

REGULAR BOARD MEETING
Village Hall, 102 S. Second Street

March 7, 2018 – 7:30 pm
Village of West Dundee

I. CALL TO ORDER:

President Nelson called the Regular Board Meeting to order at 7:33pm.

II. ROLL CALL:

Present were Village President Christopher Nelson, Trustees Cheryl Anderley, Dan Wilbrandt, Michelle Kembitzky, Tom Price and Andy Yuscka. Trustee Pat Hanley was absent.

Also present were Village Manager Joseph Cavallaro, Attorney Kathleen Orr, Police Chief Andy Wieteska, Community Development Director Tim Scott and six (6) people in the audience.

III. PLEDGE OF ALLEGIANCE:

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

IV. APPROVAL OF AGENDA:

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

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

VI. REPORTS AND QUESTIONS FROM TRUSTEES & WORKING GROUPS:

Trustee Kembitzky asked if there was anyway to repurpose the trees being cut down along Huntley Road. Manager Cavallaro said most of the trees are scrub or invasive species, but he would look into it.

VII. VILLAGE STAFF REPORTS:

Manager Cavallaro gave an update on the Randall Road Water Tower contractual employee who was injured last week. He said he is continuing to get better and the employee's father sends his thanks to the Village for helping with the situation.

VIII. QUESTIONS FROM THE AUDIENCE:

A. Items on the Agenda: There were none.

B. Items not on the Agenda:

Tony Garofalo, President of the Carrington Reserve HOA, requested a yield sign at the corner of Carrington Drive and Exeter Court to help prevent accidents.

Manager Cavallaro said the Police Department has a traffic control person who will look into it and when done will get a response to Mr. Garofalo.

Mr. Garofalo commented on the sidewalks in the Reserve area explaining that some have been shaved down, but other sidewalks have as much as a 6" drop.

President Nelson said he would have Mr. Babcock, Public Works Director reach out and look at the panels of concern.

Mr. Garofalo said the streets in the area, especially Wessex and Winton Court are getting worse and maintenance is needed. He said Exeter Court is sinking.

Manager Cavallaro said that monies have been allocated for Streets and Infrastructure Program in the budget, and the Board has also authorized \$60,000 for patching. Director Babcock will look at those streets.

Mr. Ahlman, a resident of Dundee Township, presented a chart on the traffic flow at the corner of Boncosky Road and Route 31. He asked that instead of a red light camera at that intersection that a green arrow on Rt. 31 for a right turn onto Boncosky be considered. He suggested that the red light camera be moved to a more dangerous intersection.

Trustee Wilbrandt asked that Mr. Ahlman be invited to the Board meeting when the yearly presentation on red light cameras safety is done.

IX. CONSENT AGENDA:

- A. Ratification of Checks: April 30, 2018
- B. Approval of Bill List: May 7, 2018
- C. Verification of Low Bidder – Huntley Road Widening & Improvements Project
- D. Special Event & Daily Liquor Permit Approvals – Dundee Township Rotary BBQ & Brews Fundraising Event

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

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

NAYS: None

ABSENT: Trustee Hanley

X. RESOLUTIONS AND ORDINANCES:

- A. **1150 Spring Hill Mall – Pablo’s Restaurant: Request for a Special Use for an Outdoor Dining Patio**

Trustee Price said the Planning & Zoning Commission voted unanimously to recommend approval of an outdoor patio for Pablo’s. He said the proposed outdoor patio is a fenced –in and will be located adjacent to and connected to the planned restaurant within the mall. He said the proposed patio will utilize the existing concrete area and will be located next to that major mall entrance next to the Cinemark theater..

In answer to a Trustee’s question, Trustee Price added that no smoking will be permitted on the patio and within fifteen (15) feet of it..

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to approve an Ordinance Granting a Special Use for an Outdoor Patio for Pablo’s Mexican Restaurant located at 1150 Spring Hill Mall, subject to the following conditions:

1. Compliance with documents including site plan as submitted with the Planning & Zoning Application; and,

2. Compliance with all other applicable Village codes and ordinances.

Upon roll call, motion was approved.

AYES: Trustees Price, Yuscka, Anderley, Wilbrandt and Kemitzky
NAYS: None
ABSENT: Trustee Hanley

B. 700 South Eighth Street – Casey’s General Store: Consideration of a Special Use for Retail Gasoline Sales and a Zoning Variation for Relief from the Required Setback of an Accessory Structure

Trustee Price said the Planning & Zoning Commission voted to recommend approval for a special use for retail gasoline sales and a zoning variation from the required setback of an accessory structure for the proposed Casey’s General Store.

Trustee Price expressed concerns about environmental considerations with the facility’s proximity to the creek, safeguards/protocols regarding potential spillage of fuel (at a consumer pump or tank), storm water management and the adjacent lot for detention. He added that the topography is challenging and there is some drainage from west towards the east.

Tony Rubino, Real Estate/Store Development Associate gave a brief presentation about Casey’s explaining that both the Appearance Review Commission and Planning & Zoning Commission have approved their request and Casey’s is working through any challenges. He gave a brief background of Casey’s including their reasons for selecting an area in which to build, i.e. demographics, competition, security and population density. He added that Casey’s has two (2) distribution centers, their fuel is sourced domestically, the tanks are double wall, LED lighting is used and deliveries are done twice a week. He also spoke to the building design and the site plan.

Lauren Downing and Max Saichek from ARC Designs presented visuals of the proposed building, dumpster enclosure, landscaping and layout.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to approve an Ordinance Granting a Special Use for Retail Gasoline Sales and a Zoning Variation for Relief from the Required Setback for an Accessory Structure for the Proposed Casey’s General Store to be located at 700 South Eighth Street, subject to the following conditions:

1. Compliance with documents including site plan as submitted with the Planning and Zoning Application;
2. Review and approval of engineering plans;
3. Compliance with all other applicable Village codes and ordinances;
4. Subject to installation of measures to prevent run-off into the canopy area;
5. Addition of procedures to their spill manual to require pumping out of catch basins to remove captured fuel in the event of a spill; and
6. Addition of bio-skirts or similar to absorb fuels and other containments.

Upon roll call, motion was approved.

AYES: Trustees Price, Yuscka, Anderley, Wilbrandt and Kemitzky
NAYS: None
ABSENT: Trustee Hanley

- C. Ordinance Approving the Village of West Dundee Main Street/Illinois Route 31 TIF Redevelopment Plan and Project**
- D. Ordinance Designating the Proposed Main Street/Illinois Route 31 Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act**
- E. Ordinance Adopting Tax Increment Allocation Financing for the Main Street/Illinois Route Redevelopment Project Area**

A brief discussion took place on the three (3) proposed Ordinances noting that the Village received the support of the Joint Review Board, consisting of the area taxing bodies, for the creation of the TIF, including Community Unit School District 300 and also an Intergovernmental Agreement with D300, which was formally adopted at the February 5, 2018 Village Board Meeting.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Anderley to adopt an Ordinance Approving the TIF Redevelopment Plan for Main Street/Route 31 TIF District. Upon roll call, motion was approved.

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

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Anderley to adopt an Ordinance Designating the Proposed Main Street/Route 31 Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act. Upon roll call, motion was approved.

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

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Anderley to adopt an Ordinance Adopting Tax Increment Allocation Financing for Main Street/Route 31 Redevelopment Project Area. Upon roll call, motion was approved.

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

XI. NEW BUSINESS:

A. Authorization to Purchase Police Vehicles

Trustee Wilbrandt said the Police Department is recommending and requesting Board authorization to purchase two front line fully equipped marked patrol vehicles to replace two aging vehicles.

Trustee Wilbrandt said one of the recommended vehicles is a fully marked Ford Utility Interceptor, which has been the Department standard since 2013. He added that the total cost for the vehicle and equipment is \$34,848, which is down significantly as much of the current equipment is being reused.

The second vehicle is a 2018 Chevrolet Tahoe 4WD Police Pursuit Vehicle (PPV). He said this vehicle would also be fully marked and assigned to the Patrol Shift Supervisor (used 24/7). He said the Tahoe is recommended based on its extra cargo capacity and towing capability. The total cost for the Chevrolet Tahoe with equipment and installation is \$46,498. Both of the recommended vehicles pricing is based on competitive State bidding.

MOTION: Moved by Trustee Wilbrandt and seconded by Trustee Kembitzky to approve the purchase of a fully equipped 2018 Ford Police Utility Interceptor and a fully equipped 2018 Chevrolet Tahoe PPV for a total cost not to exceed \$81, 346. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Trustee Hanley

XII. EXECUTIVE SESSION:

A. Section 2(c)(11) of the IL Open Meetings Act: Litigation

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Yuscka to recess from the Regular Board Meeting to Executive Session. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Trustee Hanley

The Regular Board Meeting resumed at 8:15 pm.

XIII. MISCELLANEOUS / FUTURE AGENDA ITEMS: There were none

XIV. ADJOURNMENT:

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

The Regular Board Meeting adjourned at 8:16 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President

EXECUTIVE SESSION
Village Hall - 102 S. Second Street

May 7, 2018
Village of West Dundee

President Nelson called the Executive Session to order at 8:06 pm for the purpose of discussing Section 2(c) (11) of the IL Open Meetings Act: Litigation.

Present were Trustees Anderley, Wilbrandt, Kembitzky, Price and Yuscka. Trustee Hanley was absent.

Also present were Village Manager Cavallaro and Attorney Orr.

Discussion was held regarding Litigation.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Price to adjourn the Executive Session. Upon roll call, the motion was approved.

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

NAYS: None

ABSENT: Trustee Hanley

The Executive Session adjourned at 8:15 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President