

CALL TO ORDER:

President O'Leary calls to order the Village of East Dundee Regular Board meeting at 7:05 pm.

ROLL CALL:

Trustees Ruffulo, Gorman, Lynam, Cichowski, Mahony and President O'Leary.

Trustee Carlini is absent.

Also in attendance are Village Administrator Frank Koehler, Village Engineer Joe Heinz, Public Works Director TJ Moore and Village Attorney Russ Hartigan.

PLEDGE OF ALLEGIANCE: Recited

CONSENT AGENDA-CONSIDERATION OF AN "OMNIBUS VOTE":

Motion to establish an Omnibus Vote list including the Regular Board meeting minutes dated October 1, 2007, the Committee of the Whole meeting minutes dated September 24, 2007, New Business A, B, C, the September 2007 Treasurer's Report and the Warrants List by Gorman/Ruffulo.

A voice vote was unanimous.

Motion to accept the Omnibus Vote list including the Regular Board meeting minutes dated October 1, 2007, the Committee of the Whole meeting minutes dated September 24, 2007, New Business items A) Resolution 34-07 Authorizing the Execution of the Agreement between Kathleen Field Orr & Associates and the Village of East Dundee for Legal Services in Connection with Proposed Tax Increment Financing, B) Resolution 35-07 Naming Heather Zipparro as Deputy Village Clerk of the Village of East Dundee, C) Resolution 36-07 Approving a Request for Permit to Close State of Illinois Highway, State Route 72, from the Illinois Department of Transportation in Connection with the Annual Dickens in Dundee Parade 2007, the September 2007 Treasurer's Report and the Warrants List in the amount of \$101,953.84 by Gorman/Ruffulo.

Roll: 6 Ayes (Ruffulo, Gorman, Lynam, Cichowski, Mahony and President O'Leary), 0 Nays, Motion carries.

PUBLIC PARTICIPATION/PERSONS TO BE HEARD FROM THE FLOOR: None

REPORTS OF VILLAGE OFFICIALS:

- **Village Administrator** – For the record, Administrator Koehler states that he has received two copies of all the signed documents from the parties involved in the PAR development on Route 25. Also, he attended the City Manger Conference last week and received information on resident notification. Lastly, he introduces Heather Zipparro, the new Assistant to the Administrator and Economic Development Specialist.
- **Public Works Director** – Mr. Moore met with FEMA regarding public reimbursement, as Kane County was declared a Federal Emergency Disaster Area, and states that this will be an ongoing process for a couple of months.
- **Village Engineer** – The Street Program will start next week on Jackson Street for the water main.
- **Chief of Police** – Absent.
- **Village Attorney** – No Report.
- **Village President** – This Friday is Lavender Café's grand opening for serving dinner. President O'Leary asks Trustee Ruffulo to stop in and wish them well. On a different topic, he states that he has read in the paper that some residents are upset and encourages them to call the village if there is a problem with their street. Regarding the Street Program, he states that the Public Works Department does an excellent job and that this is more of a money issue than a manpower issue.

Reports: Village Trustees

- **Trustee Ruffulo** – No Report.
- **Trustee Gorman** – The ICSC Conference is the following week and he will be attending along with Administrator Koehler, President O’Leary and TJ Moore.
- **Trustee Carlini** – Absent.
- **Trustee Lynam** – He and President O’Leary attended an ICSC Session in Bloomington and met with many different vendors. President O’Leary adds that many persons saw the article in Crain’s and are aware of the revitalization in East Dundee.
- **Trustee Cichowski** – No Report.
- **Trustee Mahony** – Thanks all residents involved in the storm response group. Mr. Moore and Administrator Koehler have administered a plan to get the survey out to the residents via the website and the December newsletter. On a different subject, the General Business Committee will have a trash ordinance to be presented at the next COTW meeting.

Regarding open burning, President O’Leary adds that the board will not approve anything at this point, but will simply review and fine-tune the current ordinance.

OLD BUSINESS:

A. Ordinance: Granting Request for Re-Zoning from R-1 Single-Family Resident District, and M-1 Limited Manufacturing District, to R-3 Single-Family Residence District, for the Property Commonly Located at Van Buren and the Corporate Limits of the Village of East Dundee.

Larry Brelsford displays a layout of the complete property and concept plan. He states that after leaving the last meeting, he came away with three issues that were important to the board. The first being the flood plain issue and if the lots are buildable. The second issue is that the Village’s Comprehensive Plan is their guideline for development. And the last concern was the size of the homes. He states that he needs the R3 zoning to meet the economics of the project and asks that the board approve this concept plan. He assures the board that they will not build on more than 7 lots, but probably 6 are buildable.

Engineer Heinz clarifies some issues and informs the board that Mr. Brelsford can build in a flood plain, but not in a flood way. A flood way is where water is moves from bank to bank. Whatever is filled in would have to be compensated for one and half times. Mr. Heinz also states that the foundation will be 9 – 10 feet, therefore he will have to go down to structural soil, build it back up to get out of the flood plain as he has to be 2 – 3 feet above the flood plain.

Attorney Hartigan reads “Development Area A” from the Village of East Dundee Comprehensive Plan. He states that Mr. Brelsford is conforming to the Comp Plan and could actually make it denser. Commissioner Scarpelli is asked to explain the concerns of the commission and he states that there was a unanimous favorable vote. He states that this project needed to put into two parts and tonight’s part is the rezoning and deciding if it fits into the Comp Plan. The commission felt that single-family homes were better than town homes. Mr. Brelsford will have to prove other concerns in the second part of this process.

Motion to approve New Business item A, Ordinance 07-42 Granting Request for Re-Zoning from R-1 Single-Family Resident District, and M-1 Limited Manufacturing District, to R-3 Single-Family Residence District, for the Property Commonly Located at Van Buren and the Corporate Limits of the Village of East Dundee and based on a concept plan that shows a minimum of six homes and a maximum of seven homes by Ruffulo/Mahony.

Motion amended to rephrase the last statement to “per the concept plan as shown” by Ruffulo/Mahony. Roll: 5 Ayes (Ruffulo, Lynam, Cichowski, Mahony and President O’Leary), 0 Nays, 1 Present (Gorman), Motion carries.

B. Ordinance Approving a Variation for the Property Commonly Known as 7-11 Jackson Street, East Dundee, Illinois: PZ Application 07-09-01

President O'Leary states that Mr. McNamee could not be here this evening and suggest this agenda item be tabled. Trustee Gorman asks Commission Scarpelli to provide comments from the commission. Mr. Scarpelli states that the commission voted 4-2 in favor of the variance. However, Mr. McNamee's property backs up to a residential dwelling unit and there was concern about being on the property line. Commission Scarpelli states that per Engineer Heinz, if this variance is not granted Mr. McNamee would have three feet of gang way and would lose all the parking spaces.

Motion to table New Business item B, Ordinance Approving a Variation for the Property Commonly Known as 7-11 Jackson Street, East Dundee, Illinois: PZ Application 07-09-01 by Gorman/Lynam. Roll: 6 Ayes (Ruffulo, Gorman, Lynam, Cichowski, Mahony and President O'Leary), 0 Nays, Motion carries.

C. Ordinance Approving a Variation for the Property Commonly Known as 253 Fallbrook Ct., East Dundee, Illinois: PZ Application 07-08-01

Commissioner Scarpelli states that the commission voted 4-2 in favor of the variance. The reason that the two commissioners voted against this is because of the requirements within our ordinances to grant variances and precedent setting. He asks the board to review the ordinances and amend the variance, as the commission does not want to violate our own ordinances. He also states that there were no objectors from the neighbors.

Motion to approve New Business item C, Ordinance 07-43 Approving a Variation for the Property Commonly Known as 253 Fallbrook Ct., East Dundee, Illinois: PZ Application 07-08-01 by Gorman/Lynam.

Roll: 6 Ayes (Ruffulo, Gorman, Lynam, Cichowski, Mahony and President O'Leary), 0 Nays, Motion carries.

Trustee Ruffulo inquires if the board plans to follow up on Commissioner Scarpelli's request. President O'Leary states that this topic will go to a sub committee. Also, many board members feel that it was helpful to have a representative from the P & Z Commission at the board meeting. It is also decided that the village will inquire about costs and will go forward with transcribing the P & Z Commission meetings.

EXECUTIVE SESSION: None

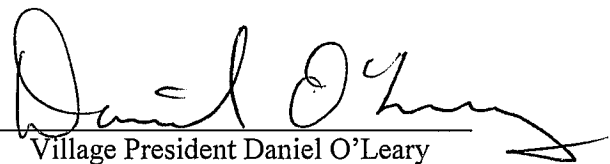
ADJOURNMENT:

Motion to adjourn the Regular Village Board Meeting by Gorman/Ruffulo at 8:15 pm.


Roll: 6 Ayes (Ruffulo, Gorman, Lynam, Cichowski, Mahony and President O'Leary), 0 Nays, Motion carries.

Respectfully Submitted,
Susan Norton

By:


Village President Daniel O'Leary

Attest:



Village Clerk Susan Norton