

1.0 Call to Order

President Bartels calls to order the Public Hearing at 7:00 pm.

Roll: Trustees Gorman, Lynam, Miller VanOstenbridge, Skillicorn and President Bartels.
Trustee Ruffulo was absent.

Also in attendance are Village Administrator Bob Skurla, Village Attorney Pat O'Connor, Chief of Police Terry Mee and Village Clerk Jennifer Rehberg.

Motion to open the Public Hearing regarding the Annexation to the Village of East Dundee, of the Former TORCO building, located at 14N963 State Highway 25, Dundee, IL by Gorman/VanOstenbridge.

Roll: Ayes – 6 – Trustees Gorman, Lynam, Miller, VanOstenbridge, Skillicorn and President Bartels.
Nays – 0. Absent – 1 – Trustee Ruffulo. Motion carries.

2.0 New Business

A. Annexation to the Village of East Dundee, of the Former TORCO building, located at 14N963 State Highway 25, Dundee, IL

Skurla introduced Michael Smoron, special legal council representing the Village of East Dundee, and the property owner, Mr. Dan Nagel, and Jim Doherty, representing Mr. Nagel. Mr. Smoron explained the reason for the Public Hearing and stated it is available to the public for review. There was also notification to the public. Then they will let the public speak. Jim Doherty showed the audience an aerial view of the area. He stated it is 5.87 acres and was purchased by PIMA Illinois. It currently is listed as B3 Special Use in Kane County. Their proposal is to annex into East Dundee with special uses under the annexation agreement. It was not connected to another part of the Village. He showed the existing water main along Rt. 25 and their intent is to tie into the Village's water and sewer, when they become available. Skurla stated this Annexation Agreement replaces a 15 year-old agreement. The agreement is the same with additional items added and was originally for Torco auto.

Public Participation -

Mr. Rich Ahrens – 32W594 Albert Dr., Dundee

Mr. Ahrens asked what special uses they are requesting. The parties have been noisy. He doesn't think there is enough room for parking for the size of the parties. Doherty showed another diagram that shows where the parking area will be located. The long-range plan is to put an indoor soccer arena and make additional parking. Bartels explained the facility will have to accommodate the parking. Mr. Ahrens stated people were tearing up the yards with their cars after the parties. The Village would only annex the property and the space in between Spring Hill Ford. Smoron explained the Village would annex Castle Drive to avoid the right-of-way, not neighboring property. Ahrens asked about how the plowing would be handled in the winter.

Mr. Robert Luebke, Sr. – 14N911 Castle Dr., Dundee

Mr. Luebke owns property on Castle. Luebke asked if the party being discussed was legal. Chief Mee stated the party was shut down by the county because it was not permitted to be used in that manner. Mee stated East Dundee assisted the County in shutting down the party. Luebke mentioned PIMA was requesting waivers for special uses. Smoron stated there were no variances. He explained the motion that they are zoned B3 upon annexation. There was a motion to address recommendations to have special uses. Smoron stated the P&Z never considered special variances. Luebke asked about the water tower being removed and made into parking. The agreement stated the water tower would stay and be used for signage. Doherty stated the water tower would be for irrigation. Doherty stated the square footage is

42,000. Bartels stated the plans will have to meet the Village Ordinances. Doherty stated everything needs to be approved with code. Luebke asked about the possibility of an outdoor rodeo. Skurla stated that is not something permissible in a B3 zone. Luebke asked if it can be specifically noted. He also asked about sewer and water lines. Skurla mentioned the ordinance regarding the indoor venue regulations that were adopted recently by the Village Board. Luebke also brought up the gravel pit and the rules of banquet facilities and the impact on the Village. Luebke asked Smoron about the statute. Smoron named a citation for him to look up.

Dave Gaffke – 445 Edinburgh, West Dundee (owner of the Bridal Shop in East Dundee)

Mr. Gaffke has worked with bridal shows for over 21 years. He mentioned there is not a facility large enough to handle big event in our area. He thinks this would be a good thing for the town.

Steven K. Ledin – 14N897 Rt. 25, Dundee

Mr. Ledin owns the first house south of the Torco property. He stated his basement vibrates with the noise and loud music. He feels having this kind of business would be a disaster for the area of homes. He asked if the noise statutes will apply to a B3 business (93.11.B3B). His main concern is he will never have a peaceful night again. Ledin stated there are drugs, gangs and fights at Milk Pail.

Jesse Borrales – Carpentersville

Mr. Borrales feels this is a good thing and will bring tax revenue to the Village.

Chris Schultz – 14N967 Castle Dr., Dundee

Mr. Schultz stated he did not see any advertisement for this meeting. He will be looking directly at this property and anything that is built. He is also concerned about the traffic.

Mr. Doherty responded to many of the concerns. He listed the parking and the water/sewer benefits of being annexed into the village. Mr. Luebke stated with parking, comes lighting and lighting issues. He also mentioned the loud noise coming from the building. Bartels also mentioned the strict guidelines the Village upholds for issuing liquor licenses. Luebke read into the record a written statement regarding a FOIA request. Skurla stated this may not come up before the board for a vote within the next few weeks.

Motion to close the Public Hearing by VanOstenbridge/Miller.

Roll: Ayes – 6 – Trustees Gorman, Lynam, Miller, VanOstenbridge, Skillicorn and President Bartels.
Nays – 0. Absent – 1 – Trustee Ruffulo. Motion carries.

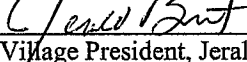
3.0 Adjournment

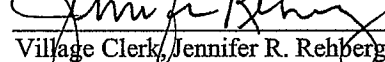
Motion to close the Public Hearing by VanOstenbridge/Miller.

Roll: Ayes – 6 – Trustees Gorman, Lynam, Mille, VanOstenbridge, Skillicorn and President Bartels.
Nays – 0. Absent – 1 – Trustee Ruffulo. Motion carries, meeting adjourns at 8:20 pm.

Respectfully Submitted,

Jennifer R. Rehberg

By: 
Village President, Jerald Bartels

Attest: 
Village Clerk, Jennifer R. Rehberg