

**CALL TO ORDER**

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

**ROLL CALL:**

Trustees Selep, Mahony, Andresen, Kunze and President Miller. Trustees Lynam and Wood were absent.

Also in attendance Administrator Jennifer Johnsen, Assistant Administrator Brad Mitchell, Associate Village Attorney Caitlyn Culbertson, Public Works Director Phil Cotter, Building Inspector Chris Ranieri, Village Engineer Joe Heinz, Management Analyst Amanda Rafter and Village Clerk Katherine Holt.

**PLEDGE OF ALLEGIANCE: None**

**PUBLIC COMMENT (Agenda items only): None**

*Trustees Lynam and Wood joined the meeting at 6:04 p.m.*

**PUBLIC HEARING**

**A. Proposed Amendment to the Boundaries of the Dundee Crossing Business Development District and the Approval of an Amendment to the Business District Plan Related Thereto**

President Miller calls the Public Hearing to Order.

Associate Attorney Culbertson gave an opening statement which included a summary of the timeline of events leading up to this hearing.

Administrator Johnsen explained that for the past several months, the Village has been working with Altorfer CAT regarding the development of approximately 23 acres of property that was until recently owned by Plote and unincorporated. The property is located on the south side of the Route 72 and Christina Drive intersection. The proposed development includes the sale and repair of Caterpillar equipment. Altorfer needs to vacate their current Elmhurst location and is moving portions of that operation to four different locations, of which East Dundee is one of those locations. One of the requirements of the previously approved redevelopment agreement is to amend the boundaries of the BDD to include this additional acreage. There are an additional 12 acres of undeveloped land with no plan yet for that property and an additional 3 acres used for a right-of-way.

There were no questions or comments from the public.

Motion to close the public hearing by Andresen/Mahony.

Roll: Ayes – 7 – Trustees Lynam, Selep, Wood, Mahony, Andresen, Kunze and President Miller. Nays – 0. Absent – 0. Motion carries.

**B. Motion to Approve an Ordinance Approving an Amendment to the Boundaries of the Village of East Dundee Downtown and Dundee Crossing Business Development District and Approving an Amended Business District Plan in Relation Thereto, Reconfirming the Blighted Area Finding Therein, Imposing a Retailers' Occupation Tax and Service Occupation Tax Therein and Amending Previously Approved Ordinances Related Thereto**

Motion to Approve an Ordinance Approving an Amendment to the Boundaries of the Village of East Dundee Downtown and Dundee Crossing Business Development District and Approving an Amended Business

District Plan in Relation Thereto, Reconfirming the Blighted Area Finding Therein, Imposing a Retailers' Occupation Tax and Service Occupation Tax Therein and Amending Previously Approved Ordinances Related Thereto by Andresen/Mahony.

**Discussion:**

Trustee Lynam asked if the Village is not requiring other merchants within the BDD to pay an additional tax beyond what is already in place. Administrator Johnsen responded that the properties that are already in the BDD are collecting an additional .75% BDD tax and remit that to the Village. This would extend the tax to the new properties being added to the BDD. She advised that the Downtown and Dundee Crossings BDD is about halfway through the life of the TIF. Trustee Kunze asked how long the tax rebate period is for Caterpillar. Johnsen stated that the terms in the redevelopment agreement go through the life of the BDD and the TIF and there are reimbursement caps in place. Kunze asked if the cap is pulling from both the BDD and TIF pools. Administrator Johnsen advised that it is.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Mahony, Andresen and Kunze. Nays – 0. Absent – 0.  
Motion carries.

**PUBLIC HEARING**

**A. Proposed South IL Route 72 Tax Increment Financing District**

President Miller called the Public Hearing to order.

Administrator Johnsen advised that a Special Joint Review Board meeting was held on July 29, 2020. After careful consideration, the JRB voted to recommend that the Village President and Board of Trustees approve the creation of the South IL Route 72 Tax Increment Financing District for the benefit of the Caterpillar project. She explained that an ordinance is being proposed to approve technical changes. She stated that since the drafting of the TIF creation plan, certain things have changed such as unemployment rates and changes to the PIN numbers of the annexed property. The new TIF has a 23 year life span and will commence with passage.

Scott Harrington of Vanderwalle and Associates, explained the criteria for qualifying the district. An eligibility study was performed to incorporate the property into the Route 72 and 25 Downtown and Dundee Crossings TIF District. However, it was determined that the Village would not be able to expand the existing TIF but would rather need to create a new TIF in order to provide the developer with the necessary TIF funding needed to incentivize the development. The primary reason for not being able to expand was because the property was used for commercial agriculture within the last 5 years and would need to be qualified as an Industrial Park Conservation Area. The first criteria for this qualification is that the Village would need to be deemed a labor surplus municipality which is based on unemployment rates. Other criteria are that the area must be zoned industrial and must adjoin a blighted area. He explained that the technical changes in the proposed ordinance are updates made between the original draft plan in August and the revised plan in September.

There were no questions or comments from the public.

Motion to close the public hearing by Andresen/Mahony.

Roll: Ayes – 7 – Trustees Lynam, Selep, Wood, Mahony, Andresen, Kunze and President Miller. Nays – 0.  
Absent – 0. Motion carries.

**B. Motion to Approve an Ordinance Approving Certain Technical Changes to the Eligibility Study and Report and the Proposed Redevelopment Project and Plan**

**Document for the Village of East Dundee South IL Route 72 Tax Increment Financing District Pursuant to 65 ILCS 5/11-74.4-5(a)**

Motion to Approve an Ordinance Approving Certain Technical Changes to the Eligibility Study and Report and the Proposed Redevelopment Project and Plan Document for the Village of East Dundee South IL Route 72 Tax Increment Financing District Pursuant to 65 ILCS 5/11-74.4-5(a) by Andresen/Mahony.

Roll: Ayes – 7 – Trustees Lynam, Selep, Wood, Mahony, Andresen, Kunze and President Miller. Nays – 0. Absent – 0. Motion carries.

**CONSENT AGENDA-CONSIDERATION OF AN “OMNIBUS VOTE”:** None

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.

**OLD BUSINESS:** None

**NEW BUSINESS**

**A. Motion to Approve a Resolution Approving an Intergovernmental Agreement Regarding Fire Protection District Impact Fees**

Motion to Approve a Resolution Approving an Intergovernmental Agreement Regarding Fire Protection District Impact Fees by Mahony/Andresen.

**Discussion:**

Trustee Lynam asked for clarification on how the current process artificially inflates the perceived cost of fees collected. Administrator Johnsen explained that the fire district impact fees are significant and have never been waived. They appear upon the Village’s bill that they are being collected when in fact, they are being turned over to the Fire District for their services. This makes it appear that the Village is generating additional revenue when it is not.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Mahony, Andresen and Kunze. Nays – 0. Absent – 0. Motion carries.

**B. Motion to Approve an Ordinance Amending Chapter 159 of the Village Code Regarding Development Impact Fees**

Motion to Approve an Ordinance Amending Chapter 159 of the Village Code Regarding Development Impact Fees by Andresen/Kunze.

**Discussion:**

Trustee Lynam asked what would be involved if either party wanted to terminate the agreement. Attorney Culbertson said that either party would be able to terminate upon no less than 90 days written notice. She stated that this is a longer notice that what is typical. And it will allow extended

time for the Village to prepare for having to collect the impact fee again if the Fire District was to terminate.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Mahony, Andresen and Kunze. Nays – 0. Absent – 0.  
Motion carries.

**C. Motion to Approve the Regular Village Board Meeting Minutes Dated August 17, 2020**

Motion to Approve the Regular Village Board Meeting Minutes Dated August 17, 2020 by Lynam/Kunze.

Roll: Ayes – 6 – Trustees Lynam, Selep, Wood, Mahony, Andresen and Kunze. Nays – 0. Absent – 0.  
Motion carries.

**D. Discussion and Consensus Regarding the Depot Paint, Roofing, and Repairs**

Trustee Lynam reported that he has repaired the gutters and woodwork on the Depot building. He power washed the building yesterday and is ready to begin painting. He recommends painting the body of the building gray, the soffits/posts/gutters cream, and the trim around the windows a flat black. Trustee Mahony said she would prefer the trim be painted black as pictures she has found from that historical time period have dark painted trim. Several members of the Board voiced that that they would like the new village logo appearing on all sides of the building. Administrator Johnsen suggested that Trustees Lynam and Mahony work together on deciding paint colors and there was consensus of the Board on this suggestion.

**E. Proclamation for Constitution Week September 17-23**

President Miller proclaimed September 17 through 23 as Constitution Week.

**F. Proclamation Establishing “It’s Our Fox River Day – A Watershed Wide Celebration”**

President Miller proclaimed the third Saturday of September, this year and every year thereafter, be recognized as “It’s Our Fox River Day”.

**FINANCIAL REPORTS:**

- A. Warrants List #1 \$495,898.07
- B. Warrants List #2 \$209,698.80

**Reports: VILLAGE TRUSTEES**

**Lynam:** Reported that the Dumpster at the Max Freeman park needs to be shielded or moved from the view of passersby. Lynam then asked why in addition to the Village engineer, another engineer firm was paid on the current warrants list. Cotter explained that the additional firm assisted the Village in renewing its storm water MS4 permit. Lastly, Lynam asked when Village Board meetings can resume to in-person meetings. Administrator Johnsen explained that the Village has been providing services electronically very well during these times. She stated that an employee of the Village Hall had recently tested positive for COVID-19. The employee had been working from home but if the employee had been in the office, other staff members would have contracted COVID and it also could have been passed to the Police Department and Public Works department. She stated that the Village has a small staff that cannot afford to be down any members. She went on to explain that the Police Department needs to be protected which is why meetings are not being held there as they normally are. President Miller added that neighboring villages have much larger meeting chambers and can social distance much easier than East Dundee can.

**Selep:** Thanked Trustee Lynam for his work on the Depot building.

**Wood:** Thanked the Village for all the support she received for the recent passing of her brother. She also commented that she liked the new fall flowers hanging in the downtown.

**Mahony: None**

**Kunze:** Stated that he recalls the street sweeper being out weekly this time of year. He asked Public Works Director Cotter why it is not being used as often this year. Cotter advised that the sweeper will be out routinely in the fall season. He stated that currently there are 2 vacancies in the Public Works department. He said that during the early months of the pandemic, the department was staffed with only 2 workers on-site daily plus a supervisor. So all the various needs of the Village had to be balanced to the best of their ability.

**Reports: VILLAGE ADMINISTRATOR and STAFF**

**Village President: None**

**Village Administrator:** Johnsen reported that she will bring back roofing proposals for the Depot when she has that information available to share. She also reported that at the Historic Commission meeting on September 3, the applicant’s request to demolish the former Dick West building was denied. She stated that the applicant has the right to appeal or to appear before the Commission again with more information. She explained that the request was denied for lack of information on whether the property would be graded and seeded or if a parking lot was going to be built. Lastly, she said that the hiring of a public works laborer is wrapping up with a strong candidate for one of the open positions. The other vacant position is being contracted through wastewater operating services for the time being.

**Assistant Village Administrator: None**

**Village Attorney: None**

**Village Engineer: None**

**Police Chief: None**

**Public Works Director: None**

**Building Official: None**

**Finance Director: None**

**PUBLIC COMMENT (Items not on the Agenda): None**

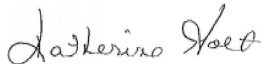
**EXECUTIVE SESSION: No**

Motion to adjourn the Regular Village Board Meeting at 7:36 p.m. by Andresen/Mahony.  
Roll: Ayes – 7 – Trustees Lynam, Wood, Selep, Mahony, Andresen, Kunze and President Miller. Nays – 0.  
Motion carries, meeting adjourns.

Respectfully submitted,

Katherine Holt

By:   
Village President, Lael Miller

Attest:   
Village Clerk, Katherine Holt