

REGULAR BOARD MEETING
Village Hall, 102 South Second Street

March 3, 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 and thirty (30) people in the audience.

III. PLEDGE OF ALLEGIENCE:

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

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Hanley and seconded by Trustee Pflanz to approve the agenda as presented. Motion was unanimous.

V. VILLAGE PRESIDENT'S REPORT:

A. "Show You Care", Kane Campaign Referendum Question

James Gould and his son, David, presented a brief description of the program emphasizing the need for this program which assists in funding developmentally disabled individuals through special education, job opportunities, housing, transportation and respite relief for families caring for disabled ones at home.

Mr. Gould said if this referendum passes it would authorize a property tax of 0.1% of assessed value, which for an average home in Kane County would cost about \$55 per year and the fund would be managed and dispersed by a group of knowledgeable and responsible local citizens appointed by the Kane County Board.

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

VII. VILLAGE STAFF REPORTS:

Manager Cavallaro said there will be meetings on March 10th, 17th and 31st.

VIII. QUESTIONS FROM THE AUDIENCE:

Becky Gillam, 407 Highland Avenue, West Dundee, District 21 representative of the Kane County Board, said that it is important to vote in the primary election. She said early voting began today and will continue until the 14th of March. The General Election is March 18th.

IX. CONSENT AGENDA:

- A. Approval of Bill List: March 3, 2014**
- B. Approval of Minutes: February 17, 2014 Regular Board Meeting**

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

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

NAYS: None

X. RESOLUTIONS AND ORDINANCES:

A. ORD. 14-X: Granting a Side Yard Variation for 218 S. Second Street

Trustee Price said the Planning and Zoning Commission, after a Public Hearing on February 24, 2014, voted to recommend approval of the request by a five to one vote.

Director Tymoszenko said the homeowner wants to construct a new attached garage along the Liberty Street frontage in line within the house's existing setback and demolish the existing detached garage to provide additional living space for the family and a more useful outdoor rear yard area. She said a front yard variation was approved in 2006 to allow for the installation of a fence along the Liberty Street frontage. She said the owner wishes to preserve, with the current plan, maintenance of the historic integrity of the property.

Discussion took place regarding living space above the garage, the attached open walkway, the difference between having a walkway or a deck as accessibility to the garage, utility service, how many structures in West Dundee are like this one, enclosing the walkway and questions about utility service to the garage.

After the discussion, it was decided to table this item to the March 17th meeting, so that the owners could be present to answer questions and speak about their request for the variation.

MOTION: Moved by Trustee Price and seconded by Trustee Pflanz to table the Granting of a Side Yard Variation for 218 South Second Street to the meeting on March 17, 2014. Upon roll call, motion was approved.

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

NAYS: None

XI. NEW BUSINESS:

A. Special Event and Fireworks, St. Patrick's Day Celebration

Eileen McNamee and Roger Shelton addressed the Board regarding the St. Patrick's Day Fireworks Display on the footbridge on March 14, at 7:30 pm.

Manager Cavallaro said he received complaints about the November fireworks display from residents because of the type of display, size of the aerals and overuse of the aerial bombs, noise and impact of the fireworks used.

Discussion was held regarding the concerns about the noise, notification to the adjacent West Dundee residents and the display be subject to the standards by which the Heritage Fest display is conducted.

Trustee Price asked that the vendor provide what type of devices they are planning to use and to keep the devices to no larger than 3” shells.

MOTION: Moved by Trustee Pflanz and seconded by Trustee Wilbrandt that in cooperation with our neighboring community, the approval of the St. Patrick’s Day celebration special events fireworks display on March 14th at 7:30 be approved subject to:

- That the display be subject to the standards by which the Heritage Fest display is conducted, (low impact) a copy of those perimeters will be provided upon delivery to the Village of West Dundee by Mad Bomber.
- Notification to at least the West Dundee residents along the immediate area of Lincoln Avenue, Fifth Street and Fourth Street between Geneva and Lincoln be completed by the event sponsor and/or the Village of East Dundee prior to the event.
- Lincoln Avenue be closed between Sixth Street and Fourth Street between the hours of 7 pm and 8:15 pm.
- The Village of West Dundee will provide logistical support of police and fire to aid with the security and the fireworks display in the immediate area within the same time frames.

Upon roll call, motion was approved.

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

NAYS: None

B. Concept Plan Review Springs at Canterfield MF Apts.

Trustee Price introduced this item, for discussion explaining that Continental Properties is proposing to purchase the site located along Route 31 south of Angle Tarn and north of Boncosky, which is part of the Haeger Holdings incorporated into the Village of West Dundee for the purpose of constructing a 232 unit multi family community with site amenities.

Director Tymoszenko explained that the site is annexed and zoned B-3 Business Service District., and Continental is seeking a zoning map amendment to alter the zoning from B-3 to R-5 Medium Density Multiple Family. She said the subject site is a +/- 18.40 acre site. The site will have 232 dwelling units in 12 buildings including a club house with pool and water feature, a central open space courtyard, a pet playground and a walking path, with detention and additional park dedication proposed to be off site south of Boncosky.

Attorney John Regan, legal representative for the properties, and Eric Thom representative for Continental properties addressed the Board. Mr. Thom gave a brief background of Continental Properties, adding that they intend to develop, build and manage the site, have full time maintenance and staff on site. He also gave detailed information on their screening process for future residents.

Mr. Thom gave a brief overview of other Continental Properties and explained their concept for the proposed development including gated access, two points of ingress and egress, landscaping, building materials, types of units planned along with garages, entrances, and elevations.

Discussion took place among the Board members regarding what is the oldest property that they retain, what the average hold life of the properties usually is, density, parking lot, additional screening for the parking area, turn radius for emergency vehicles, detention area, the desire to see detailed engineering plans, desire to see more green space, concerns on the impact the development would have on the residents of Fairhills and concerns about how many multifamily developments the market can handle in this area, as well as the timeframe from start to end of the proposed concept plan.

Mr. Thom said the market can handle this type of development, there is an opportunity for added growth to retail, quick access to amenities such as the tollway, the train, shopping mall and nearby hospitals.

Manager Cavallaro said that the Fairhills standards would be imposed on this site.

President Nelson opened the discussion for public comment.

Richard Hanck, 1303 Fairhills Drive produced photos he took of the Continental Properties development in Plainfield. He was concerned about the amount of concrete and asphalt, light pollution, lack of storage for grills, lawn furniture, etc. as well as some construction issues.

Vito Andriola, 1149 Fairhills Drive voiced his opposition to the additional traffic the plan would generate as well as additional strain on the educational facilities.

Thom Hackl, 1246 Fairhills Drive asked about the proposed rents, where the garages are located, opening of the bike path, gates opening to backyards, cut through traffic, what happens if not profitable and densities.

Kurt Palmatier, 1253 Fairhills Drive, expressed concerns about density, elevations, increased flow of traffic and safety issues in the neighborhood and concerns about screening residents for appropriate rentals.

Jack Wheatley, 1402 Springleaf, liaison from the Fairhills Homeowners Association spoke to the density of the plan.

Nancy Chester, 910 Angle Tarn, expressed concerns about the traffic, speeding and need for a stop sign at the first entrance to Angle Tarn

Director Tymoszenko explained the steps for proposing a preliminary concept plan for review.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to recommend that the Village Board direct the applicant to prepare a preliminary plan based on the site plan dated February 6, 2014 and refer the preliminary plan to the Planning and Zoning Commission for Public Hearing and recommendation. Upon roll call, motion failed.

AYES: Trustees Price, Yuscka and Kemitzky

NAYS: Trustees Hanley, Pflanz, Wilbrandt and President Nelson

C. Concept Plan Redevelopment SE Corner Main and First

Director Tymoszenko introduced this item for discussion for the Samata properties at the southeast corner of Main and First Street including the offices at 89-93 Main Street, the vacant retail space at 99 Main Street, and the vacant former bowling alley/Samata –Mason office building at 101 Main Street. She said the other properties in the quadrant include the VFW, the pump house and the former public works building. Both the pump house and the former public works buildings are publically owned properties and are presently leased.

Director Tymoszenko said two users are interested in purchasing and redeveloping the site for a joint venture, Mr. Aaron DelMar of Articulate Sports and Bill Tarsitano of Luxor Development. She said both users have submitted preliminary information on the redevelopment including letters of interest with a request for public financial assistance.

Bill Tarsitano addressed the Board presenting his ideas for a cohesive development for the properties, the types of businesses he envisions, and the financial help he would like to have considered, including grants, TIF and securing a private loan for the balance to redevelop the property.

Aaron DelMar, from Articulate Promotions addressed the Board regarding his company, how he wants to use the space in the existing units including developing a new banquet/meeting space venue. He also proposed the Board consider the contribution of the two remaining vacant buildings on the property to fold into the redevelopment plan along with grants, tax increment financing and securing a private loan for the balance to redevelop the corner.

Discussion took place regarding their proposal, their timeframe, how they would capture the financing, and how this will fit into the creation of the Village Master Plan for the downtown.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to endorse the concept and to continue the conversation. Upon roll call, motion was approved.

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

NAYS: None

XII. MISCELLANEOUS:

Trustee Kembitzky commented that the Fast & Easy Mart in Tartans Crossings is open.

Trustee Price polled the Board on why they voted no to the proposed concept plan from Continental Properties.

Trustee Wilbrandt said it was too close to residential and requires a change in zoning.

Trustee Pflanz commented on concerns about the rate of acquiring developments and density issues of having too much in a small area.

President Nelson said he has site concerns and concerns about too much density.

XIII: ADJOURNMENT

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

The Regular Board Meeting adjourned at 10:25pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President