

CALL TO ORDER

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

ROLL CALL:

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

Also in attendance Village Administrator Bob Skurla, Chief of Police Terry Mee, Director of Public Works Jim Kelly, Finance Director Zaida Torres, Economic Development Director Doug Bergren, Special Events Manager Erin Weingart, Marketing and Promotions Manager Cathy Domagalski and Deputy Village Clerk Katherine Holt.

Trustee Skillicorn arrived to the meeting at 6:01 p.m.

PUBLIC COMMENT (Agenda Items only):

Peter Ropinski – 610 Wendt Avenue, East Dundee

Mr. Ropinski said that many promises were made to him relating to the River Haven housing development adjacent to his property. He said the area near his home and just south of it is not being well kept. He said rocks and dirt were dumped between the retaining wall and his fence. He said the weeds were extremely high last fall and newly planted trees have since died. He said he never received any plans to review and wants to view plans for the next development that is being proposed. President Miller replied that he and Jim Kelly will stop over to view the property. Jim Kelly added that he has talked to the management company about cleaning up the property and he will follow up with them on that.

Jim Keller, Jim Keller Kitchen & Bath – 202 N River Street, East Dundee

Mr. Kelly said when he initially heard about the proposed two hour parking limit, he said that would be restrictive for his business because he will have client presentations that run beyond two hours. He said that a three hour limit would work better. He said he is hugely in favor of the restriction because the business employees north of him park in front of his business daily and a restriction will change this.

Rick Van Acker, Van's Frozen Custard – 16 E. Main Street, East Dundee

Mr. Van Acker said he would like to see the parking in front of his business prohibited because it is dangerous. He said that the land with the parking spaces is not his. He said he spoke with the owner and the owner is in favor of shutting off the spots. He said he and the owner have plans to negotiate a sales deal as he plans to turn the space into outside dining. He said in order to sell, the owner has been instructed by the bank to have the parking deemed as unviable by the Village. He also mentioned that he is in favor of the two to three hour parking limit being proposed on the east side of River Street.

OLD BUSINESS: None

NEW BUSINESS:

A. Review of Land Plans that Overlay the Routes 72 and 25 Intersection

Administrator Skurla advised that the Board packet included the 'Homes for a Better Region' study done by CMAP a year ago. He said he has also reviewed the 2010 RTA plan that called for a possible development of that area as a senior community and medical center. He said that in 2008, a TIF district was created that covered the particular property in question. He said a BDD overlay was done for that particular area and designated it as a senior community. He said he also reviewed the Comprehensive Plan which addresses housing and residential areas.

Skurla reported that there is another senior project being proposed by Jim Bergman immediately adjacent to Summit School. The proposal is for a 3-story, 70 unit senior mid rise apartment complex. He explained that it is not currently zoned for that density and would need to be rezoned as an R4 or R5, General Residence or Multiple Dwelling zone. He advised that he has been in discussions with other developers that are interested in market rate multi-family housing projects. Trustee Gorman said that the next project needs to be something that fits the needs of the community and prefers it to be senior market rate housing.

President Miller advised that it is only a proposal at this point. Skurla advised that Mr. Bergman will apply to the Illinois Housing Development Authority for the tax credits by the July 8 deadline. He said there is a four to five month review period and if approved, the Village would need to sell the land and have a public hearing to rezone the property. President Miller added that if the Board does not recommend the project, it would not move forward. Trustee Gorman would like Mr. Bergman to revise his business model to market rate as it is in demand. Trustee Lynam mentioned that the Village has satisfied the affordable housing requirement by the state with Gardiner Place and River Haven Place. He said he would also like market rate housing for the new development. Trustee Skillicorn recommended that the Board dismiss the CMAP study and working with Mr. Bergman. He said a three to four story building does not fit in next to single family homes. Trustee Wood said that there needs to be conversations of what is appropriate there whether for residential or commercial. She also agrees with market rate housing. Trustee Selep likes the idea of a \$9 million improvement on vacant land. Trustee Skillicorn asked what subsidy Mr. Bergman is looking for. Skurla replied that Mr. Bergman has not been specific yet on how he would like to partner with the Village. He said he is seeking tax credits from the state, which is a 9% tax credit which amounts to 90% of the project. There is consensus of the Board to not move forward with an affordable housing project.

B. Request for Four Way Stop Signs at Van Buren and Johnson Streets

Chris Wendt, Business Manager of Immanuel Lutheran, said that the school and church are undergoing a new security keyless entry system which will force entrance to both buildings on the south side of each building. He is requesting a four way stop at Johnson and Van Buren streets so that the children could cross Van Buren there instead of walking down to Route 72 to cross. He said the four way stop would also help for drop offs and pickups because it is difficult for drivers to turn north onto Van Buren from Johnson. He added that there are not crossing guards there during off times when children are crossing for chapel or extended care. President Miller said one other option to look into could be a flashing crossing sign. He said his concern with a four way stop would be that northbound Route 72 traffic may get backed up while waiting to turn right onto Van Buren.

Chief Mee said that he spoke with Joe Heinz and from a traffic engineering perspective, Heinz is not in favor of a four way stop sign at this location. Mee said it does not meet any of the traffic control device guidelines nor is there any crash data to support this. He said a stop would be problematic being only a block and a half away from Route 72. He also noted that the majority of the days and time of day, there is no impact on the school since it is not in session. He said an alternative option can be to widen and restripe the crosswalk. He also mentioned that flashing yellow signs could be added and activated during a certain portion of the day. Mr. Wendt advised that he would be willing to partner on any expenses incurred. President Miller said that he will talk more with the engineers and report back with the recommendations.

C. Parking Spaces – Van's Custard

Administrator Skurla advised that Chief Mee agreed that the parking spaces are not a safe situation. He said the Board spoke in great detail about this in September 2013 and the situation at that time was that the owner of the property did not want the parking taken away and the owner has since changed his mind.

He said if the Village prohibits those locations from being parking stalls, the owner is amenable to selling them to Mr. Van Acker who would like to turn that space into outside dining for his customers.

D. Downtown Restricted Parking Recommendation

Administrator Skurla said that the consensus he has been hearing is that a two hour restriction may be too short and that three hours would be more appropriate. He said parking on the west side of the street could be unlimited or given a long time period. He stated that the parking on the east side is where there has been a greater problem. He said he would prefer to not have unrestrictive parking on the west side of the block adjacent to the Depot because it fills up with bicyclist parking quickly. He recommended that there be signage directing to park in the municipal lot or on Meier Street where it is safer to load and unload bicycles. Chief Mee advised that there needs to be legislation and adequate signage to be able to enforce the parking restrictions. Consensus of the Board was to have a three hour parking restriction for the East side of River Street and to add directional and entrance signage for the downtown municipal parking lot. President Miller said he would also like to create and distribute pamphlets at events advising of the parking options and regulations in the downtown. Legislation will be drafted for approval at next week's regular board meeting.

E. Request to Allow Overnight Parking in S Van Buren Parking Lane (Skillicorn)

Trustee Skillicorn advised that a resident who lives on South Van Buren has a paved, striped parking lane in front of his residence and is asking if he could park there overnight. Chief Mee recommended that if that two block section is going to be segregated as an overnight parking area, the overnight parking ordinance should be repealed and should allow for overnight parking everywhere. He said it is not logical to allow a two block area to park overnight but not allow that for the rest of the Village. President Miller requested that the Village Engineer be asked why that stretch of road is striped. There was consensus of the Board to not allow overnight parking in the South Van Buren parking lane. Additionally, Trustee Gorman requested that the police non-emergency number be included in the Village newsletter.

F. Request to add "Do Not Block Intersection" Sign at Route 72 & Linden Street (Lynam)

Trustee Lynam advised that two residents that live in the Terrace have requested that a "Do Not Block Intersection" sign be added at Route 72 and Linden Street. Chief Mee feels that the sign would be largely ignored. Jim Kelly said if it were to be placed in the IDOT right-of-way, it would require a request for permission to do so. Trustee Gorman said it is more logical for drivers to use Penny Avenue to enter and exit that neighborhood. He said drivers should not be encouraged to cut across a four lane highway. Trustee Skillicorn said it is a significant problem at Dunridge and Route 68 also. President Miller suggested adding a sign at Linden Street and see if it helps alleviate the problem.

G. "No Turn on Red" At Route 72 & Van Buren (Skillicorn)

Trustee Skillicorn said there is a "No Turn on Red" sign at Route 72 when traveling north bound on Van Buren and making a right hand turn. He said when pulling into the crosswalk, a driver can see safely to make a right turn. Chief Mee said in order to safely turn, a driver must encroach on the crosswalk. He said this information was presented to him by Village Engineer Joe Heinz and this change was made during the road improvement project. Mee said the right turn traveling southbound is absolutely unsafe based on the curvature of the roadway and the brick retaining wall on the north east corner. There is consensus of the Board to leave the sign in place for south bound traffic but to allow a north bound right turn on red when no pedestrians are present.

H. Anvil Club Parking Lot

President Miller said in his email correspondence to Mr. Roeser, he has asked that the parking lot either be paved or have a plan. He said he has not yet received a response. He suggested that a date be set for when it must be paved by or have a plan submitted. There was consensus of the Board to set a date of June 30, 2016 to have the lot paved or plans submitted. Trustee Wood said a timeline for completion needs to be set after a plan is in place. President Miller replied that he will ask the engineer what a reasonable time frame would be.

Administrator Skurla added that River Haven is requesting that the Village contract with them to establish no parking on one side of their street. He said the street is not wide enough for a fire truck to fit when vehicles are parked on both sides of the street. He said it is a private street but the Village can put in place and enforce no parking on one side via a contract.

President Miller said the property at 110 N. River Street and the lot behind Blue's BBQ has been purchased by Roger Shelton with the intent for parking lots. He said he must go through the correct permitting and zoning to proceed with the parking projects. Skurla added that because they are remote parking lots, he would have to come before the Planning & Zoning Commission with a request for Special Use.

I. Blackboard Connect CTY

Administrator Skurla advised that Connect CTY will be changing platforms at the end of the month and the Village would need to switch over in order to continue the service. He said in doing research, he found out that West Dundee uses Call Loop which is less costly and is based on usage rather than a flat fee. He suggested that the Village switch to Call Loop next year when the CTY contract expires. President Miller added that Call Loop can also be used for marketing and events. There was consensus of the Board to use Call Loop when the CTY contract expires in February.

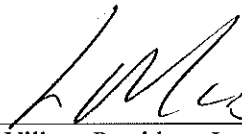
PUBLIC COMMENT (Non Agenda Items): None

EXECUTIVE SESSION: No

Motion to adjourn the Committee of the Whole Meeting at 7:37 pm to Executive Session closed to the public and media under the provisions of the Illinois Open Meetings Act, 5ILCS 120/2, 2 (C) (1) Personnel by Skillicorn/Wood. Meeting adjourns by unanimous vote.

Respectfully Submitted,

Katherine Holt

By: 
Village President, Lael Miller

Attest: 
Deputy Village Clerk, Katherine Holt