

Village of East Dundee  
PRESIDENT AND BOARD OF TRUSTEES  
Committee of the Whole  
Monday, August 8, 2016  
06:00 PM

Call to Order

Roll Call

Public Comment: Agenda items only - Please keep comments to 5 minutes or less

Old Business

New Business

[A. Request for Amendment to Sign Code](#)

[B. Request for Rezoning of Former Blockbuster Building](#)

Executive Session

Recess to Executive Session Executive Session, closed to the public and media under the provisions of the Illinois Open Meetings Act, 5ILCS, 120/2, (2) (21), Discussion of Minutes, (C) (6), Pending Litigation, 2 (C) (1), Personnel and 2 (C) (5) Acquisition of Property.

A. Approval of Minutes

B. Acquisition of Property

C. Litigation

D. Personnel

Public Comment - Please keep comments to 5 minutes or less

Adjournment



120 Barrington Avenue, East Dundee Illinois 60118

Phone: (847) 426-2822 Fax: (847) 426-2956

---

August 5, 2016

To: Village Board

From: Robert J. Skurla  
Village Administrator

Ref: Amendment to Sign Code to allow off-site signage.

Tonight you are being requested to consider amending the sign code to allow off-site signs for businesses in East Dundee. In particular, a business in town wants to know if they could buy the Haeger Pottery billboard sign on Route 72 and use it for their own advertising sign. That billboard sign is "grandfathered" in as non-conforming in that it is a billboard and is located off premises from the Haeger Pottery facility, both issues of which are prohibited under our sign code.

In discussion with our Village Legal Counsel, Kathi Orr, she suggested that instead of amending the sign code, the Village first consider buying that billboard and real estate for the Village and then lease it out either as a static billboard or installing an electronic sign so we could advertise multiple businesses and events. I agree with her suggestion.

Sincerely,

A handwritten signature in black ink that reads "Robert J. Skurla". The signature is written in a cursive style with a large initial "R".

Robert J. Skurla  
Village Administrator



120 Barrington Avenue, East Dundee Illinois 60118

Phone: (847) 426-2822 Fax: (847) 426-2956

---

August 5, 2016

To: Village Board

From: Robert J. Skurla  
Village Administrator

Ref: Request for rezoning former Blockbuster building at northwest corner of Routes 72 and 25

Tonight you are being requested to consider rezoning the former Blockbuster Building from its current B-3 – Service Business zoning to B-4 – Automotive Service Business . Unfortunately, although our B-1 and B-2 Zones pyramid into the B-3 zoning districts, the pyramid stops between B-3 and B-4. Essentially, what that means is that all permitted uses in B-1, B-2 and B-3 are not permitted in a B-4 zone. Conversely, most permitted uses in a B-4 are not permitted in the other “B” zones. I say unfortunately because if in the near future we are successful at acquiring and re-occupying the closed Dominicks store with a new grocery store, this location is a prime spot for a new stand alone drugstore which is not a permitted use in a B-4 Zone.

Consequently, I think it would be premature to rezone that location until we have a more permanent final outcome on our current “discussions” with the owners of River Valley Shopping Center which should be more defined within the next six months.

Therefore, I would recommend against rezoning that site to B-4 at this time.

Sincerely,

Robert J. Skurla  
Village Administrator