

**REGULAR BOARD MEETING
Village Hall - 102 S. Second Street**

**July 1, 2019 - 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 Christopher Nelson, Trustees Cheryl Anderley, Dan Wilbrandt, Michelle Kembitzky, Tom Price, Pat Hanley and Andy Yuszka.

Also present were Village Manager Joseph Cavallaro, Village Attorney Kathleen Field Orr, Community Development Director Tim Scott, Public Works Director Eric Babcock, and six (6) people in the audience.

III. PLEDGE OF ALLEGIANCE:

Trustee Hanley led those in attendance in the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Yuszka and seconded by Trustee Anderley to approve the agenda, as presented. Motion passed unanimously by voice vote.

V. VILLAGE PRESIDENT'S REPORT:

President Nelson reminded the Board about The Wall That Heals escort procession on July 2, 2019 and the viewing of the Wall at Randall Oaks from July 4th through July 7th.

A. Public Hearing Annexation of Property at the Southwest Corner of Randall Road and Recreation Drive

MOTION: Moved by Trustee Price and seconded by Trustee Hanley to open the Public Hearing. Upon roll call, motion was approved.

AYES: Trustees Price, Hanley, Yuszka, Anderley, Wilbrandt and Kembitzky

NAYS: None

The Public Hearing opened at 7:33 pm.

Manager Cavallaro said Public Notice was published in a newspaper of general circulation within the required 15 day timeframe prior to the meeting and the Fire Protection District and the Dundee Township Park District were also notified.

There was no additional comment from the Trustees or local government entities or the public.

MOTION: Moved by Trustee Hanley and seconded by Trustee Price to close the Public Hearing. Upon roll call, motion was approved.

AYES: Trustees Hanley, Yuszka, Anderley, Wilbrandt, Kembitzky and Price

NAYS: None

The Public Hearing closed at 7:35 pm.

VI. REPORTS & QUESTIONS FROM TRUSTEES & WORKING GROUPS:

Trustee Kembitzky said she toured the Greater Elgin Food Pantry and commented on how well run it is. She said residents from East and West Dundee are welcome, provided they meet the income requirements. This information will be posted on the Villager website.

Trustee Hanley commented on the stop signs in the old part of town which are hidden by branches and asked Public Works to trim the branches.

Trustee Hanley said the phone boxes located on Strom Drive need to be repaired, explaining that one box is knocked over and the other has the cover missing.

Trustee Hanley commented that the drinking fountains at South End Park are not turned on.

Trustee Hanley asked if Cinemark has a Class E license as customers are sitting at the outside seating area with their drinks.

VII. VILLAGE STAFF REPORTS: There were none.

VIII. QUESTIONS FROM THE AUDIENCE:

- A. Items on the Agenda: There were none.
- B. Items not on the Agenda: There were none.

IX. CONSENT AGENDA:

- A. Ratification of Manual Check: June 19, 2019
- B. Approval of Bill List: July 1, 2019
- C. Approval of Minutes: June 17, 2019 Regular Board Meeting

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

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

NAYS: None

X. RESOLUTIONS AND ORDINANCES:

- A. **Consideration of an Ordinance Approving Annexation, Rezoning, a Special Use for a Planned Development, a Final Development Plan, and a Final Plat of Subdivision for the 380-Unit and Commercial Pad Development by FRED-West Dundee, LLC for Approximately 34.54 Acres at the Southwest Corner of Recreation Drive and Randall Road**

Trustee Price said that the Planning and Zoning Commission voted unanimously to recommend approval of the Final Planned Development and Final Plat of Subdivision for the proposed 19-building, 380 –unit luxury apartment and commercial pad development on the southwest corner of Randall Road and Recreation Drive.

He also noted that the Final Development Plan had additional detailed review and/or input from the Appearance Review Commission, the Kane County Department of Transportation (KDOT), the Dundee Township Park District and District 300.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to Approve an Ordinance Annexing Certain Real Estate at the Southwest Corner of Recreation Drive and Randall Road to the Village Of West Dundee. Upon roll call, motion was approved.

AYES: Trustees Price, Hanley, Yuscka, Anderley, Wilbrandt and Kemitzky

NAYS: None

MOTION: Moved by Trustee Price and second by Trustee Yuscka to Approve an Ordinance Approving the Rezoning from Farming (Unincorporated) to R-5 Medium Density Multiple-Family Planned Development District (R-5 PDD) and B-3 Business Service District, A Special Use for a Planned Development, a Final Development Plan, and the Final Plat of Subdivision for Real Estate Located at the Southwest Corner of Recreation Drive and Randall Road subject to the following conditions:

1. Compliance with documents submitted with the Planning and Zoning Application: and,
2. Compliance with final engineering plans as approved by the Village Engineer; and
3. Compliance with all other applicable Village codes and ordinances.

Upon roll call, motion was approved.

AYES: Trustees Price, Hanley, Yuscka, Anderley, Wilbrandt Kemitzky

NAYS: None

B. Ordinance Adopting a Development Agreement for a 380-Apartment Development by FRED-West Dundee, LLC

Trustee Price said the Development Agreement spells out the basic development concept, the obligations of the Developer and the Village, mutual understanding, the legal representation, warranties, indemnifications and remedies as negotiated.

A brief discussion was held regarding service fees, permit fees, impact fees, and pathway connections, installation of sidewalks on Recreation Drive, tree preservation, crosswalks, and KDOT requirements.

MOTION: Moved by Trustee Price and seconded by Trustee Kemitzky to approve an Ordinance adopting a Development Agreement for a 380-apartment development by FRED-West Dundee, LLC at the southwest corner of Randall Road and Recreation Drive as attached. Upon roll call, motion was approved.

AYES: Trustees Price, Hanley, Yuscka, Anderley, Wilbrandt and Kemitzky

NAYS: None

C. Resolution Authorizing an Intergovernmental Agreement between the Village of West Dundee and the Dundee Township Park District Regarding the Dedication of Recreation Drive as a Public Right of Way

Trustee Price said the Dundee Township Park District has agreed to transfer the 1.30 acres to the Village for the purposes of providing the public roadway and upon the transfer and dedication of Recreation Drive, the DTPD will have no further obligations regarding traffic signal energy or

maintenance costs for the intersection. He added that these cost will be split 50/50 between the Village and FRED.

Manager Cavallaro added the Village, DTPD and KDOT have agreed to enter into an IGA regarding roadway access points on Randall Road between Route 72 and Binnie Road to be completed by the end of 2019.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to adopt a Resolution authorizing the execution of an Intergovernmental Agreement by and between the Village of West Dundee and Dundee Township Park District for the dedication of Recreation Drive as a public right-of-way. Upon roll call, motion was approved.

AYES: Trustees Price, Hanley, Yuscka, Anderley, Wilbrandt and Kemitzky

NAYS: None

D. Resolution Authorizing Plats for Dedication of Property Commonly Known as Recreation Drive

Trustee Price said the two plats depict the property.

1. A Plat of Dedication has been provided by the Dundee Township Park District for the property contributed and dedicated by the DTPD, which currently comprises Recreation Drive and which constitutes 90 feet by 629 feet;
2. A Final Plat of Subdivision has been provided by FRED-West Dundee, LLC for property contributed and dedicated by FRED for land immediately adjacent to Recreation Drive, which constitutes 30 feet by 629 feet.

Together these comprise the 120 foot right-of-way dedication as stipulated by KDOT.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to approve a Resolution authorizing the execution of a Plat of Dedication from Dundee Township Park District and a Final Plat of Subdivision from FRED-West Dundee, LLC for public right-of-way for the property described therein, commonly known as Recreation Drive, and authorizing the recording of said plats with Kane County. Upon roll call, motion was approved.

AYES: Trustees Price, Hanley, Yuscka, Anderley, Wilbrandt and Kemitzky

NAYS: None

XI. NEW BUSINESS

A. Recommendation to Award 2019 Street Improvement Project

Trustee Yuscka said four (4) sealed bids were opened on June 20, 2019 for the 2019 Street Improvements Project. He added that it was a two (2) part bid – Option#1 which includes the resurfacing of Stewart Lane, Tartans Court, Malcolm Lane and Grant Avenue as well as the construction of the parking lot at 310 W. Main Street and spot patching and crack filling in Old Town and Option# 2 which includes the entire scope of Option# 1, but with double the volume of spot patching and crack filling in Old Town.

Trustee Yuscka added that Baxter & Woodman has submitted a Construction Engineering Services Proposal at a cost not to exceed \$56,000.00 and includes project initiation, construction

administration, field observation, IDOT permit acquisition, substantial completion administration, final completion administration and project closeout services.

Director Babcock said Baxter & Woodman has stated that Chicagoland Paving is qualified to complete all work associated with Bid Option #2. He said the anticipated date for the work to begin is approximately three (3) weeks after awarding the contract.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Price to award a contract to Chicagoland Paving Contractors, Inc. of Lake Zurich, IL representing bid Option #2 of the 2019 Street Improvements Project at a cost of \$615,000.00. Upon roll call, motion was approved.

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

MOTION: Moved by Trustee Yuscka and seconded by Trustee Anderley to approve a proposal with Baxter & Woodman for construction engineering services which cover the full scope of work associated with Bid Option #2 at a cost not to exceed \$56,000.00. Upon roll call, motion was approved.

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

XII. MISCELLANEOUS / FUTURE AGENDA ITEMS:

Trustee Yuscka asked if there will be a name change for Recreation Drive. Director Scott said there has been no discussion regarding that, but the developer is working on names for the streets in the future development.

Trustee Kembitzky said the sewer grates in the Tartans area are covered with debris. Director Babcock said it will probably need to be cleared manually.

Trustee Price said \$1,000 prize money from Spa Bleu for the Women's Race (Intelligentsia) has been secured.

Trustee Wilbrandt asked if there was any update on ice cream trucks. Manager Cavallaro said he would check into it.

XIII. ADJOURNMENT:

MOTION: Moved by Trustee Price and seconded by Trustee Kembitzky to adjourn the Regular Board Meeting. Motion was approved by voice vote.

The Regular Board Meeting adjourned at 8:09 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President