

CALL TO ORDER

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

ROLL CALL:

Trustees Mahony, Kunze, Saviano, Treiber, Sauder, and President Lynam were present.

Trustee Brittin was absent.

Also in attendance: Village Administrator Erika Storlie, Assistant to the Village Administrator / Deputy Clerk Franco Bottalico, Chief of Police Jim Kruger, Director of Public Works Phil Cotter, Building Inspector Chris Ranieri, Village Engineer Joe Heinz, and Village Attorney Kelly Gandurski.

PLEDGE OF ALLEGIANCE: Recited

PUBLIC COMMENT:

Tom Roeser - East Dundee Business Owner

Urged the Board to fix the parking problem. He thought the Board is going about the RFP process the wrong way by only focusing on “parking lot” companies as opposed to other contractors. He thought this was the reason the Board received expense quotes. He also stressed the need to maintain the historic district above all else.

CONSENT AGENDA:

- a. Motion to Accept the Warrant Lists in the Amounts of \$312,950.66
- b. Motion to Approve a Resolution Authorizing the Reduction of the Letter of Credit for Storm Water Improvements for PAL Land, LLC
- c. Motion to Approve a Resolution Authorizing an Agreement and Consent to TIF Pledge and Security Agreement
- d. Motion to Approve an Ordinance Amending Chapter 37.01 of the Village Code to Eliminate the Security Deposit for Depot Rental Fees

Motion to approve the warrant items **a, b, c, and d**. Trustees Kunze/Mahony seconded.

Roll: Ayes – 5 – Trustees Mahony, Kunze, Saviano, Treiber, and Sauder. Nays – 0. Absent – 1 –Trustee Brittin. Motion is carried.

OTHER AGENDA ITEMS:

a. Discussion of the Status of Video Gaming in East Dundee

Village Administrator Storlie mentioned that the last Board discussion on this matter took place over a year ago about enacting additional guidelines about video gaming in the Village. A few regulations were adapted in addition to what was previously had. Since then, the Board has received numerous requests for the expansion of video gaming in the Village. A recent study highlighted that additional video gaming won't draw more people in but will dilute what is already established in the community. Discussion ensued.

Trustees Saviano and Mahony asked about the metrics used in the staff's latest memo. A conversation ensued about East Dundee being a destination/bar town. Trustee Kunze highlighted the unfair advantage established businesses would have over new; developing businesses if gaming terminals were limited. Village Administrator Storlie highlighted the concern that some established businesses may be forced to close if more gaming terminals were brought into the Village, further diluting profits. Conversation ensued about the relationship between East Dundee businesses and gaming terminals.

Trustee Sauder was in favor of freezing the addition of more gaming terminals as the Board deliberated but wanted more data to figure out what that cap/limit would be. Trustee Treiber was in favor of finding an overall maximum of terminals as opposed to an outright freeze on adding new terminals. President Lynam discussed gaming terminals in gas stations as well as gaming cafes. Conversation ensued about the general landscape of gaming terminals in the area.

Village staff will continue refining and researching to figure out the right approach to capping the number of Village terminals as well as the number of terminals to be capped.

b. Discussion of the Responses to the Village Issue Request for Proposals for the Construction of a Parking Garage in Downtown East Dundee

Village Administrator Storlie gave context for the discussion. The Village received 3 RFP responses in August that each gave a unique design and construction plan/strategy. Staff wanted direction from the Board about how to proceed with the bids.

Village Engineer Joe Heinz elaborated on the construction plan/strategy for each RFP bid and outlined the process Village Staff went through to make a recommendation. Board staff recommended the firm, McHugh.

Trustee Mahony asked about the RFP timeline. It was confirmed that the RFP was sent out in June and that bids were collected in August.

Conversation ensued about using a design firm as opposed to a joint design/construction firm. Village Administrator Storlie clarified that the designs found in the proposals and packets were not the final designs. The chosen firm will work with the Village to find the right design that fits the historic district.

Conversation ensued about the overall costs. Trustee Mahony believed there were 2 components to this discussion: the costs of the structure and the costs of the façade. The conversation on cost continued, including the funding mechanisms for the project. Trustee Mahony requested data on what the Return on Investment would be for each parking spot that would be developed within the parking garage.

Village Administrator Storlie expressed the uniqueness of the opportunity since there is limited space in the downtown area that allows for a parking lot structure and expressed the long-term benefits of adding parking with aesthetic value. This is a project that isn't always feasible, but it is for East Dundee currently. Conversation ensued about more funding mechanisms such as TIFs.

President Lynam asked how long it would take if the Village sought other contracting companies. Village Engineer Joe Heinz thought it would be like the original RFP process of 3 months. Conversation ensued about the benefits and challenges of seeking other bids.

Trustee Kunze expressed opposition to a parking garage going in this lot. Conversation ensued about land use and the target audience for the parking garage. Trustee Kunze also expressed support for McHugh if the Board decided to move forward with one of the proposals. Conversation ensued about alternative locations for a parking garage.

Trustee Treiber brought up the option of making it a paid lot for increased revenue. Conversation ensued. Trustee Sauder asked if there were any temporary relief/stop-gap measures that the Board could take to elevate the parking issue for businesses as the parking garage development takes place. Conversation ensued about next steps with the RFP.

Trustee Kunze asked if the Board could get a McHugh representative to come in and speak on their design process. Andy, the VP of McHugh was in the audience and approached the podium to give further details.

PZHC Commissioner Scarpelli asked if the community events were benefiting businesses. Trustee Mahony vouched for them and said they were beneficial for community engagement. A conversation ensued about TIFs and if East Dundee residents needed more parking.

Several local business owners were present and conveyed their support for the parking garage.

Village staff believed there was a Board decision to move forward. Village staff planned to continue to work on the financing aspects of the project and will come back in 2 weeks to talk about a potential contract award.

c. Direction on the Village Owned Properties at 2 & 4 N. Van Buren St

President Lynam gave context to these properties and the potential plans for them. Village staff wanted direction on what the next steps should be for these properties. In other words, does the Board want to tear them down now or leave them “as is” until the Board decides what to develop in their place. Conversation ensued about potential options, IDOT, and overall public safety.

Conversations ensued about the estimates of demolishing both homes.

Village staff will put the estimated demolition costs in the 2024 budget or approval and will plan to move forward in the spring.

FINANCIAL REPORTS: None

REPORTS: VILLAGE PRESIDENT and BOARD

Lynam: Attended the IML conferences this past weekend with fellow Board members. One interesting panel was the panel on TIFs. Also, was very pleased with Oktoberfest. Thanks to Village staff and everyone who put it together!

Brittin: N/A

Kunze: Organized the “Friends of the Fox” river clean-up a few weeks ago. It went well and trash wasn’t too bad. The weather was nice enough and the team was able to get down to the edge of the river this year. Thank you to Public Works for their help and equipment.

Mahony: Wanted to see if Village staff could draft a truancy ordinance to make sure kids aren’t skipping classes and causing trouble around town. On 8/27 there was a video of a hit and run behind 311 Barrington. The surveillance cameras on that lot have not been maintained/operated properly. Should Village think about putting its own cameras near there for increased surveillance? Also, Thanked Director Cotter for putting the “No Trucks” sign on the corner of Bonnie and Van Buren St. Were there any more applications for the commercial façade matching grant? Village Administrator Storlie said that the application window was still open on a rolling basis until the end of the year. Also, wanted to highlight the first private event and wedding that took place at the Depot. It seemed like a huge success. She stated she would love to see more ideas/events for the Depot. The Wine walk also seemed to go very well. Also, wanted to congratulate Rosie O’Hare’s on their nomination for the 2023 Kane County Chamber of Commerce Customer Excellence

award. Was also in attendance at the IML conference this past weekend. Highlighted the lead pipe replacement talks.

Sauder: Echoed Trustee Saviano's comments. Also, went to the IML conference. Thanks to the Village for sending us! One breakout session that was interesting dealt with making more communities more walkable with trails and trail heads (at specified locations).

Saviano: Going to the Chamber awards dinner with Trustee Mahony. Honoring Mary Kate Harvey, who is on the Arts Council and the Parade Committee. She is amazing and has helped raise numerous donations for the Village.

Treiber: No Report

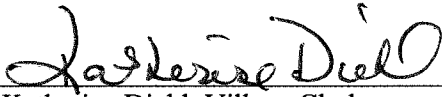
REPORTS: STAFF

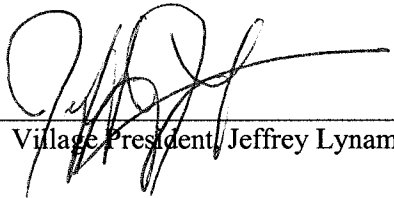
EXECUTIVE SESSION: Yes

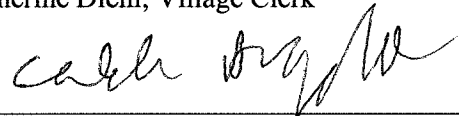
Motion to adjourn the regular Village Board meeting and go into Executive Session without coming back to open session at 7:56 p.m. by Mahony/Kunze. Motion is carried by voice vote.


Respectfully submitted,

Katherine Diehl

Attest: 
Katherine Diehl, Village Clerk

By: 
Village President, Jeffrey Lynam

Through: 
Caleb Haydock, Management Intern

By: 
Franco Pottalico,
Deputy Clerk