

**CALL TO ORDER**

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

**ROLL CALL:**

Trustees Lynam, Skillicorn, Wood, Selep and President Miller. Trustees Gorman and Hall were absent.

Also in attendance Village Administrator Bob Skurla, Village Engineer Joe Heinz, Director of Public Works Jim Kelly, Village Attorney Kathleen Field Orr, Chief of Police Terry Mee, Marketing Director Karen Blair, Economic Development Director Doug Bergren, Deputy Village Administrator/Village Clerk Heather Maieritsch and Deputy Village Clerk Katherine Holt.

**PLEDGE OF ALLEGIANCE:** Recited

**PUBLIC COMMENT (Agenda Items only):** None

**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 15, 2015
- B. Ordinance of the Village of East Dundee, Illinois, Establishing Licensing Regulations for Rental Buildings and Dwelling Units
- C. Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois, Amending the Revised Annual Fee Schedule (Rental License Fees)
- D. Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois, Amending the Code of the Village of East Dundee by Modifying the Procedures for Suspending and Revoking Licenses Issued to Indoor Commercial Sports and Entertainment Establishments
- E. Resolution of the Village of East Dundee, Cook and Kane Counties, Illinois, Designating the East Dundee Police Department Lobby as an E-Sale Safe Zone

Trustee Skillicorn requested that item C be pulled for discussion.

Motion to approve consent agenda items, A, B, D and E by Skillicorn/Wood.

Roll: Ayes – 4 – Trustees Lynam, Skillicorn, Selep and Wood. Nays – 0. Absent – 2 – Trustees Gorman and Hall. Motion carries.

- C. Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois, Amending the Revised Annual Fee Schedule (Rental License Fees)

Motion to approve an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois, Amending the Revised Annual Fee Schedule (Rental License Fees) by Skillicorn/Selep.

**Discussion:**

Clerk Maieritsch provided a handout of the breakdown of costs for the rental dwelling inspection program. Trustee Skillicorn said that Attorney Orr suggested that the proposed rental license fees be rounded up slightly to \$75 for multifamily dwellings, \$100 for single family dwellings and \$115 for non residential dwellings and asked the Board how they felt about a \$75 re-inspection fee being charged in the event the initial inspection fails. Maieritsch explained that if an inspection fails, the owner will receive a formal notification and a complete re-inspection will need to be done. Jim Kelly advised that in his

experience, approximately 20% of the rental dwellings fail the first inspection and this is primarily for residential. He said the initial inspection will be very thorough, going through all items on the inspection checklist.

Motion to amend the rental license fees to the recommended amounts of \$75 for multifamily dwellings, \$100 for single family dwellings and \$115 for non residential dwellings and approve the Ordinance by Selep/Skillicorn.

Roll: Ayes – 4 – Trustees Lynam, Skillicorn, Selep and Wood. Nays – 0. Absent – 2 – Trustees Gorman and Hall. Motion carries.

*Trustee Hall arrived to the meeting at 6:10 p.m.*

#### **OLD BUSINESS:**

##### **A. Presentation by Billitteri Enterprises: 110 N. River Street**

General Contractor John Curtis and Real Estate Broker Joe Billitteri gave an update and distributed a rendering of their proposed plan for the property at 110 N. River Street. Mr. Curtis said the first floor will be 8,500 square feet with 6,000 square feet being retail. He said the rear 2,500 square feet will be utilized as a mechanical room and indoor garage space. Three 2-level townhomes will occupy the upstairs. The initial plan to include additional townhomes in the back of the property has been changed to instead make room for additional parking for employees and guests. He said the townhomes will rental for \$2,500-\$2,600 a month and are each approximately 2,600 square feet. He said there will be four 1,500 square feet retail units at \$13 per square foot. He said the investment for the development is currently \$2,754,000. Trustee Skillicorn questioned if the new construction is TIF eligible and said he wasn't comfortable entering into a redevelopment agreement without more specifics and is also not comfortable going beyond demolition costs. Administrator Skurla said there are a number of TIF eligible expenses for a project like this such as site acquisition, demolition and architectural services and fees. He noted that the property is also located in a Business Development District (BDD). Trustee Lynam had a concern about the height of the proposed building and if it meets village code. He would like a better idea of its scale compared to surrounding buildings. Jim Kelly advised that the property is located in a B-1 zone which allows no more than forty feet or three stories in height.

Motion to Direct Staff to Proceed with Negotiating a Redevelopment Project and Redevelopment Agreement by Wood/Selep.

Roll: Ayes – 4 – Trustees Lynam, Selep, Wood and President Miller. Nays – 2 – Trustees Skillicorn and Hall. Absent – 1 – Trustee Gorman. Motion carries.

#### **NEW BUSINESS:**

##### **A. TTF Event November 25, 2015: Presentation by Cliff Surges**

Mr. Surges gave a presentation on his plan to host a Turkey Testicle Festival on November 25, 2015 from 11 a.m. to 11 p.m. at the Depot. He said this would be part of the partnership funding agreement for the Dundee Foundation. The Testicle Festival will include live music, food and drinks. The event will be set up to be similar to the Wine Down Wednesday set up. He said the number of people drawn to the event can be whatever the Village drives it to be. It could depend on the amount of money invested in the festival as well as the popularity of the band that will play. Administrator Skurla said that Huntley's annual Turkey Festival is not sponsored by the Village. He said it has always been a privately sponsored event. Mr. Surges said East Dundee's festival will be different in that the proceeds will fund the Dundee Foundation and will work with Elgin Community College's culinary students to create recipes. He said he

will be reaching out to local establishments to provide food and that alcoholic beverages will be served by one group. Skurla said the only requests asked of the Village are to put up the perimeter, provide security at the gate and provide the liquor license and port-a-potties. Mr. Surges said the bands will play from 2 p.m. to 10 p.m. He said he will work on providing remote parking and shuttle services for the event. The Board is in consensus to move forward with this event.

**B. Discussion of Waiver of Standards for Enterprise Rent-A-Car Standards in Terra Business Park**

Steve Dattilo of Enterprise is interested in purchasing 24 acres of property on the northwest side of Terra Business Park. He said the property will be used as a staging area to process new and used cars using a drive thru bay. Mr. Dattilo has asked the Board to grant waivers for the village code requirements for paving, curbs and gutters, lighting and landscaping. He said the lot currently has several inches of packed asphalt on the ground. His plan is to pave the entrances and employee parking areas, erect a security fence around the facility, add barrier plates at the entrance and exit areas and install LED pole lighting. The hours of operation would be 6 a.m. to 7 p.m. and this new facility would create between 25-50 full time jobs. He said many of the cars currently go through the Insurance Auto Auctions (IAA) facility. Administrator Skurla added that the Village receives an automobile transfer tax of \$10 for every vehicle sold through IAA. Joe Palumbo said that this new facility will not be visible from Route 72 and have a setback of about 2,000 feet from the road. There was consensus of the Board to move forward with the waiver. Attorney Orr advised that she will draft an ordinance upon the direction of the Board.

**FINANCIAL REPORTS:**

- A. Warrants List #1 \$1,147.99
- B. Warrants List #2 \$36,893.02
- C. Warrants List #3 \$224,309.03

The Warrants Lists were noted to the Village Board.

**Reports: VILLAGE TRUSTEES**

**Gorman:** N/A

**Lynam:** None

**Selep:** None

**Wood:** None

**Skillicorn:** Asked for a status on the River Haven landscaping. Jim Kelly advised that 86 trees and bushes will be planted in September and the residents on the perimeter will be contacted so that they are informed of the plan. He said a white vinyl fence is now installed along the property line of homeowners who wanted the fence.

**Hall:** None

**Reports: VILLAGE ADMINISTRATOR and STAFF**

**Village Administrator:** None

**Village Attorney:** Attorney Orr requested direction from the Board to proceed going out to bid for various insurance policies. She said it is good practice and recommended doing so. The Board was in agreement to go out for bid.

**Village Engineer:** Heinz reported that the downtown street pavement will be done later in the week.

**Public Works Director:** Kelly reported that the water service was removed from the new police facility so that sewer connections could be done. He said he would like to give the Board a tour of the police facility immediately before the Village Board Meeting on July 20<sup>th</sup>.

**Village President:** None

**Chief of Police:** Mee reported that the holiday weekend was safe and secure.

**Economic Development Consultant:** Bergren reported that there were a total of nine applicants for the residential façade grant program.

**Finance Director:** N/A

**Downtown Marketing Director:** Blair reported that tonight's Motor Monday was cancelled due to rain. She advised that the historical walking tour of the Haeger Mansion and Haeger Pottery properties will be this coming Saturday at 11 a.m.

**PUBLIC COMMENT (Items not on the Agenda):** None

**EXECUTIVE SESSION:** None

Motion to adjourn the Regular Village Board Meeting at 7:07 p.m. by Skillicorn/Wood.

Roll: Ayes – 6 – Trustees Skillicorn, Lynam, Selep, Wood, Hall and President Miller. Nays – 0. Absent – 1 – Trustee Gorman. Motion carries.

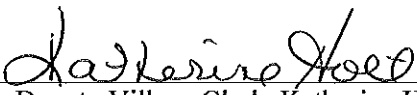
Respectfully submitted,

Katherine Holt

By:

  
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Village President, Lael Miller

Attest:

  
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Deputy Village Clerk, Katherine Holt