

REGULAR BOARD MEETING
Village Hall, 102 South Second Street

July 17, 2013 - 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 Billy Pflanz, Dan Wilbrandt, Michelle Kembitzky, Tom Price, Pat Hanley and Andy Yuscka.

Also present were Village Manager Joseph Cavallaro, Village Attorney John Brechin, Community Development Director Cathleen Tymoszenko, Public Works Director Rich Babica and seven (7) people in the audience.

III. PLEDGE OF ALLEGIENCE:

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

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to approve the agenda as presented. Motion was approved unanimously.

V. VILLAGE PRESIDENT'S REPORT:

President Nelson reported that he attended a meeting along with Director Tymoszenko, officials from the Village of Carpentersville, Spring Hill Mall management and representatives from The Rouse Company, owner of Spring Hill Mall. He noted some upcoming initiatives for reinvestment in the property and indicated that regular meetings would be held going forward.

VI. REPORTS AND QUESTIONS FROM TRUSTEES: There were none.

VII. VILLAGE STAFF REPORTS:

Manager Cavallaro noted that significant technical issues have delayed the release of the Summer Newsletter, which is expected to be completed in the next day or two.

VIII. QUESTIONS FROM THE AUDIENCE: There were none.

IX. CONSENT AGENDA:

- A. Approval of Bills: June 17, 2013
- B. Approval of Debit Purchases: May 2013
- C. Approval of Minutes: June 3, 2013 Regular Board Meeting
- D. Approval of July Board Meeting Dates
- E. Ordinance Establishing a Class J Liquor License Classification
- F. Authority to Replace a VFD at the Randall Road Water Treatment Plant

In reference to Item D, July Board Meeting Dates, Trustee Price inquired as to the goals and objectives of the July 22 walking tour.

Trustee Price requested the removal of Item F, Authority to Replace a VFD at the Randall Road Water Treatment Plant, from the Consent Agenda. This item was moved to New Business.

Regarding Item C, Approval of Minutes: June 3, 2013 Regular Board Meeting, Trustee Kembitzky requested an amendment to the Minutes under Reports and Questions from Trustees, to read "Trustee Kembitzky cautioned the Board to avoid talking about residents unless they are present and asked that comments about residents be withheld from the minutes."

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Price to approve the Consent Agenda as amended, removing Item F and amending Item C. Motion was approved unanimously.

X. NEW BUSINESS:

A. Discussion - Dottie's Café Liquor License Application (Trustee Wilbrandt)

Trustee Wilbrandt outlined two concerns regarding the issuance of a liquor license for the Dottie's Café concept as submitted for the location at 723 W. Main Street:

(1) The purpose for the liquor license request is to facilitate video gaming at the site. This is contrary to the intentions of the Village Board when the issue of video gaming was revisited and the prohibition lifted, which was to allow liquor establishments to remain competitive with those in neighboring municipalities.

(2) Street parking concerns on Oregon Avenue and Seventh Street, and a requirement put forth by the property owner that employees of the shopping center tenants may not park in the parking lot.

Discussion was held regarding the concept of expanding liquor privileges to facilitate video gaming. It was noted that similar concepts have opened in the Chicago metropolitan area since the Illinois Video Gaming Act was passed.

Applicants Mr. Robert Dellutri and Ms. Kimberly Dellutri were present to answer questions. Ms. Dellutri noted that they would be operate as a 21+ facility to ensure video gaming machines are not accessible to minors. They anticipate that 50% of their revenues will come from video gaming and 20% from alcohol sales.

President Nelson raised the issue of parking for the shopping center. Mr. Dellutri, who is the leasing manager for the property, noted that no tenant parking complaints have been received. Discussion was held regarding employee and overflow parking on residential streets. Mr. Dellutri advised that he will inquire about leasing parking from the medical building across the street.

Direction was given to the petitioner to provide a formal parking plan proposal for the center. Upon receipt and favorable review, the liquor license application would be forwarded to the Local Liquor Control Commission for consideration.

B. Consideration of Prohibited Fence Material: Wire (Trustee Price)

Trustee Price advised that a fence permit application was submitted that cannot be permitted by staff due to the prohibition of wire with in the fence ordinance. The petitioners, Bill and Meghan Uhl, have requested Board discussion of this matter.

Director Tymoszenko noted that the fence ordinance does not provide the opportunity for a variance request. She noted that the prohibition regarding wire materials for fencing is not uncommon or unique to West Dundee.

She noted that the current ordinance does allow the use of chain link, but prohibits its use for a street facing property line, which can and has created unattractive solutions. Staff requests that the ordinance be amended to remove this restriction.

Direction was given to staff to research the requirements of other municipalities in terms of gauge of wire, framing, spacing, etc., and to prepare specifications for an appropriate ordinance revision. Mr. Uhl requested that manufacturer's specs be considered in developing the ordinance revision to mesh with available options.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to allow the Uhl family to process with the proposed fence, and direct staff to prepare a proposal for consideration of an ordinance amendment. Motion was approved.

AYES: Trustees Wilbrandt, Kembitzky, Price and Yuscka

NAYS: Trustees Pflanz and Hanley

C. Sister Cities Program (President Nelson)

President Nelson advised that a \$250 annual membership fee is required to participate in the Sister Cities Program to partner with Dundee, Scotland. He cited economic development and cultural benefits that can be derived from such a partnership.

President Nelson stated that Dundee, Scotland has the 5th largest economy in the United Kingdom, with a population of 350,000. Dundee, Scotland has an existing sister city partnership with Alexandria, VA. The interest in the partnership stems from shared cultural heritage.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to authorize the submittal of a membership application on behalf of the Village of West Dundee to establish a Sister Cities relationship with Dundee, Scotland and authorize payment of the annual membership fee of \$250. Motion was approved.

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

NAYS: None

D. Authority to Replace a VFD at the Randall Road Water Treatment Plant (Trustee Price)

Director Babica advised that the recommended replacement VFD (Variable Frequency Drive) will be fully compatible with the existing systems. He noted that the failed VFD model was discontinued the year after it was installed. The recommended VFD is now the flagship model.

Trustee Price questioned the warranty for repair of the existing VFD (18 months) versus for a new VFD (12 months). Director Babica noted that the warranty for the repair would be for repaired parts only versus a full replacement warranty on a new VFD. He noted that the repair estimate is based on known deficiencies, and other issues may be found. The cost difference is \$3,500 more for replacement than the repair estimate.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to approve the proposal from Englewood Electric of Woodridge, IL to proceed with replacement of a VFD at the Randall Road Water Treatment Plant in the amount of \$12,288.75. Motion was approved.

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

Manager Cavallaro noted that current policy is to bring any expenditures for repairs over \$5,000 to the Board, whether budgeted or not, to promote full disclosure and Board awareness. In past practice, expenditures approved through the budget process were not presented for individual Board approval.

XIII. EXECUTIVE SESSION: There was none.

XIV. MISCELLANEOUS:

Trustee Price received an email from a resident regarding management of the natural areas at Prairie Meadow Park. Director Babica provided a summary of past actions, including controlled burns and tree removals. A brief discussion was held regarding potential action. Manager Cavallaro stated that staff will cost out a plan for Board consideration.

Trustee Price has spoken to two residents interested in beekeeping. He noted that 5 permits have been issued for backyard chickens and very few complaints received. Beekeeping would continue the Village's support of the national trend toward urban farming and sustainability practices, and assist in issues with hive collapse. It was noted that other municipalities do allow beekeeping, including recent passage in Carpentersville. He asked that this topic be included on a future agenda.

Trustee Wilbrandt has spoken with the owner of a 4-unit residential property that would like to see the Village start up a crime-free multi-family housing program to teach landlords how to identify criminal activity within their properties. Trustee Wilbrandt is looking into similar programs and will report back on his findings.

Discussion was held regarding the July 22 Board walking tour. It was suggested that groups of two be formed and go out to as many neighborhoods as possible, and that advance notice be given to residents to give an opportunity to those such as the homebound to request a visit.

XV. ADJOURNMENT:

MOTION: Moved by Trustee Hanley and seconded by Trustee Kemitzky to adjourn the Regular Board Meeting. Motion passed unanimously by voice vote.

The Regular Board Meeting adjourned at 8:52 pm.

ATTEST:

Kim Tibbetts
Deputy Village Clerk

Christopher Nelson
Village President