

CALL TO ORDER

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

ROLL CALL:

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

Also in attendance Village Administrator Bob Skurla, Director of Public Works Jim Kelly, Associate Village Attorney Jim Binninger, Marketing Director Karen Blair, Economic Development Director Doug Bergren, Deputy Village Administrator/Village Clerk Heather Maieritsch and Deputy Village Clerk Katherine Holt.

PUBLIC COMMENT (Agenda Items only):

Howard Burton – 14 Railroad Street, East Dundee, IL

Mr. Burton said that the sound decibel level limitations listed in the Village's noise ordinance are intolerable and not realistic for the downtown neighboring residents. He suggested that since there is no sound buffer between the residents and the downtown bars, the Village should find an investor that would build an outdoor music theater near the gravel pit on the east side of town. He also suggested that the sound level limitations be reduced to 60 dBA during the weekend and 50 dBA during the weekday.

OLD BUSINESS:

A. 201 Penny Ave Rezoning from Office to Residential

Administrator Skurla advised that he has not received anything formal yet for the rezoning request since it had been discussed at last month's board meeting. He said if the Board is amenable to considering the request, he will instruct the owner to submit an application to the Planning & Zoning Commission. Trustee Wood said that at last month's meeting, the Board had requested to receive more information from the developer before a decision would be made. Andrew Santucci of Vanguard Capital, LTD. provided a floor plan to the Board. The plan is for an 8-unit apartment building. He said the one-bedroom apartments would be approximately 1,100 square feet with a monthly rent of around \$1,300. Trustee Lynam said that the Village has a limited amount of commercial real estate available and he has a concern with converting this property into residential. Trustee Skillicorn read a letter he received from the Dunridge Condo Association whose members said they are against rezoning the property because of how it could affect their property values. Trustee Gorman said he feels the conversion request is reasonable and does not see how it would have any impact on the community if it's done the right way. President Miller said the next step would be that a formal application be submitted to Planning & Zoning. Village Clerk Maieritsch said that the property would need to be reviewed to see if it meets R-5 zoning requirements and if it does not, the owner would need to request for a variance as well.

NEW BUSINESS:

A. Green Bean Restaurant Impact Fees

Aaron Bush said he has an issue with his impact fee bill of \$23,829 for an 800 square foot building, which is 14% of the building costs and a high upfront cost for development. He said initial discussions were of a much lower fee amount. He said the project is breaking ground on Monday, June 15 and that a lot of money is being put into equipment, branding and expanding to Woodfield Mall next March. He said the headquarters will be based in East Dundee. He asked the Board to reconsider the impact fee amount. President Miller said that he does not believe that impact fees have been raised for quite some time and asked if there was an opportunity to delay or phase in some of the fees. Administrator Skurla advised that the impact fees could be deferred but probably not more than 12-15 months. He said that the Village tap

on and impact fees were adopted in the absence of other sources of revenue. President Miller said discussions need to be had on this and to review the fees overall. He stated that the water tap fee is based on the size of the line. Jim Kelly said he believes the project would most likely require a two inch line. Mr. Bush said he was advised to have a four inch line installed. The difference between these sizes would significantly lower the impact fee. The Board is in consensus to allow for delayed impact fee payments.

B. Electric Aggregation Update

Clerk Maieritsch said that she reviews electric rates with Intergrys Energy and compares their rates with ComEd's. She said in July, there will be a better idea of what the rates will be and decisions can then be made to remain with ComEd or not. Administrator Skurla said the rates between the two are reviewed monthly and ComEd looks to have the best rates for the foreseeable future.

C. Bass Sound Levels Update

Clerk Maieritsch said that she has been working with a sound company about the difference between dBA/sound frequency and bass. She explained that bass travels through the ground and creates vibrations that can travel far. Bass does not register on the decibel reader which makes it difficult to regulate. She said that one suggestion the sound company had to minimize the bass and vibration was to place the sound equipment onto a thick foam pad. Trustees Wood and Gorman suggested that the noise ordinance be amended to include language that the business owner is responsible for making sure that sound does not travel outside of their establishment's area by mandating they use specialized equipment. And if the sound can be heard beyond the establishment's area, a fine will be imposed. President Miller said he would like to incorporate a fee scale based on the number of offenses into the ordinance. Trustee Wood added that the recommendations from the sound experts to minimize the bass sound and vibration should also be incorporated into the ordinance.

Jaime Benitez, owner of Club Royal, said he is continually making changes in his building to help mitigate the sound issue, including installing noise-absorbing pads and soundproof insulation. He also stated that he has turned the bass down to a low level. But he added that the problem may also be stemming from the Milk Pail Restaurant which has been hosting concerts on the weekends as well. President Miller said that he was not aware that the Milk Pail was hosting concerts at the same time Club Royal was and that village officials will look into this. Trustee Gorman added that he would like to verify the distance from where sound is being measured with the decibel reader.

D. Ordinance of the Village of East Dundee, Illinois, Establishing Licensing Regulations for Rental Buildings and Dwelling Units

Administrator Skurla advised that a draft ordinance has been created for licensing and inspecting rental buildings. He said the ordinance addresses all types of rental properties for both residential & nonresidential. An RPZ inspection program will be starting up and be incorporated into this. He said the newly hired part time inspector is very qualified to do these inspections and now is the time to put this program into place. He would like the inspections to begin this summer. Jim Kelly said he will start with commercial properties as he has found some serious issues with some of them. President Miller said that inspections will be done for both vacant and non vacant properties. There was some discussion on whether a mandated crime-free seminar is necessary or not. Some felt there was not a crime problem in town to warrant the course and others felt it was costly or time consuming. Clerk Maieritsch will look into if this course would be available online. Trustee Gorman asked if he could receive a count on the number of rentals in town for both residential and commercial.

MISCELLANEOUS:

Trustee Gorman said the schools are really impacting the property values. He asked if the Board would be interested in starting a dialogue with the school board to discuss getting school choice for the community. He suggested it be a community based campaign asking the school board to change the boundaries. The Board was in support to discuss school choice with the school board. Trustee Gorman said he will work with resident Judy Ruffulo to research and get things started.

Trustee Skillicorn mentioned the backflow issue on Wendt Street. Jim Kelly said when the repairs are being made on that, overhead sewers will need to be installed to a number of homes. President Miller requested that this project be included on a future Committee of the Whole for discussion after Joe Heinz has more information. Trustee Skillicorn asked for an update on the River Haven fence and landscaping plans. President Miller said he will find out. Trustee Skillicorn requested that backyard hens be discussed at the next Committee of the Whole meeting.

Trustee Lynam said he had a resident suggest to him that a "Do Not Block Intersection" sign be placed on Route 72 Westbound at Linden Avenue near the Manor Restaurant and 7 Hills Healthcare. Jim Kelly replied that if it is the Village's right-of-way, this could be done. But if it is in the state's right-of-way, the request would need to go through IDOT. Jim Kelly will confirm which jurisdiction this is in.

EXECUTIVE SESSION: None

PUBLIC COMMENT (Non Agenda Items):

Judy Ruffulo - 148 Scott Drive, East Dundee, IL

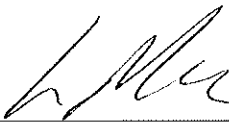
Mrs. Ruffulo said she was speaking on behalf of her parents whose home is near Penny Center in reference to the 201 Penny Avenue rezoning request. She said that most of the neighborhood is extremely upset about the idea of having apartments there. She said she has attempted to contact the building owner several times in the last four years to rent space for her small business and has never received a response. She said the rezoning of this property will affect the quality of life of the people in town.

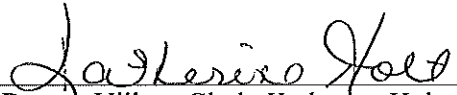
Motion to adjourn the Committee of the Whole Meeting at 7:42 pm Skillicorn/Wood.

Roll: Ayes – 7 – Trustees Gorman, Lynam, Selep, Skillicorn, Wood, Hall and President Miller. Nays – 0. Absent – 0. Motion carries, meeting adjourns.

Respectfully Submitted,

Katherine Holt

By: 
Village President, Lael Miller

Attest: 
Deputy Village Clerk, Katherine Holt