

CALL TO ORDER

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

ROLL CALL:

Trustees Gorman, Lynam, Selep, Wood, Hall and President Miller.

Also in attendance Village Administrator Bob Skurla, Deputy Village Administrator Jennifer Johnsen, Chief of Police Terry Mee, Finance Director Zaida Torres, Economic Development Director Doug Bergren, Special Events Manager Erin Weingart, Marketing and Promotions Manager Cathy Domagalski and Village Clerk Katherine Holt.

PUBLIC COMMENT (Agenda Items only):

Fred Meier – Resident, East Dundee, IL

Mr. Meier said he has a couple of concerns regarding the proposed Utopia project. He said with 10 buildings, he is estimating there would be 69-144 vehicles parked at the apartments and is concerned with overcrowding. He said that he feels that apartments do not fit in the proposed area and doesn't want any future neighborhood issues.

Christopher Drake – Resident, East Dundee, IL

Mr. Drake asked if the Village has accepted the Utopia plan at this time. President Miller responded that the Village has not and is still getting input from the developer. Mr. Drake then asked that if the Village used TIF assistance, would unfilled units be used for low income housing. He said he is concerned with property values and requests that the Board use good judgement on this project.

Mary Kay Bocain – Resident, East Dundee, IL

Ms. Bocain said she lives near the proposed development area and she would like a tall fence put in as part of the plan.

Gail Russell – Resident, East Dundee, IL

Ms. Russell said she has some concern with the density and increased traffic. She said she is also concerned if all of the units do not get occupied.

OLD BUSINESS:

A. Approval of a Resolution of the Village of East Dundee, Illinois, Cook and Kane Counties, Illinois, Approving a Concession License Agreement (Caboose Concession Stand, Depot Park).

President Miller explained that there was an opportunity for the current licensee to divest himself from the caboose lease and bring another operator in. He said that is not the case anymore. He said the options at this time are to either extend the lease for the current leasee or not renew and put the lease out to bid for a new RFP as there have been other individuals expressing interest in operating at the caboose. He advised that a new RFP would give the opportunity to make any suggested changes to the lease.

B. Village to Proceed with the Next Steps on Utopia

Administrator Skurla explained that the primary concerns expressed by the Board for the proposed project are the density and the height, both of which would require a variance. Developer Bruce Oehlerking advised that he would drop the density from 96 to 64 units, with 6 eight-unit buildings and 4 four-unit buildings, and reduce the heights of the three-story buildings to two-stories. He advised that the complex would be managed by a homeowner's association with monthly rents ranging from \$1,075 to \$1,750,

depending on the square footage. He stated that the primary access to the complex would be off of Route 72. He offered to build a tall fence or add shrubbery to help shield the view from the two neighboring single family homes.

Oehlerking said the real estate market is calling for developments targeted toward empty-nesters and that there are currently none around this area of this quality. President Miller agreed and added that the area is highly underserved with upscale apartments according to market studies professionals have done. Trustee Gorman said communities such as Barrington and Schaumburg have already started down the path of bringing in high-end apartment developments.

Addressing parking concerns, Oehlerking stated that there will be two parking spaces in the garage and parking also available on the apron. He said that the units are presold first and built one at a time. The Board agreed to move the project forward for more discussion.

C. Special Events Schedule

Events Manager Weingart advised that any rain dates for the Wine Down Wednesday events will occur the following day, instead of weeks later as it had in the past. President Miller asked if the Picnic in the Park events are being moved from Wednesday to Tuesday. Weingart replied that they are because the Village is partnering with the Park District and they have their off site camp days on Wednesday. So with the picnics taking place on Tuesday, the park district children will be able to attend.

NEW BUSINESS:

A. Approval of an Ordinance of the Village of East Dundee, Illinois, Cook and Kane Counties, Illinois, Amending the Code of Ordinances of the Village of East Dundee to Add a Chapter for the Licensing of Mobile and Nonmobile Vending Units.

Deputy Administrator Johnsen reported that there is a business owner who would like to have a stationary vending unit on Palumbo's property to service the truck drivers. She advised that the ordinance was drafted based on best practices. She reviewed with the Board the fees and regulations that are highlighted in the draft ordinance. Administrator Skurla noted that the point of sale will be in East Dundee. President Miller added that a business license will ensure that the sales taxes are recorded with East Dundee. Skurla stated that when a vendor files their ST-1 report, the report indicates which town the sales are attributed to. Johnsen advised that the proposed food vending operator at the Palumbo property will be renting a parking spot for his operation and will be providing a site plan. President Miller said that he wants to ensure that this ordinance does not prohibit anything currently operating at the depot or farmers markets. Johnsen responded that the Village Administrator can waive situations relating to the markets.

B. Electronic Sign Discussion

Deputy Administrator Johnsen stated that the current sign ordinance in place is not workable nor does it prevent an increase of electronic signs throughout the village. She suggested that the sign code and regulations be reviewed again to better address the use, location, design and size of electronic signs to adopt best practices and locations in the village. President Miller recommended that the General Village Committee meet for further discussion on this. Administrator Skurla would like the Committee to draft the recommendations and refer them on to the Planning and Zoning Commission.

C. Keeping of Bees in the Village

Administrator Skurla stated that village code prohibits the keeping of farm animals and bees are categorized under this as they produce a product for consumption. He said that similar to the backyard chicken ordinance that was passed, guidelines would have to be put in place to regulate the keeping of bees. The Board directed staff to bring back more information on the topic.

D. Amusement Tax

Deputy Administrator Johnsen advised that during the utility audit by Azavar, it was discovered that the language in the village code could be interpreted to apply to types of amusements that were not intended to be. She asked if the Board wanted to amend the code to exclude small limited events where it is not their primary business such as painting classes and televised sporting events or live music venues requiring a cover charge at the door. Administrator Skurla recommended excluding these types of small events. Trustee Lynam said by not excluding these types of events, it may discourage them from taking place. Skurla added that these types of events enhance the community and would like to bring back some cleaned up language for the ordinance. The Board was in consensus to amend the ordinance.

PUBLIC COMMENT (Non Agenda Items): None

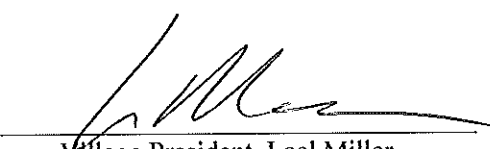
EXECUTIVE SESSION: No

Motion to adjourn the Committee of the Whole Meeting at 7:44 pm by Wood/Selep. Motion carries by unanimous vote.

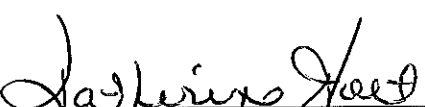
Respectfully Submitted,

Katherine Holt

By:


Village President, Lael Miller

Attest:


Village Clerk, Katherine Holt