

**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, Brittin, Saviano, Sauder, Treiber and President Lynam. Trustee Kunze was absent.

Also in attendance: Village Administrator Erika Storlie, Building Inspector Chris Ranieri, Village Engineer Joe Heinz, Village Attorney Lance Malina and Clerk Katherine Diehl.

**PLEDGE OF ALLEGIANCE: Recited**

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

**CONSENT AGENDA: None**

**OTHER AGENDA ITEMS:**

Motion to move agenda item d up as the next order of business by Mahony/Brittin. Motion passes by unanimous vote.

**d. Discussion and Direction on a Request from Duke's Blue's n BBQ**

Duke Seward addressed the Village Board with his Blue's n BBQ Festival plan to utilize the Depot Park to set up tents for his event sponsors and for crowd overflow from the caboose parking lot. The sale and consumption of alcoholic beverages will not go beyond the gated caboose parking lot. Administrator Storlie stated that her only main concern is how the crowd will be managed if more people show up than the space can accommodate. Seward stated that safety is his main concern and that he has the manpower to help control the crowd. He advised that he plans to manage his numbers by asking surrounding establishments to have their patios open to accommodate any overflow he may have until he is able allow more attendees into his event. He will direct attendees to visit these establishments until space becomes available at his event. Seward has opted to not request any street closures after all. The Board was agreeable with the event requests.

**a. 2021 Annual Comprehensive Financial Report**

Jamie Wilkey of Lauterbach and Amen, LLP provided a brief overview of the audit process from FY2021.

Motion to receive the 2021 Annual Comprehensive Financial Report by Mahony/Saviano.

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

**b. Motion to Approve an Ordinance Authorizing a First Amendment to the Amended and Restated Development Agreement by and between the Village of East Dundee, Illinois and Pal Land LLC**

**c. Motion to Approve an Ordinance Waiving Certain Development Regulations with Respect to the Pal Land II, LLC Property**

**Discussion:**

Joe Palumbo of Pal Land LLC and attorney Peter Bazos addressed the Village Board with a request to lift the \$10 million TIF Cap on eligible expenses in his development agreement. Bazos advised that Palumbo has

already spent close to \$10 million of TIF reimbursable expenses. He stated that Palumbo plans to spend an additional \$13 million soon on additional projects that include a 12,000 square foot retail building, a 47,000 square foot truck maintenance building and the construction of a Penny Road extension that will tie into Rock Road. The extension would involve a 3 ½ acre land donation to the Village by Pal Land. In addition, Bazos stated that Palumbo is requesting a truck parking waiver like he had in 2014 and again a couple of years after that. He advised that Palumbo is requesting waivers for additional parking areas on the newly acquired 20-acre parcel as well as extending the waivers currently in place on the adjacent 60-acre parcel. Bazos stated that the waiver expiration date of 30 years is not ideal as it may drive tenants away.

Some Board members stated that they would like to discuss this item further at a future meeting.

Motion to Table an Ordinance Authorizing a First Amendment to the Amended and Restated Development Agreement by and between the Village of East Dundee, Illinois and Pal Land LLC and an Ordinance Waiving Certain Development Regulations with Respect to the Pal Land II, LLC Property by Sauder/Saviano.

Roll: Ayes – 3 – Trustees Mahony, Brittin, and Sauder. Nays – 3 - Trustees Saviano, Treiber and President Lynam. Absent – 1 – Trustee Kunze. Motion fails.

Motion to Approve an Ordinance Authorizing a First Amendment to the Amended and Restated Development Agreement by and between the Village of East Dundee, Illinois and Pal Land LLC and an Ordinance Waiving Certain Development Regulations with Respect to the Pal Land II, LLC Property by Treiber/Saviano.

Roll: Ayes – 4 – Trustees Mahony, Brittin, Saviano and Treiber. Nays – 1 – Trustee Sauder. Absent – 1 – Trustee Kunze. Motion passes.

**e. Discussion and Direction on Outdoor Dining Regulations for Restaurants in the Downtown Area for the 2022 Summer Season**

Administrator Storlie explained that as part of Covid-19 protocols, restaurants were allowed to utilize the public right-of-way for outdoor dining. She stated that most of the executive orders have since expired that allowed for that. She asked the Board if there is interest to continue allowing for this for one final season. She advised that there is one business requesting to do so. Tina Anton and Loren Rattner of River Street Tavern addressed the Board with this request. Rattner stated that the virus is still present and a concern to some and outdoor dining is important to continue their business. He stated that they have constructed a more decorative structure that is more visibly appealing than previous. Anton advised that the structure sits on 6 of the 9 parking spaces in front of the building.

A neighboring business owner addressed the Board stating that the bigger picture is that by approving this request, this will open this opportunity up to other businesses. He stated that he is fine with this request if the 6 parking spaces being used for the outdoor dining can be reduced to less. Administrator Storlie would like to look into the possibility of temporarily relocating the 2 handicapped parking spaces and use the space to keep the outdoor eating area more contained. Engineer Heinz advised that he needs to look at the grades to make sure it is not above maximum slopes for handicapped stalls. Trustee Saviano suggested taking each request into consideration on a case-by-case basis.

There was consensus of the Board to make an accommodation for the outdoor dining. Staff will work with Engineer Heinz to evaluate the space and see what solution works best for everyone involved, including reducing the use of 6 parking spaces to 4.

**f. Discussion and Consideration of Staff's Recommendation of the Selection of Beer/Wine and Food Vendors for the 2022 Event Season including Wine Down Wednesdays, Thirsty Thursdays, and Oktoberfest**

Clerk Diehl advised that applications for food and alcohol vending were sent to local establishments. She advised that 6 vendors responded with an interest to participate. Staff met and made decisions based on the responses received.

**g. Discussion and Direction on a Flag Day Event to be Held on June 14, 2022**

Clerk Diehl advised that the VFW was to meet over the weekend to find out which color guard members were available to participate. They expressed an interest in continuing the Flag Day event tradition with East Dundee.

**FINANCIAL REPORTS:**

**A. Warrants List FY22 \$72,044.64**

**B. Warrants List FY23 \$75,788.14**

**REPORTS: VILLAGE PRESIDENT and BOARD**

**Lynam:** Reported that he attended the Illinois Association of Chiefs of Police (ILACP) Banquet last Friday where Chief Kruger was recognized as Chief of the Year. He also reported that Sergeant Ritter was awarded the Jacob J. Novak Scholarship by the ILACP. Lastly, President Lynam reported that he and Administrator Storlie participated in an Earth Day Clean Up event at the Library Springs open space property last week.

**Brittin:** Asked for a status of doing a code amendment for the order of business for meetings. Administrator Storlie advised that this can be scheduled for a June meeting.

**Kunze:** None

**Mahony:** Reminded that the Depot Market opens on May 7 for the season. Mahony stated that she noticed renovations occurring at the auto dealership on Route 25, formerly Dr. Meta's office. Building Inspector Ranieri advised that they requested a sign permit. He said they painted the building, replaced the parking lot light fixture, seal coated and striped the parking lot, and tore down the concrete retaining wall.

**Sauder:** Reported that the bike trail improvements have begun near the Haeger property. He also stated that it is still a possibility that the Village will receive a grant to help with the Terrace neighborhood flooding issues. President Lynam added that he discussed flooding issues with Representative Sean Casten when he and Administrator Storlie met with him last week.

**Saviano:** Reported that Ryan Gumma offered to fund and design a new decal for the big red chair.

**Treiber:** None

**REPORTS: STAFF**

**Village Administrator:** Storlie introduced Franco Bottalico, the newly hired Management Analyst.

**Village Attorney:** None

**Police Chief:** None

**Public Works Director:** None

**Building Inspector:** Ranieri Reported that a new flat roof is scheduled to be replaced on the Village Hall next week.

**Finance Director:** None

**Village Engineer:** Heinze advised that Plote will be doing Piemonte Drive improvements in the coming weeks. He also advised that an application for Lions Park was submitted to IEMA for funding. He said he expects to receive a response in about 3 months.

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

**EXECUTIVE SESSION: No**

Motion to adjourn the Regular Village Board meeting at 8:05 p.m. by Mahony/Brittin.  
Meeting adjourns by unanimous vote.

Respectfully submitted,

Katherine Diehl

Attest: Katherine Diehl  
Village Clerk, Katherine Diehl

By: Jeff Lynam  
Village President, Jeffrey Lynam