

CALL TO ORDER:

Trustee Ruffulo calls to order the Village of East Dundee Committee of the Whole meeting at 7:00 p.m.

ROLL CALL:

Trustees Ruffulo, Miller, Cichowski, Lynam and VanOstenbridge. Trustee Gorman and President Bartels were absent.

Also in attendance: Village Administrator Koehler, Water Superintendent Tim Wilson, Village Attorney Pat O'Connor, Chief of Police Terry Mee and Village Clerk Jennifer Rehberg.

PUBLIC PARTICIPATION:

OLD BUSINESS: None

NEW BUSINESS:

A. 520 North VanBuren

The residents were not present at the meeting. Village Attorney O'Connor read his opinion about the easement. If the Village owns it, we have to maintain it but we cannot improve it to benefit a private land owner. Trustee Miller showed pictures of the property and explained that it was created by a developer and annexed by the Village at one time. O'Connor stated we are not obligated to construct a new driveway. Trustee Lynam asked how much money it would cost, Village Engineer Heinz stated in the tens of thousands. Heinz stated the easement is the Village's, the driveway is not. Village Administrator Koehler stated the Village could look for grant money to help with this project if it is a drainage enhancement. O'Connor stated ownership carries obligations on the Village's part.

B. Kurt Cina Building Fees

Consensus was to table this issue unless Mr. Cina comes to the meeting.

C. Carwash Site Plan Review

Trustee Ruffulo stated this was discussed at the P&Z Meeting last week. Economic Development Consultant Bob Skurla stated there were 3 items discussed: 1) a Public Hearing motion to re-subdivide the property, which was approved, 2) a Special Use permit to allow the car wash to be built, which was approved, and 3) a site plan review, which had many questions but it ultimately came down to a 5 vote approval to 4 vote disapproval. Village Engineer Heinz stated the major objection was the access location of the site. The proposed access of the site was a NW corner entrance. Representatives from the carwash company showed a diagram of the carwash site to the Board. The location is next to Thornton's and shares a right turn entrance. Heinz would like to see it pushed a little further east. He explained the site plan and the stacking of wait lanes for the car wash. It is capable of washing one car per minute. Trustee VanOstenbridge stated he heard concerns from residents close to the site about the noise. The

rep explained the noise study results from their other car washes. Operating hours being considered will be 7am -10pm. Trustee Ruffulo asked if there is a possibility of adding the ability to pay for a car wash at the gas pump. Village Administrator Koehler explained a decibel level study used in other towns. Their blowers will be on the inside of the building. Ruffulo asked Skurla if noise was an issue to the P&Z committee. Skurla stated noise wasn't an issue. Miller asked if there are other carwashes comparable to this in the Chicagoland area. The rep stated Chicago Ridge, Aurora, Dyer, IN, and Roosevelt Rd. off of Route 355. Trustee Cichowski asked if they will be extending the sidewalk in front of Thornton's. They stated yes. One of the reps had a book with IDOT's recommendations and statutes and this plan is compliant to IDOT's plans. Ruffulo stated he would like to see this property be brought into the Village but if the P&Z voted no, we should follow their recommendations. Skurla stated the two issues for the P&Z were the entrance and the headlights shining towards the residential area across Rt. 25. The reps showed Heinz a new plan. Trustee Lynam asked about their recycling process. The rep stated they recycle 20-30% of their water. Consensus of the Board is if Heinz approves it, the Board will approve it. They will also have a dog wash in the facility. This does not have to go back to P&Z. They are adding 10 parking spaces for the vacuuming and dog washing and will be put on the updated site plan. They are requesting a parking lot variance.

D. Senior Housing

Economic Development Consultant Bob Skurla asked for this item to be on the agenda. He reported subsidized senior housing is very popular these days. He explained the different kinds of senior housing projects and invited the Board to visit the local senior housing centers in the area to see the quality. Village Administrator Koehler showed a map of the Dundee Crossings and prospective Senior Housing plans. Trustee Lynam has an issue with subsidized housing. Koehler stated this is just to bring up the concept of Senior Housing, not to support any specific builder or project. Seniors is a growing sector in the community.

E. Multi Tenant Retail Facility

Economic Development Consultant Bob Skurla stated this is the Dominick's property. It would be similar to an antique mall, and similar in concept to the Torco property, with a common point of sale. Trustee Ruffulo asked if each retailer would need their own business license, and Skurla stated "yes". Trustee Miller stated he would rather see Dominick's vacant than have this in the building. Ruffulo asked Skurla when the last time they visited with the Safeway organization. He stated about one year ago. Safeway would like a tenant as strong as they are.

Attorney O'Connor left the meeting at 8:07 pm.

F. Internal FOIA Policy

Village Administrator Koehler stated this reflects a new state law. Most of the Illinois municipalities and governments are losing money because of these new polices. Trustee Lynam protests the new policies.

G. September 19, 2010 Car Show Sponsored by Al Piemonte

Trustee Miller stated these events are this Sunday. His concern is that there is an event in less than a week and there has been very little promoting. There needs to be flyers made and something put on the electric sign. Trustee Ruffulo stated that since this isn't sponsored by the Village, flyers that are made by staff should note that Al Piemonte is sponsoring the event. Miller is asking the Board to move forward on this event. Consensus from the Board is to move forward. Police Chief Mee explained the plans for the Dundee-Crown High School Homecoming Parade on the same day at 2:00 pm.

H. September 19, 2010 Dancing at the Depot Sponsored by Diamond Jim's

This coincides with the car show.

I. Sign Ordinance

Trustee Ruffulo stated he forwarded a letter from a resident on Lake Shore Drive to the Board. Ruffulo asked for this to be on the agenda because of the different signs in the Village. There was discussion to change the ordinance to keep dangerous signage from being in the Village. Police Chief Mee stated he would look over the letter again. Village Administrator Koehler stated the sign ordinance is related to the signs attached to the windows of buildings. He mentioned the people who stand outside of a business with a sign, attracting attention to their business. Trustees Ruffulo and VanOstenbridge will look over the ordinance.

J. Route 68 Sidewalk Update

Village Administrator Koehler stated he received a memo from Tom Mommoser. They will begin the project this fall. They will bill the Village for its contribution over the next few years. Trustee Lynam still objects to the amount of money East Dundee is donating compared to Carpentersville.

K. Serving Hours – Alcohol Sales

Chief Mee stated Diamond Jim's will be coming in front of the Board next week asking for the ability to serve alcohol earlier on Sundays. The Board will need to change the ordinances to state this change. They will also ask to change the end time of their liquor sales on the weekend. This will have to be available for all bars in town. Consensus is the end hours should not be changed; the earlier hours are probably not being an issue.

L. West Dundee Sewer Flows

Village Administrator Koehler updated the Board on the one-year agreement for the sewer flows with West Dundee. We have changed our electrical supplier which has lowered our electric cost. Trustee Miller asked if we have done some cost comparisons on this. Koehler stated we have limited capacity. We take in 500,000 gallons per day. West Dundee still is under the agreement to pay \$150,000 per year.

EXECUTIVE SESSION:

Motion to adjourn 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 and will not be returning to regular session.

Motion to adjourn the Committee of the Whole Meeting at 9:11 by Lynam/Miller.

Roll: Ayes – 5 – Trustees Ruffulo, Miller, Lynam, Cichowski and VanOstenbridge.

Nays – 0. Absent – 2 – Trustees Gorman and President Bartels. Motion carries, meeting adjourns.

Respectfully Submitted,

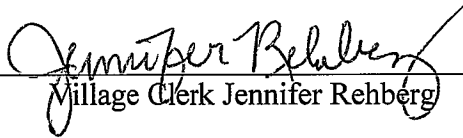
Jennifer Rehberg

By: _____



Village President Jerald Bartels

Attest: _____


Village Clerk Jennifer Rehberg