

REGULAR BOARD MEETING
Village Hall, 102 South Second Street

July 14, 2014, 7:30 pm
Village of West Dundee

I. CALL TO ORDER:

President Nelson called the Regular Board Meeting to order at 7:30 pm.

II. ROLL CALL:

Present were Village President Nelson, Trustees Pflanz, Wilbrandt, Kembitzky, Price, Hanley and Yuscka.

Also present were Village Manager Cavallaro, Village Attorney Brechin, Community Development Director Tymoszenko, Chief Wieteska, and fifty (50) people in the audience.

III. PLEDGE OF ALLEGIENCE:

Trustee Pflanz led the Board and the audience in the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Pflanz and seconded by Trustee Kembitzky to approve the agenda as presented. Upon roll call, motion was unanimous.

V. VILLAGE PRESIDENT'S REPORT: There was none.

VI. REPORTS AND QUESTIONS FROM TRUSTEES:

Trustee Kembitzky asked about additional signage on 31 near Speedway (Washington Street) similar to that at 7th and Rt.72 (i.e. one-way sign on median).

Manager Cavallaro said he would look into it signage for Route 31 and also for additional signage for Route 72 now that the median prevents left turns.

President Nelson asked Manager Cavallaro to contact to ask IDOT if the raised curbing on the medians could be painted another color to make them more visible.

Trustee Pflanz asked when the remaining construction signs will be taken down.

Manager Cavallaro said there is still a punch list to be completed and once that is done, the signs will come down.

Trustee Yuscka asked about the status of the fountain in Grafelman Park. Manager Cavallaro said that ATS will be coming out to look into the problem as Public Works couldn't find where the water leak is coming from.

VII. VILLAGE STAFF REPORTS: There were none.

VIII. QUESTIONS FROM THE AUDIENCE: There were none.

IX. CONSENT AGENDA:

- A. Approval of Bill List: June 30, 2014
- B. Approval of Bill List: July 14, 2014
- C. Ratification of Debit Purchases: June 2014
- D. Approval of Minutes: June 2, 2014 Regular Board Meeting
- E. Approval of Minutes: June 16, 2014 Regular Board Meeting
- F. Ordinance Approving Oakview Corp Park Resubdivision No. 4
- G. Authorization: Livescan Replacement
- H. Tax Appeal Spring Hill Gateway West – Authorization to Intervene Legal Services
- I. Resolution Authorizing Request to Intervene in Tax Appeal
- J. 2014 Halloween Party Special Event Request
- K. Authorization: Non-Disclosure agreement, Rouse Properties
- L. Authorization: RFQ for Huntley Road Phase II Engineering
- M. Video Gaming License Approval – Maxwell’s Hot Dogs

MOTION: Moved by Trustee Hanley and seconded by Trustee Pflanz to approve the Consent Agenda as presented. Upon roll call, motion was approved.

AYES: Trustees Hanley, Yuscka, Pflanz, Wilbrandt, Kembitzky and Price
NAYS: None

X. UNFINISHED BUSINESS:

A. Continental Properties Springs at Canterfield Concept Plan Review

Trustee Price explained that a Conceptual Site Plan for the Springs at Canterfield was presented to the Board in March and a motion to direct the applicant to prepare a preliminary plan for Planning and Zoning Commission review was denied.

He said modifications to the site plan have been made after discussions with the property owner, the neighboring residents and members of the Village Board and staff. He reminded the Board that this is a revised concept plan that incorporates this feedback.

Eric Thom, representing Continental Properties, said there have been significant changes including an open space setback which has been added to the west property line to provide a buffer to the single family home lots; parking has been moved from the western boundary and garages have been moved to the east; buildings have been staggered to preserve views for the residential single family homes; access from the proposed multiple family neighborhood to the public path has been limited; one building has been eliminated resulting in a net decrease of 4 units; the density per acre has been decreased; parking spaces have been increased and the detention has been moved on site.

Mr. Thom said there have been architectural changes, that the covenants and restrictions are now similar to those of Fairhills.

Manager Cavallaro said the covenants on Fairhills are the most stringent and would also be applied to any future owners of property.

John Regan, attorney for the property owner, said that this is a concept plan incorporating the Comprehensive Plan and CMAP’s homes for a changing region study. He said Continental is

willing to work with the Village of West Dundee and that all Ordinance and State Statutes have been followed.

He said he has been involved in various hearings since 1973 and has seen enormous growth in the area since then. He did, however, say that commercial development is down and that commercial development requires rooftops near or in West Dundee. He feels that substantial economic revenue will be brought in, as businesses rely on local residents to shop in a vibrant commercial sector.

Board comments followed the presentation. Trustee Wilbrandt asked what has happened with the resident community.

Mr. Thom said that there was a meeting with stakeholders and as a result there were improvements made to the site, and that concerns from the neighborhood were addressed.

Trustee Kembitzky asked about the entrances to the proposed buildings.

Mr. Thom said every unit has access from the outside and some buildings have internal garages with direct access to the buildings.

Trustee Price asked about detention.

Mr. Thom said it was brought on site, but if something different is requested, Continental is willing to work with the Village. He said the detention is similar to the one in Fairhills.

Public comment followed.

Richard Hanck, 1303 Fairhills Drive, expressed that he likes the way the plan looks now, but he is not in favor of the density of the buildings. He mentioned looking into individual (single family) residences and he wants something we can live with.

Terry Donati, 501 S. First Street, said to revitalize the downtown, we need to move forward with this project. He said he is a realtor and that single family homes are not selling.

Charles Van Winkle, 1225 Summerwood, said he is a 17 year resident and that Fairhills is a beautiful community. He said the property is zoned business/commercial and said there are enough apartments in a one mile radius around their subdivision. He is concerned that subdivision property values will go down and said that West Dundee already has 33.4% apartments; St. Charles 26% and Batavia 22%. He also expressed concerns that there would be approximately 500 cars and 600 people in the proposed development.

Caroline Mueller, 1131 Fairhills Drive, asked if the Village has statistics about the development in East Dundee and how it has improved East Dundee, why another recreational center and pool in the proposed development when we already have a Park District and her desire to have this development build on the Best Buy/Target property.

Bobby Bankston, 1136 Millsfell, reiterated what the others have said. He said Fairhills is a nice subdivision, property values will go down, that all are making assumptions that this complex will fill up and bring an economic boost.

Tony Spina, 1113 Fairhills Drive, said there will too many people for this complex, questioned how this site was chosen, and that other Continental developments (Plainfield) have residents who are not happy.

Kirk Palmatier, 1253 Fairhills Drive, expressed concerns about density, not enough green space, too many parking spaces, concerns about rentals and that property values are down and taxes are up.

Nancy Chester, 910 Angle Tarn, asked if there was going to be an occupancy limit to the units.

Manager Cavallaro said that leases disclose number of occupants in homes.

Mr. Thom said that there is management on site for the apartments and that all building codes will apply.

Eric Anderson, 1204 Summerwood, said the residents are not happy and said a survey said apartments are not needed.

Susan Spina, 1113 Fairhills Drive, said she agrees with her husband and neighbors. She expressed concerns about density and said that homes or townhomes would be more agreeable. She also spoke about other Continental properties, which she said residents are not happy with the management.

Jack Wheatley, 1402 Spring Leaf, said he is the HOA Village Liaison and will be an active channel to keep the lines of communication open.

Peter Mueller, 1131 Fairhills Drive, commented that the problems with the Mall began when the businesses moved to Randall Road. He believes the CMAP study overstated the number of apartment units.

President Nelson asked Mr. Thom if Continental had looked at the Best Buy/Target property. Mr. Thom said it wasn't on the market at the time.

Trustee Price asked if there were any crime statistics for AMLI at Canterfield from the West Dundee Police Department. In total there were 2.65% police calls for AMLI from 2010-2013.

Trustee Pflanz commented that a strip mall use is not feasible there as we already have a lot of empty retail spaces. He also commented that the Down Town Revitalization Plan is specific to that area of town.

Manager Cavallaro said the proposed development is nearly identical to the AMLI Canterfield Apartments and the AMLI standards are the benchmark for any type of development. He also said that the property has been sold twice and has a 90 % occupancy.

Trustee Wilbrandt said density is his main concern and the need to have a certain amount of units to be financially viable.

MOTION: Moved by Trustee Hanley and seconded by Trustee Pflanz to refer the preliminary plan to the Planning and Zoning Commission for Public Hearing and recommendation with the understanding to look at the density for the land. Upon roll call, motion was approved.

AYES: Trustees Hanley, Yuscka, Pflanz, Kembitzky and Price
NAYS: Trustee Wilbrandt

President Nelson said the residents will be notified of the Planning and Zoning Meeting.

XI. NEW BUSINESS:

A. Ordinance Approving Special Use: U-Haul

Trustee Price said the Planning and Zoning Commission held a public hearing on June 23, 2014 to review a petition signed by Heather Skelton of U-Haul requesting a Special Use for automotive services. He said the purpose of this special use is to allow for moving vehicle rental and accessory short-term household storage in the B-2 Regional Business District. He said the Planning and Zoning Commission voted to recommend approval of the request by unanimous vote.

Director Tymoszenko said the site is a +/-12-acre parcel located at the western portion of Spring Hill Gateway, commonly known as Spring Hill Gateway West containing two buildings located at 830-890 W. Main Street.

She further explained that U-Haul is interested in establishing the moving services operation in the northern building of the Spring Hill Gateway West and leasing the remaining southern building to other retailers as a good revenue opportunity.

She said that the Village staff has worked with U-Haul to minimize the number of trucks that would be present on the property for aesthetic purposes and in an effort to maintain the primary use of the area as retail.

Heather Skelton, Marketing Company President, explained the history of U-Haul and the components of the business.

Carlos Vizcarra, Amerco Real Estate Company, President, said AREC is a wholly owned real estate subsidiary of U-Haul. He explained that U-Haul is a strong international company headquartered in Arizona. He said his company has acquired similar properties and vacant big boxes at the periphery of malls and have successfully converted them to similar uses.

He said he was actively seeking retailers for the southern portion and would be open to anything to increase occupancy including opening the entrances to Route 72.

A brief discussion was held regarding the parking lot and number of vehicles that would be parked in the front (5) and how the reuse center would work.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to approve An Ordinance Granting a Special Use Permit to allow for Automotive Services and Accessory Storage for the property located at 862-890 West Main Street. Upon roll call, the motion was approved.

AYES: Trustees Price, Hanley, Yuscka, Pflanz, Wilbrandt and Kembitzky
NAYS: None

B. Bootleggers Sign ARC Appeal

Director Tymoszenko explained on July 1st, the Appearance Review Commission reviewed an application for appropriateness approval submitted by Northern Illinois Restaurant Group, represented by George Arsoniadis for façade alterations, new wall sign and modifications to the existing freestanding pole sign at 629 N. 8th Street. The Commission approved the façade alterations as well as the wall signs, but denied the application for modification to the pole sign.

Mr. Arsoniadis has submitted a statement to appeal the decision made by ARC to the Village Board.

Director Tymoszenko said the ARC vote was split on the pole sign. The no voters wanted another type of sign, i.e. ground or monument sign. The yes voters said the pole sign meets the sign ordinance.

Mr. Arsoniadis addressed the Board explaining that his sign is a replica of a Whiskey Barrel and that the topography of the land doesn't give any type of visual advantage for a monument/ground sign. He said the surrounding business areas have pole signs.

Discussion took place regarding the width of the pole, illumination of the sign, height of the sign, visibility, color and proposed landscaping.

Appearance Review Commissioner Laura Lemajeur, who voted no, explained her vote saying she would prefer a sign more harmonious with the building and one that would complement the building. She said there are different styles of signs and bases, i.e. stone metal and color.

Appearance Review Commissioner Jennifer Russell, said she voted yes, as people will talk about it and it meets the sign ordinance.

Ron Meyer, Meyer Signs, answered the Trustees questions on the pole, color, illumination and size.

MOTION: Moved by Trustee Hanley and seconded by Trustee Pflanz to approve the sign as is with landscaping. Upon roll call, motion was approved.

AYES: Trustees Hanley, Yuscka, Pflanz, Wilbrandt, Kembitzky and Price

NAYS: None

XII. MISCELANEOUS:

Trustee Kembitzky asked that staff re-look at the missing trees and how close the trees are placed.

Manager Cavallaro said there is one tree per address, unless participating in the 50/50.

Trustee Kembitzky requested that the Board take a walking tour of the Tartans/Hills area for one of the meetings in August.

Trustee Hanley asked when Manager Cavallaro's evaluation would be on the agenda. It will be part of the Executive Session at the July 21, 2014 Regular Board Meeting.

XIII. ADJOURNMENT:

MOTION: Moved by Trustee Pflanz and seconded by Trustee Price to adjourn the Regular Board meeting. Motion was unanimous.

The Regular Board Meeting adjourned at 10:12 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President