

CALL TO ORDER

President Miller calls to order the Village of East Dundee Regular Board Meeting at 6:00 p.m.

ROLL CALL:

Trustees Lynam, Gorman, Skillicorn, Selep and President Miller. Trustees Wood and Ruffulo were absent.

Also in attendance Village Administrator Bob Skurla, Village Engineer Joe Heinz, Village Attorney Kathleen Field Orr, Chief of Police Terry Mee, Deputy Village Administrator/Village Clerk Heather Maieritsch and Deputy Village Clerk/Administrative Asst. Katherine Holt.

PLEDGE OF ALLEGIANCE: Recited

PUBLIC COMMENT (Agenda Items only): None

CONSENT AGENDA-CONSIDERATION OF AN "OMNIBUS VOTE":

Illinois Municipalities may adopt by a single roll call vote of the Village Board and Village President, a group of assorted ordinances, resolution, motions and orders by an "Omnibus Vote". The "Omnibus Vote" shall be taken following the unanimous consent by the President and Board as to the items to be included. Any Trustee or the President may request that any item not be included in that vote.

- A. Motion to Approve the Regular Village Board Meeting Minutes Dated September 15, 2014**
- B. Motion to Approve the Regular Village Board Meeting Minutes Dated October 6, 2014**
- C. Motion to Bid on the Downtown Improvement Project**

Motion to approve the consent agenda by Skillicorn/Lynam.

Roll: Ayes – 4 – Trustees Gorman, Lynam, Selep and Skillicorn. Nays – 0. Absent – 2 – Trustees Wood and Ruffulo. Motion carries.

OLD BUSINESS:

- A. Resolution Authorizing the Execution of a Negotiated Agreement Between the International Union of Operating Engineers, Local 150 and the Village of East Dundee**

Motion to approve a Resolution Authorizing the Execution of a Negotiated Agreement Between the International Union of Operating Engineers, Local 150 and the Village of East Dundee by Gorman/Lynam.

Discussion:

Trustee Lynam asked if the longevity bonuses are included in the agreement and if so, why. Administrator Skurla advised that it is included and it was not negotiated out of the contract since the last one.

Roll: Ayes – 3 – Trustees Gorman, Lynam and Selep. Nays – 0. Present – 1 – Skillicorn. Absent – 2 – Trustees Wood and Ruffulo. Motion carries.

- B. Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois, Approving a Redevelopment Agreement by and Between the Village of East Dundee and SV (East Dundee), LLC**

Motion to approve an Ordinance of the Village of East Dundee, Cook and Kane Counties, Illinois, Approving a Redevelopment Agreement by and Between the Village of East Dundee and SV (East Dundee), LLC by Lynam/Selep.

Roll: Ayes – 4 – Trustees Gorman, Lynam, Selep and Skillicorn. Nays – 0. Absent – 2 – Trustees Wood and Ruffulo. Motion carries.

NEW BUSINESS:

A. Resolution of the Village of East Dundee, Cook and Kane Counties, Illinois, to Induce the Redevelopment of Certain Property Within a Tax Increment Financing Redevelopment Project Area (455 E. Main Street)

Motion to approve a Resolution of the Village of East Dundee, Cook and Kane Counties, Illinois, to Induce the Redevelopment of Certain Property Within a Tax Increment Financing Redevelopment Project Area (455 E. Main Street) by Lynam/Selep.

Discussion:

Skurla distributed a report prepared by Doug Bergren of what the Village has collected from 7 Hills Medical this year. President Miller said this is an inducement resolution to enter into an agreement and begin talks. He said there are no dollars amounts available to review at this time.

Roll: Ayes – 4 – Trustees Lynam, Selep, Skillicorn and President Miller. Nays – 0. Abstain – 1 – Trustee Gorman. Absent – 2 – Trustees Wood and Ruffulo. Motion carries.

B. Fence Variance at 412 Fallbrook Drive

Heather Maieritsch provided a summary report of the Planning and Zoning Commission hearing held on October 9 of the fence variances. She said the home at 412 Fallbrook is on a corner lot. Village code allows for a 3 foot fence on a corner lot and the applicant is requesting to install a 6 foot fence. Also, due to a hardship of how the deck stairs and backyard is laid out, the applicant is requesting a variance for a 10 foot setback from the sidewalk instead of the required 25 setback. At the October 9 public hearing, a motion was made for a five foot fence variance to run flush with the brick paver retaining wall at the corner of the house, however, the motion did not pass and the variances were denied. She said tonight she is looking for direction from the Board on what they would like to suggest for this project. Trustee Gorman suggested that each Board member go to the property to view it and see if a 6 foot fence would look okay from the site line to the neighborhood. President Miller said that the closer the fence is to the house, the less concerned he is with the height. He recommended that the attorney draft legislation for a 6 foot fence and that it align with the paver brick retaining wall. He also encouraged the Board to go view the property. The Board is in consensus to move forward. This item will appear on the next Regular Board Meeting agenda.

C. Ordinance of the Village of East Dundee, Illinois, Granting Sign Variances for the Property Located at 611 East Main Street, East Dundee, Illinois (Summit Square)

Motion to approve an Ordinance of the Village of East Dundee, Illinois, Granting Sign Variances for the Property Located at 611 East Main Street, East Dundee, Illinois (Summit Square) by Skillicorn/Lynam.

Discussion:

Heather Maieritsch said there were two signs proposed for Summit Square at the Planning and Zoning Commission public hearing on October 9. One is a directional sign located at the corner of Howard Avenue and Route 72 and the other is a tenant sign with an electronic display located along Route 72 on

the East end of the property. Village code allows for a 4 square foot sign and the applicant had requested a variance to allow for a 15 square foot sign that also included two tenants listed below the directional sign. There was also a variance request for the setback of this sign because the building sits on the property line and, therefore, will not allow for the required 15 foot setback. The Commission approved the variance for the setback but was not in favor of having the two advertised businesses listed below the sign and asked that the bottom of the sign be no higher than 18 inches from the ground. There was also a variance request for the monument/electronic sign asking for a setback, which was denied by the Commission. She said the size of this sign and message display met village code but the Commission had concerns with this and, therefore, the motion failed. She said neither sign has a visual safety concern from a traffic standpoint. The applicant is asking for the Village Board to reconsider these items.

Roll: Ayes – 4 – Trustees Gorman, Lynam, Selep and Skillicorn. Nays – 0. Absent – 2 – Trustees Wood and Ruffulo. Motion carries.

D. Truck Stop (Fueling Center)

Bob Skurla advised that there has been no formal meeting yet with the proposed developer for this project. They will meet for the first time this Thursday. The developer and property owner would like to break ground on this project in early spring. He said a redevelopment agreement is being requested via the TIF district and/or BDD district. They will also need the Village's cooperation to get a traffic signal installed at the state highway intersection. The Board is in consensus to move forward with the project.

E. Electronic Signage

President Miller advised that the General Village Committee met on October 16 to review and discuss electronic signage. Trustee Gorman provided a recap from that meeting. He said there are two main areas in the Village with electronic signage, the Hilltop Commercial area and the East Commercial District area. He gave an overview of the Committee's findings and concerns. He said the Committee feels that the Village needs to enforce the standards for the Hilltop area. Recommendations included eliminating video from the East side and review/determine appropriate brightness standards. Trustee Lynam added that another recommendation was to turn signs off between 11pm-7am if visible from a residential area. President Miller asked the Committee to work with Bob Skurla and the village attorney to modify the sign ordinance regarding electronic signage. The Board is in consensus to move forward with this plan.

FINANCIAL REPORTS:

A. Warrants List \$238,842.43

The Warrants List was noted to the Village Board.

Reports: VILLAGE TRUSTEES

Ruffulo: N/A

Gorman: None

Lynam: None

Selep: None

Wood: N/A

Skillicorn: None

Reports: VILLAGE ADMINISTRATOR and STAFF

Village Administrator: Skurla provided a report referencing the removal of aerial lines in the Third Street and Hill Street area. He said ComEd finally gave approval and a timeline to move forward with putting a transformer in place. Due to a time crunch and the impending weather, there is no time to bid for this project. He said Ray's Electric has the ability and time to do this project. He asks for consensus tonight to include this item on next week's agenda for approval. President Miller said this project is part of the phase 2 downtown renovations that will bury the low wire lines underground that feed the businesses and will also feed the power requirements for the new police station. The Village has a November 17 commitment date to ComEd to have this work completed. The Board gave consensus.

Village Attorney: None

Village Engineer: Heinz reported that the Hill Street paving is wrapping up this week. He said the parking lot is paved and will be striped this week.

Public Works Director: None

Village President: Miller said that Blues BBQ had their grand opening this evening. He also said that there was a very successful business meeting last week. The meeting is held twice a year with area businesses. He said his focuses for these businesses are on what the Village has done for them lately, where are we going next and what can be done to serve them better.

Chief of Police: None

Economic Development Consultant: Bergren provided a report for the proposed Green Bean Restaurant. He introduced Aaron Bush, who will be giving a presentation this evening.

Finance Director: N/A

Downtown Marketing Director: Blair asked for feedback for the next newsletter. She said the Dickens in Dundee casting call is November 4 for the living windows.

Aaron Bush of 7 Hills Healthcare brought food samples that will be included on the menu of his new Green Bean Restaurant. He said this will be a healthy alternative fast food restaurant. He said the food will be gluten-free, organic and contain no GMOs or nuts. He said the building, located at 455 E. Main Street, will be approximately 1000 square feet and will have a drive thru, walk up window. He said the price points of the food will be comparable to area fast food restaurants. The menu board will list calorie counts and may include weight watcher points. All food items will either be a salad, pita or a wrap.

PUBLIC COMMENT (Items not on the Agenda):

Chris Wendt - Immanuel Lutheran Church & School, 310 E. Main Street, East Dundee

Mr. Wendt, Business Manager at Immanuel Lutheran, thanked the Village for a great relationship of many years. He then passed out letters from school and church officials to each Board member expressing concern over the Board's consideration of allowing a medical marijuana dispensary at the A-tech building located 1070 feet from the church and school. He said there is also concern for this location because the school uses the bike path near that location for several walking events. He asked that if the license is granted, will the dispensary automatically occupy the A-tech building. President Miller replied that the building is zoned as an M-1 district, but does not have a permitted use for a pharmacy. He said the Board would need to make it a permitted use to allow pharmacies in an M-1 zone. Mr. Wendt requested that school and church officials be included in any future discussions on this.

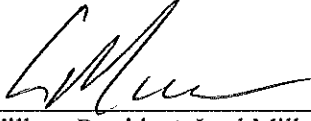
EXECUTIVE SESSION: No

Motion to adjourn the Regular Village Board Meeting at 7:22 pm by Skillicorn/Lynam.

Roll: Ayes – 5 – Trustees Gorman, Lynam, Selep, Skillicorn and President Miller. Nays – 0. Absent – 2 – Trustees Ruffulo and Wood.

Respectfully submitted,

Katherine Holt

By: 
Village President, Lael Miller

Attest: 
Deputy Village Clerk, Katherine Holt