

CALL TO ORDER

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

ROLL CALL:

Trustees Mahony, Kunze, Brittin, Saviano, Treiber (via telephone), Sauder and President Lynam.

Also in attendance: Village Administrator Erika Storlie, Director of Public Works Phil Cotter, Building Inspector Chris Ranieri, Village Engineer Joe Heinz, Finance Director Brandiss Martin, Assistant to Administrator Franco Bottalico, Attorney Kelley Gandurski and Clerk Katherine Diehl.

PLEDGE OF ALLEGIANCE: Recited

Motion to allow Trustee Treiber to attend the meeting via telephone by Mahony/Brittin.

Roll: Ayes – 6 – Mahony, Kunze, Brittin, Saviano, Sauder and President Lynam. Nays – 0. Absent – 0.

Motion carries.

PUBLIC COMMENT:

Steve Whitecotton – Dundee Township Foundation

Mr. Whitecotton stated that he has spoken with the Fire Department about the safety issues of the space the Foundation leases and occupies at 611 E. Main St. He stated that many of the repairs and violation-related items can be taken care of by the Foundation. He requested that the item on tonight's agenda be pulled off or tabled.

Alan Evans – Cardinal Community Food Pantry, West Dundee

Mr. Evans asked if the Dundee Township Foundation agenda item could be postponed or tabled since he received short notice of the lease termination. He said he needs to understand what the impact will be on the community that relies on the food pantry.

Holly McNeill – Dundee Township Foundation

Ms. McNeill read a letter from a Township Foundation recipient, addressed to the Village Board, stating how the Foundation has been a wonderful resource to D300 families and students for many years. The letter stated how the Clothing Closet is one of the most easily accessible, reliable and used resource in the area.

Ken Schaffer – Dundee Township Trustee

Mr. Schaffer expressed his concern with safety issues that have been present over the last two years at the 611 E. Main St. property. He asked the Village Board to take these issues into consideration.

CONSENT AGENDA:

- a. **Motion to Approve the Regular Village Board Meeting Minutes dated September 18, 2023**
- b. **Motion to Accept the Warrants List in the Amount of \$170,735.26**
- c. **Motion to Approve a Resolution Authorizing the Village Administrator to Enter into an Engineering Services Agreement with Baxter & Woodman Consulting Engineers for a Lead Service Line Inventory in an Amount Not-To-Exceed \$39,968**
- d. **Motion to Approve an Ordinance Approving a Preliminary Planned Unit Development Plan and Rezoning for Pal Land, LLC and Pal Land II, LLC located in the M1, R1, and B3 Zoning Districts in East Dundee, IL (Terra Business Park Phase II)**
- e. **Motion to Approve a Resolution Authorizing the Termination of a License Agreement between the Dundee Township Foundation, Inc. and the Village of East Dundee in Regard to the Use and Occupancy of a Portion of the Summit Square, 611 East Main Street**

Motion to remove **Item e** from the Consent Agenda for Discussion and approve **Items a, b, c and d** by Kunze/Mahony.

Roll: Ayes – 6 – Mahony, Kunze, Brittin, Saviano, Treiber and Sauder. Nays – 0. Absent – 0. Motion carries.

e. Motion to Approve a Resolution Authorizing the Termination of a License Agreement between the Dundee Township Foundation, Inc. and the Village of East Dundee in Regard to the Use and Occupancy of a Portion of the Summit Square, 611 East Main Street

Motion to Approve a Resolution Authorizing the Authorizing the Termination of a License Agreement between the Dundee Township Foundation, Inc. and the Village of East Dundee in Regard to the Use and Occupancy of a Portion of the Summit Square, 611 East Main Street by Sauder/Brittin.

Discussion:

Trustee Kunze asked if there would be any concern with tabling this item until the next meeting. Attorney Gandurski explained that the Fire Department has advised the Village that it is unsafe for individuals to be in those units. She stated that there is a liability issue for the Village if anyone were to get hurt. She said that the Fire Department would need to advise if any of the issues could be addressed in the next thirty days and if current conditions create life-safety issues that are unfit for occupancy. Administrator Storlie advised that she spoke with the Fire Department back when the report came out, and they had conveyed that six of the eight classrooms should not be occupied. The Fire Department would allow for some temporary occupancy while working on the safety issues, which would not typically be allowed under regular circumstances. She explained that there are also substantial issues in the common area of the building with no funding available to pay for improvements necessary to bring the building up to code. Attorney Gandurski stated that if the Village Board decides to extend the termination of notice to 60 days, there should not be anyone occupying the units until the Fire Department deems this to be safe. Administrator Storlie added that the Fire Department has allowed classroom numbers seven and eight as the only rooms to be temporarily occupied.

Motion to Approve a Resolution Authorizing the Authorizing the Termination of a License Agreement between the Dundee Township Foundation, Inc. and the Village of East Dundee in Regard to the Use and Occupancy of a Portion of the Summit Square, 611 East Main Street with an amendment to the agreement to provide a 60 day notice of termination and only to allow occupancy to the rooms that have been approved by the East Dundee Fire Department by Brittin/Kunze.

Roll: Ayes – 3 – Mahony, Brittin and Treiber. Nays – 3 – Kunze, Saviano and Sauder. Absent – 0. Attorney Gandurski announced that the amendment fails.

Motion to Table this Agenda Item to the Next Village Board Meeting by Kunze/Saviano.

Roll: Ayes – 5 – Mahony, Kunze, Brittin, Saviano and Sauder. Nays – 1 - Treiber. Absent – 0. Motion carries.

Trustee Treiber, via teleconference, left the meeting.

OTHER AGENDA ITEMS:

- a. Discussion of the Downtown Truck Traffic Evaluation Report Prepared by the Transportation and Parking Consulting Firm Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA)**

Director of Public Works Cotter stated that the Village had retained the services of KLOA, Inc. to evaluate truck traffic in and through the downtown and to also evaluate the speed limits on Water Street and Bonnie

Dundee Road. He explained that the conclusions of the report are that Barrington Avenue, between Water Street and Route 68/Penny Avenue, should be designated as a truck route. Water Street, North of Barrington Avenue, would be included in the truck route, but South of Barrington Avenue would be restricted to local deliveries only. Also, the 30 mph speed limit on Water Street was determined to be adequate as was the 25 mph speed limit on Bonnie Dundee Road. Administrator Storlie added that without a designated truck route, all streets are truck routes. A newly designated truck route will require a lot of enforcement. She stated that she and Cotter have been in discussions with CMAP for over a year for assistance in conducting a regional truck study to find out where the trucks are coming from and going to. When that information is known, she said that the Village could work with neighboring jurisdictions to set up a more permanent truck route that does not have trucks going through the downtown. Designating the proposed truck route tonight is Phase 1 of several steps to come.

Brenden May of KLOA answered questions from the Village Board. He explained the truck traffic evaluation process measures axle weight to identify specific types of trucks. Administrator Storlie advised that an ordinance codifying the proposed truck route will appear on an upcoming agenda.

- b. Motion to Approve an Ordinance Authorizing the Acceptance of a Real Estate Donation Agreement (Parking Lot Next to 110 Railroad Street, East Dundee, Illinois)**
- c. Motion to Approve an Ordinance Authorizing Execution of a Real Estate Sale Agreement and Purchase of Real Property and Lease Back of Property (110 Railroad Street)**

Motion to Approve an Ordinance Authorizing the Acceptance of a Real Estate Donation Agreement (Parking Lot Next to 110 Railroad Street) and to Approve an Ordinance Authorizing Execution of a Real Estate Sale Agreement and Purchase of Real Property and Lease Back of Property (110 Railroad Street) by Mahony/Brittin.

Roll: Ayes – 5 – Mahony, Kunze, Brittinn, Saviano and Sauder. Nays – 0. Absent – 1 - Treiber. Motion carries.

- d. Request for Funding and Authorization to add One Part-Time FTE as a Village Employee to Staff the Depot for the Remainder of 2023, and Authorization to Create a Depot Council**

Administrator Storlie explained that it is the desire of the Village to have The Depot staffed to assist visitors and the recommendation is to retain Bill Zelsdorf's services and convert him from a contractor to a part-time employee. Also, staff is requesting authorization to hire an additional part time employee to assist in staffing summer hours at The Depot, rotating coverage with Mr. Zelsdorf. These individuals will operate the Depot Market. The Community Events and Depot Committee have recently met and endorsed this. Trustee Brittinn added that a possible creation of a Depot Council was discussed and would operate similar to how the Arts Council does. The Council would oversee the Depot Market. There was consensus of the Board for the requests proposed to add one Part-time FTE employee and to create a Depot Council.

- e. Discussion and Direction on the Removal or Extension of the Refuse Sunset Clause approved on April 16, 2018, in Ordinance 18-06 which Amended Chapter 50 of the Code of Ordinances**

The Board discussed the need to fund the Police Pension and to replace lead water service lines. In addition, Trustee Brittinn asked the Board to consider the large-scale projects that are approaching in the next 6-12 months. President Lynam stated that he would like to make a final attempt to see if there is another revenue source that could help remove or partially remove the cost of the refuse service to the residents. He said he will work with Administrator Storlie and Finance Director Martin to see if they can identify other revenue

sources.

f. Discussion and Direction Regarding Downtown Parking Minimum Regulations

Administer Storlie addressed the Board stating that any modifications to the zoning code would need to go before the Planning and Zoning Commission. She asked that the Board give staff direction to do research and bring information forth to the Commission. They can then evaluate existing conditions and decide what potential changes could be helpful or harmful. Recommendations would then come before the Village Board for consideration and codification. Storlie added that businesses in the downtown are mostly in the B1 district, which is exempt from minimum parking requirements. The business in question (River Lee's) is in the B2 district. The Village Board was in agreement to allow this item to go before the Planning and Zoning Commission.

REPORTS: VILLAGE PRESIDENT and BOARD

Lynam: Thanked the Public Works team for their work with fixing a massive water main break at Howard Court recently. He said this repair required a big section of the water line to be removed and replaced.

Brittin: Congratulated Police Chief Kruger on his retirement.

Kunze: None

Mahony: Congratulated Rosie O'Hare's Public House for winning the Northern Kane County Chamber's 2023 Customer Excellence Award.

Sauder: None

Saviano: Reported that she and Trustee Mahony had the honor of presenting the North Kane County Chamber 2023 Community Service Award to Marykay Harvey.

Treiber: None

REPORTS: STAFF

Village Administrator: Storlie advised that The Depot bathroom renovations have been postponed to the beginning of next year.

Village Attorney: Gandurski Thanked everyone for their work with acquiring the sale of 110 Railroad Street.

Police Chief: None

Public Works Director: None

Building Inspector: None

Finance Director: Martin reported that the audit is near completion, and she hopes to have the report findings presented at a December meeting. She also asked the Board to contact her this week with any new budget requests they may have. The Budget workshop will be on November 6.

Village Engineer: None

EXECUTIVE SESSION: No

Motion to adjourn the Regular Village Board meeting at 7:30 p.m. by Brittin/Mahony.

Roll: Ayes – 6 – Mahony, Kunze, Brittin, Saviano, Sauder and President Lynam. Nays – 0. Absent – 1 - Treiber. Motion carries. Meeting adjourns.

Respectfully submitted,

Katherine Diehl

Attest: Katherine Diehl
Village Clerk, Katherine Diehl



By: _____
Village President, Jeffrey Lynam