

CALL TO ORDER

Trustee Gorman calls to order the Village of East Dundee Special Board Meeting at 6:15 p.m.

ROLL CALL:

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

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 and Village Clerk Katherine Holt.

Motion to appoint Trustee Gorman as President Pro Tempore by Lynam/Wood.

Roll: Ayes – 4 – Trustees Lynam, Selep, Hall and Mahony. Nays – 0. Absent – 2 – Trustee Wood and President Miller. Motion carries.

PLEDGE OF ALLEGIANCE: Recited

PUBLIC COMMENT: None

CONSENT AGENDA: None

OLD BUSINESS:

A. Motion to Accept a Proposal for Butcher on the Block for the Caboose Concession Stand and Direct Staff to Negotiate a License Agreement

Motion to Accept a Proposal for Butcher on the Block for the Caboose Concession Stand and Direct Staff to Negotiate a License Agreement by Lynam/Mahony.

Roll: Ayes – 4 – Trustees Lynam, Selep, Hall and Mahony. Nays – 0. Absent – 2 – Trustee Wood and President Miller. Motion carries.

NEW BUSINESS:

A. Approval of an Ordinance of the Village of East Dundee, Illinois, Granting Variances for the Proposed Speedway to be Located at Christina Drive and Route 72 and Approving the Site Plan as Presented

Motion for an Approval of an Ordinance of the Village of East Dundee, Illinois, Granting Variances for the Proposed Speedway to be Located at Christina Drive and Route 72 and Approving the Site Plan as Presented by Lynam/Mahony.

Discussion:

Deputy Administrator Johnsen explained that Speedway is requesting two variances, which have already run before the Planning and Zoning Commission. One request is for minimum square footage of 5,000 square feet in which they are just shy of that. She explained that Speedway has a prototype they work with and it is a hardship for them to alter the building in order to meet Village requirement. She said the other request is for driveway width across public property where the Village requires less than 24 feet, which is not conducive for truck traffic they will have. She said on April 6, the Planning and Zoning Commission has recommended an approval by a 6-0 vote for the site plan contingent upon final engineering approval by the Village Engineer. She said there will be additional variance requests regarding signage and other planning items that will not go before the Plan Commission.

Chris Kalischefski, President of Corporate Design & Development Group, stated that additional signage is needed to direct truck traffic through the property and to direct customers to the property. He said requests will be for sign height and square footages. He said in this market, the landscaping gets messy real fast and he will be requesting variances for the foundation and landscaping. He said there will be large green areas towards the rear, along Route 72 and near the Christina Drive intersection. He stated that the third variance is regarding islands in the parking lot, explaining that they always get clipped during snow plowing. He said he is proposing empty islands in front of the store and requesting they be striked from a safety standpoint. Mr. Kalischefski advised that the signage and its height of 60 feet will be identical to their location in Hampshire. Village code allows for 20 feet in height. As a reference, Joe Heinz stated that a water tower is 130 feet tall.

Roll: Ayes – 5 – Trustees Gorman, Lynam, Selep, Hall and Mahony. Nays – 0. Absent – 2 – Trustee Wood and President Miller. Motion carries.

B. Approval of an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois, Approving the Rezoning to the R-5 Multiple Dwelling District of the Property Located at 201 Penny Avenue

Motion for an approval of an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois, Approving the Rezoning to the R-5 Multiple Dwelling District of the Property Located at 201 Penny Avenue by Lynam/Mahony.

Discussion:

Administrator Skurla explained that the developer would like to convert the property to eight apartment units which would require rezoning from a B-3 district to an R-5 district. He said the property is immediately adjacent to a multi family unit neighborhood. He advised that the developer will be doing significant upgrades of over \$330,000 to the property and is requesting he be able to recapture expenses in his redevelopment agreement.

Developer Joe Billitteri advised that he has been working with the neighbors of the property to hear their requests and concerns for the project. He said he will be adding carports and more greenspace. He noted the renovations will take approximately four to five months.

Roll: Ayes – 5 – Trustees Gorman, Lynam, Selep, Hall and Mahony. Nays – 0. Absent – 2 – Trustee Wood and President Miller. Motion carries.

C. Approval of an Ordinance of the Village of East Dundee, Illinois, Amending the Comprehensive Plan (201 Penny Avenue and 210 Penny Avenue)

Approval of an Ordinance of the Village of East Dundee, Illinois, Amending the Comprehensive Plan (201 Penny Avenue and 210 Penny Avenue) by Lynam/Mahony.

Discussion:

Trustee Gorman said this is being done to amend the Comprehensive Plan to be consistent with the changes that are being made. Administrator Skurla added that this is necessary for the TIF amendment. Trustee Gorman asked if the rest of the Comprehensive Plan is up to date. Skurla replied that it could use some updating as it has not been done in a while.

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

FINANCIAL REPORTS: None

Reports: VILLAGE TRUSTEES

Gorman: None

Lynam: Reported that he would like to hold a streets committee with Joe Heinz in the near future. He said he has received phone calls from residents inquiring about street repairs and patching.

Selep: None

Wood: None

Hall: None

Mahony: Reported that the electronics recycling and shredding event is on April 22.

Reports: VILLAGE ADMINISTRATOR and STAFF

Village President: N/A

Village Administrator: Skurla presented an updated budget report. He said at the last meeting, there was an \$800,000 gap that needed to be filled. He recommended that the Utopia project would yield \$371,000 towards that gap. He said if the project does not come through, there is a back up plan. He said his second recommendation to put in place immediately is the commercial parking tax. He said these two items will fill the \$800,000 gap. He advised that U.S. Bank has offered to give a short term line of credit up to a year if another source of revenue is needed to fill the gap. Finance Director Torres added that the parking tax and Utopia project revenue will fix the budget for the next fiscal year only as the Utopia project is a one time revenue. She advised that U.S. Bank will only fund a line of credit if there is a balanced budget. She said she will only add these two sources of revenue into the budget at the direction of the Board with the understanding that there is a risk that these revenues may not happen next year. Torres asked for direction from the Board on how they would like to balance the TIFs. There was consensus of the Board that the two assumptions regarding the parking tax and Utopia project will happen and that a line of credit will be established if one of these assumptions does not happen.

Village Attorney: N/A

Village Engineer: Heinz reported that IEMA contacted him last week about the Lion's Park grant and they have requested an extension to June 2018. He asked the Board if they have an issue granting this extension. He is unsure why they need an extension. The Board was in agreement to grant the extension.

Chief of Police: None

Public Works Director: None

Finance Director: None

Special Events Manager: N/A

Promotion/Marketing Manager: N/A

Economic Development Consultant: None

PUBLIC COMMENT: None


Motion to adjourn the Special Village Board Meeting at 7:05 pm to Executive Session for (C) (6) Pending Litigation by Lynam/Wood.

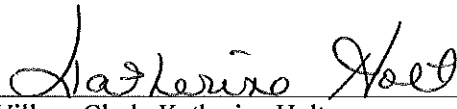
Roll: Ayes – 5 – Trustees Gorman, Lynam, Selep, Hall and Mahony. Nays – 0. Absent – 2 – Trustee Wood and President Miller. Motion carries.

Special Board Meeting
Village of East Dundee
Kane County, Illinois
April 10, 2017
4

Respectfully submitted,

Katherine Holt

By: 
Village President Lael Miller

Attest: 
Village Clerk, Katherine Holt