

**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, Sauder and President Lynam. Trustee Treiber is absent.

Also in attendance are Administrator Erika Storlie, Finance and Administrative Services Director Brandiss West, Director of Public Works Phil Cotter, Building Inspector Chris Ranieri, Village Engineer Joe Heinz, Attorney Kelley Gandurski and Clerk Katherine Diehl.

**PLEDGE OF ALLEGIANCE: Recited**

**PUBLIC COMMENT:**

**Jerry Christopherson, President and Founder of the True Patriots**

Christopherson advised that the Wall that Heals Vietnam Memorial will be coming to Randall Oaks on Memorial weekend with an escort on May 22. He stated that the event will be open 24 hours a day and is free to the public from May 24-27. He stated this will be the only stop in Illinois. He said that the wall is 375 feet long with 140 panels and for the first time, will offer guided group tours. He asked the Village Board if the Village would consider making a donation again, as it did 5 years ago, to help with the cost involved with this event. He noted that the Village donated \$5000 at that time.

**Frank Scarpelli, Resident of East Dundee**

Scarpelli stated that he is not in favor of the proposed downtown parking garage and feels the location would better serve as a commercial storefront. He also commented that the Comprehensive Plan does not currently match the proposed 406/408 Barrington Avenue development plan, as the property is zoned for single family residential. He recommended that the Village put forth a Comprehensive Plan amendment for this type of density. He raised concerns with parking and requested that this item be tabled.

**Peggy Scarpelli, Resident of East Dundee**

Scarpelli stated that regarding the proposed 406/408 Barrington Avenue development, the discussion needs to be redone and residents should be noticed so that their opinions can be heard. She stated that she feels there are better uses for the land. She asked that this item be tabled.

**Mark Rakow, Resident of East Dundee**

Rakow stated that he echoes the previous comments.

**Al Koshial, Resident of East Dundee**

Koshial stated that he has been a resident next door to 406/408 Barrington Avenue for 30 years and loves living there. He said he is not in favor of a multi residential building being built at 406/408 Barrington Avenue.

**Mary Beth Ortega, Resident of East Dundee**

Ortega stated that she has been a lifelong resident of East Dundee. She said that the residents should be shown what is being considered to they can help make decisions that are best for the community.

**George Bowers, Resident of East Dundee**

Bowers stated that he is not in favor of the 406/408 Barrington Avenue development proposal. He said that at a meeting in the past, he offered to purchase these lots, but he never received a reply from the Village.

**Kim Brunner, Resident of East Dundee**

Brunner stated that she has been a resident for over 20 years. She said she has been following the 406/408 Barrington Avenue development plans over the past year and feels that the location is best suited for single family homes. She questioned why the Village has not used a local realtor to sell the property.

**Paula Lauer, Resident of East Dundee**

Lauer stated that she saw in recent meeting minutes that there will be an increased effort to enforce the animal ordinance and asked what that will entail. She said she believes there needs to be more proactive measures and enforcement. She explained a dangerous situation she experienced last month and voiced her concerns with the lack of follow-up and enforcement. She recommended an educational campaign that includes bilingual language as well.

**Bill Clark, Resident of East Dundee**

Clark stated that he is advocating for patrons that use the Ride in Kane program. He advised that his mother used the program to get to and from her dialysis appointments. He said that PACE is unable to take her to where her dialysis occurs and just wanted to advocate for those that benefit from the Ride in Kane program.

**Sue Sinden, Resident of East Dundee**

Sinden stated that she is not in favor of the proposed 406/408 Barrington Avenue development. She said everything seems to be getting more built up in the area and she would rather see it stay in a more natural state.

**Jane Penoyer, Resident of East Dundee**

Penoyer voiced concerns with noise, parking, garbage, and traffic as it relates to the proposed 406/408 Barrington Avenue development.

**CONSENT AGENDA:**

- a. **Motion to Approve the Regular Village Board Meeting Minutes Dated January 22, 2024**
- b. **Motion to Accept the Warrants Lists in the Amounts of \$807,401.50 and \$328,916.44**
- c. **Motion to Approve an Ordinance Amending Chapter 151 of the Village of East Dundee Village Code to Adopt the International Energy Conservation Code**
- d. **Motion to Approve a Resolution Authorizing the Village Administrator to Enter into a Contract for the Purchase of Electricity with the Lowest Cost Electricity Provider Secured through a Bidding Process Coordinated by Midwest Energy**
- e. **Motion to Approve an Ordinance Amending Village Code Chapter 116, Alcoholic Beverages, and Chapter 37, Fees and Fines**
- f. **Motion to Approve an Ordinance Amending Section 157.050 of the Village of East Dundee Village Code Regarding Undertaking Establishments and Funeral Parlors**

Motion to Approve the Consent Agenda by Mahony/Brittin.

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

**OTHER AGENDA ITEMS:**

- a. **Direction on a Funding Request from Dundee Township Regarding its Ride in Kane Program**

**Discussion:**

Arin Thrower, Dundee Township Supervisor, stated that there has been a significant operating cost increase over the last six months to a year. She is asking municipalities and the park district within the township limits to contribute funding for this service as the Township is no longer able to subsidize the remaining funding required to continue the service. Trustee Sauder stated that looking at the general fund, it seems like 90% is dedicated to operations, so it appears that the funds are there to cover the Ride in Kane program. Thrower advised that the funds are mainly for the cost of staff, along with HOA costs. She advised that the Township has a very tight budget. Trustee Sauder urged Thrower to not cancel the program. Thrower stated that some of the concerns the Township Board has are what the service levels are and what they cost. She advised that PACE is the ride operator. Trustee Kunze explained that he went on the Township Officials of Illinois website and said that the website states that by law, Illinois townships are charged with three basic functions, with one being the general assistance for the indigent. He stated that the Township's function is to serve these people. Trustee Kunze stated that like Trustee Sauder, he supports putting dollars forth to help the residents, he just doesn't understand that 3 days before the Township's budget meeting, this is going on. Administrator Storlie advised that there are 59 East Dundee residents that currently use the program and the Township is asking East Dundee for \$10,000. She asked if that can be broken down to the frequency of rides. Thrower stated she could break that down and provide it to the Village.

**b. Direction on Three Proposed Options for the Parking Garage to be Constructed at 110 N. River St. in Downtown East Dundee**

Administrator Storlie stated that at the October 2, 2023, Village Board meeting, the Village Board reviewed the responses to the RFP and directed staff to begin contract negotiations with McHugh Construction Co, the low bidder for the project. She said that staff has been working with McHugh to make progress on the design and one of the ideas discussed at the October meeting was the concept of adding storefronts to the parking garage to offer mixed-use commercial space. She advised that there are two options to choose from for commercial space. President Lynam stated that he is in support of a parking garage due to the growth of the downtown and the need for more parking space. He said that he is against the commercial space option as he would like the garage solely for parking purposes. Trustee Sauder is in favor of hiding the garage behind retail store fronts and this option seems to be more desirable by resident feedback he has seen on social media. Trustee Saviano said she is in favor of the commercial space. She said that residents she has spoken with agree and are in favor of gaining sales tax revenue from the retail space. Trustee Kunze said that although he sees better use for this land, he supports the commercial space and design option #2. Trustee Mahony also agrees with design option #2. She added that once the commercial spaces are sold, that will generate property tax for the Village in addition to the revenue for the sale of the properties themselves. Trustee Brittin is not in favor of the cost when there are other bigger needs in the village. However, she said she would choose commercial space for the parking garage that will generate revenue.

Administrator Storlie stated that the village is currently in contract for the design of the garage. She said now that there is clear direction to add commercial space, staff will continue working with the consultant to refine the design. Once the design is complete, the Village Board will vote to move forward with construction or not. That should occur in April. If it moves forward, breaking ground will occur in July and completing the project before the end of the year.

**c. Motion to Approve an Ordinance Authorizing Execution of a Development Agreement by and Between the Village of East Dundee and Billitteri Enterprises, LLC (406-408 Barrington Ave.)**

Motion to Approve an Ordinance Authorizing Execution of a Development Agreement by and Between the Village of East Dundee and Billitteri Enterprises, LLC (406-408 Barrington Ave.) by Mahony/Kunze.

**Discussion:**

Developers Joe Billitteri and John Curtis presented a concept plan for a multi-family residential development at 406/408 Barrington Avenue consisting of an 8-unit building and a 12-unit building. Billitteri stated that this project will benefit the community, bring more people to the downtown, and raise property values. Administrator Storlie advised that the accessor forecasts the property taxes of the two buildings to be close to \$100,000. She explained that if the agreement gets approved, the next step is for the developer to submit for a zoning change and appear before the Planning and Zoning Commission. She advised that there will be a public hearing for the rezoning request and the neighboring residents will receive a notice in the mail for this. Next, the Planning and Zoning Commission will make a recommendation to the Village Board and a meeting will be held with an opportunity for more public input before a vote by the Village Board. Trustee Sauder recommended offering a survey to get resident feedback to factor in before making decisions. Trustee Saviano stated that the new concept plan is a vast improvement from the original concept. She also agrees with gaining resident feedback during the process. There was consensus to postpone the vote.

Motion to Postpone the Approval of an Ordinance Authorizing Execution of a Development Agreement by and Between the Village of East Dundee and Billitteri Enterprises, LLC (406-408 Barrington Ave.) until the Regular Village Board Meeting on March 4, 2024 by Brittin/Mahony.

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

**d. Motion to Provide Advise and Consent to the Appointment of Liz Kohn to the Arts Council for a 3-year term concluding in the year 2027**

Motion to Provide Advise and Consent to the Appointment of Liz Kohn to the Arts Council for a 3-year term concluding in the year 2027 by Sauder/Saviano.

**Discussion:**

Trustee Brittin inquired if the application for Liz Kohn has been received by staff. Trustee Mahony advised that she checked with staff this morning and the application has not been received. Trustee Saviano stated that there are two individuals that have been supporting the Arts Council events and activities and have been previously recommended by the Arts Council. She stated that the current members of the Council are very dedicated and always in attendance at every meeting. She said she would appreciate the success of the Council be acknowledged and to trust the Council's recommendations. Trustee Sauder stated that he shares concerns as well and has reached out to both individuals via email and has received no response. Trustee Mahony advised that staff has also reached out to both individuals via email and has received no response.

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

**e. Motion to Provide Advise and Consent to the Appointment of Jordan Johnson to the Arts Council for a 3-year term concluding in the year 2027**

Motion to Provide Advise and Consent to the Appointment of Jordan Johnson to the Arts Council for a 3-year term concluding in the year 2027 by Sauder/Kunze.

Trustee Mahony stated that she would like to postpone this vote until the next meeting on March 4, 2024, if an application is received by that date, and made a motion for this. Trustee Brittin seconded the motion.

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

**f. Discussion and Consideration of Potential Revisions to the Village's Façade Grant Program**

Finance & Administrative Services Director West stated that at a previous meeting, the Village Board requested consideration of Americans with Disabilities Act (ADA) improvements and code compliance as eligible expenses under the program. Staff reviewed best practices of other municipal facade programs and found that many have implemented ADA improvements into their programs. She said that staff recommends adding eligible improvements including, exterior ADA compliance improvements (excluding sidewalks), exterior structural reinforcements to meet code compliance, and other improvements that are visible from a public right-of-way that have a positive impact on the appearance of the building. Trustee Sauder recommended including language to help better define and target facades that are in greater need and in disrepair. Addressing a question about application deadlines, Administrator Storlie explained that a recommendation is to remove deadlines and keep the program open until the funding has been exhausted. Applications can then be closed for the year or kept on file for the following year.

**REPORTS: VILLAGE PRESIDENT and BOARD**

**Lynam:** Reported that he attended the Black and White Art Show hosted by the Arts Council at Black & Gray Brewing. He said it was wonderful and would like to see it become an annual event.

**Brittin:** Questioned when a communication piece to the public regarding the Village animal ordinance will be available. Storlie advised that Chief Fourdyce is working on this, and she hopes to have something available to the community by the middle of March. Next, Brittin stated that the Black and White Art Show was an amazing event. Lastly, Brittin asked for an update regarding the Planning and Zoning Commission attendance issue. President Lynam replied that he has spoken to a majority of the members and there appears to be a consensus with a desire to move the meeting start time from 6:00 p.m. to 7:00 p.m.

**Kunze:** Regarding water quality, Kunze recommended running a survey asking residents for their address and to provide feedback on their water quality. He would like to know where the complaints are concentrated in town.

**Mahony:** Thanked Management Intern Caleb Haydock for his role in creating a video of the Water Treatment Process. Next, Mahony reported that the Black and White Art Show was amazing and put together well. Next, Mahony reported that shamrock buttons are available for purchase at the local establishments. The money collected from the button sale supports local food pantries. Next, she congratulated Finance and Administrative Services Director Brandiss West for her work with the audit. She went on to thank everyone involved in putting together the 2024 Budget for their efforts with this. Lastly, she thanked Police Chief Fourdyce and staff for hosting liquor license training to all establishments holding a liquor license in the village.

**Sauder:** Questioned if the "No Parking" signs relating to snowfall could be covered the day of the St. Patrick's Day Parade to allow for additional visitor parking. Next, Sauder asked if during the moratorium on the issuance of video gaming licenses is a good time to revisit the video gaming fee structure. Lastly, Sauder suggested that possibly more testing be done at a site level when there are water quality issues reported so to see if there are patterns that may be occurring within certain neighborhoods.

**Saviano:** Reported that there were approximately 230 attendees and 105 pieces of artwork at the Black and White Art Show this past weekend. Next, Saviano advised that the St. Patrick's Day golden rocks are now hidden around town and can be traded in to the Dundee Dairy Queen for a free dilly bar. Lastly, Saviano said she is recruiting businesses to participate in the annual corned beef contest ahead of the St. Patrick's Day parade.

**Treiber: None**

**REPORTS: STAFF**

**Village Administrator: None**

**Village Attorney:** Gandurski reported that she spoke with Building Inspector Ranieri regarding the wall that collapsed at the Haeger Pottery building. She advised that it does not appear that the wall is a structural wall and that it is exterior façade brick. She stated that the owner has been cited and has 30 days to clean it up. Public Works Director Cotter commented that the demolition contractor looked at it today and confirmed it is not a structural wall.

**Police Chief: None**

**Public Works Director:** Cotter stated that he will forward the water quality email to all members of the Board that he had previously sent to Trustee Sauder.

**Building Inspector:** Ranieri reported that The Depot renovation will have ceramic tile installed in the interior bathroom tomorrow. He advised that drywall will be going up in the exterior bathrooms. He said the project should be completed by the middle of April.

**Finance Director:** Martin reported that the audit is now complete and will be presented at an upcoming Village Board meeting. She also stated that there will be a Joint Review Board meeting scheduled soon.


**Village Engineer: None**

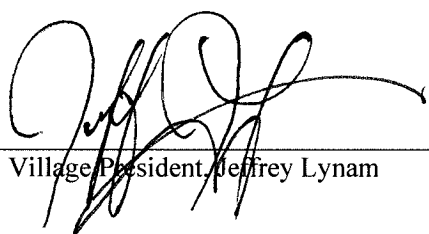
**EXECUTIVE SESSION: None**

Motion to adjourn the Regular Village Board meeting at 8:36 p.m. by Mahony/Brittin.  
Motion carries by unanimous consent. Meeting adjourns.

Respectfully submitted,

Katherine Diehl

Attest:   
Village Clerk, Katherine Diehl

By:   
Village President, Jeffrey Lynam