feels comfortable with this. Miller does not have any personal concerns but he has heard from other residents with the following concerns: 1.) Section 8, low income. 2.) Rental property. 3.) Bergman will sell this in 10 years. Bergman addressed this is Section 42, not a Section 8. Renters have to be able to pay the rent. Bergman thinks the future is more rentals within the next 15 years. Bergman stated there is management to oversee the property and tenants 24-hours a day. Bergman stated this is a 30-year investment for his investors. Maintenance is \$1,000 per unit in the beginning and \$400 per unit per year, thereafter. Bartels stated this was one of the reasons the TIFs were put into place years ago. Lynam asked about the retention pond and maintenance. Bergman stated he will maintain it. Chief Schmidendorf discussed the possibility of the fire station on the property. Skurla stated there could be an exchange process on the current fire station and the new property.

Roll: Ayes – 7 – Trustees Ruffulo, Gorman, Lynam, Miller, VanOstenbridge, Skillicorn and President Bartels. Nays – 0. Absent – 0. Motion carries.

**1. Ordinance (11-57) Granting Amendment to Approvals for Property Commonly Known as The River Haven PUD Located Near the Intersection of Route 72 and 25 in the Village of East Dundee, Illinois**

Motion to approve an Ordinance Granting Amendment to Approval for Property Commonly Known as The River Haven PUD Located Near the Intersection of Route 72 and 25 in the Village of East Dundee, Illinois by Miller/Lynam.

**Discussion:** Mr. Bergman had a discussion with a resident and agreed to a 35-foot rear lot line for the west section of the property from 30 feet. There was a resident who had a problem with this and Bergman fixed it. Lynam asked about the properties along Howard. He would like to meet with the homeowners to fix and re-sod their back yards. Gorman asked if there will be a final plat.

Roll: Ayes – 7 – Trustees Ruffulo, Gorman, Lynam, Miller, Skillicorn, VanOstenbridge and President Bartels. Nays – 0. Absent – 0. Motion carries.

**EXECUTIVE SESSION:** None

Special Village Board Meeting  
Village of East Dundee  
Kane County, Illinois  
December 12, 2011

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Motion to adjourn the Special Village Board Meeting by Miller/Lynam at 7:00 p.m.

Roll: Ayes – 7 – Trustees Ruffulo, Gorman, Lynam, Miller, VanOstenbridge, Skillicorn and President Bartels. Nays – 0. Absent – 0. Motion carries, meeting adjourns.

Respectfully Submitted,

By: Jerald Bart  
Village President Jerald Bartels

Attest: Jennifer R. Rehberg  
Village Clerk, Jennifer R. Rehberg  
Rehberg