

REGULAR BOARD MEETING
Village Hall, 102 South Second Street

October 5, 2015, 7:30 pm
Village of West Dundee

I. CALL TO ORDER:

President Nelson called the Regular Board Meeting to order at 7:34 pm.

II. ROLL CALL:

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

Also present were Village Manager Cavallaro, Police Chief Wieteska, Public Works Director Babcock, Community Development Director Scott, Village Attorney Brechin and nine (9) persons in the audience.

III. PLEDGE OF ALLEGIANCE:

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

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Pflanz and seconded by Trustee Hanley to approve the agenda as presented. Motion passed unanimously by voice vote.

V. VILLAGE PRESIDENT'S REPORT: None

VI. REPORTS AND QUESTIONS FROM TRUSTEES: None

VII. VILLAGE STAFF REPORTS:

Manager Cavallaro said his Monthly Manager's Report will go out by the end of this week.

VIII. QUESTIONS FROM THE AUDIENCE: There were none.

IX. CONSENT AGENDA:

- A. Approval of Bill List: September 18, 2015 (Heritage Fest)
- B. Approval of Bill List: September 25, 2015
- C. Approval of Bill List: October 5, 2015
- D. Ratification of Debit Purchases: August 2015
- E. Approval of Minutes: September 14, 2015 Regular Board Meeting
- F. Daily Liquor Permit – St. Catherine of Siena School "Paint & Sip"
- G. Ordinance Amending the Number of Liquor Licenses –Dundee Sports Bar

Manager Cavallaro asked to add the final payment to Bootleggers to the Consent Agenda. He said he has all the necessary paperwork.

Trustee Wilbrandt asked to have Item G removed from the Consent Agenda and put under New Business.

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

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

NAYS: None

X. RESOLUTIONS AND ORDINANCES:

A. Ordinance Granting Approval of the Final Redevelopment Plan for the Property Commonly Known as Spring Hill Mall (Trustee Price)

Ryan Wagner, V3 Companies, gave a brief presentation of the redevelopment plan which has been approved by both the Planning & Zoning Commission and the Appearance Review Commission. He added that the modifications requested have been made.

Mr. Wagner said that the final plaza design, tenant signage plan, the revised Cinemark movie theater elevations and signs, as well as the fire pit were unanimously approved by the Commissions.

Mr. David Schroeder, architect, explained the signage for the entrance signs, the tenant signage for the outward facing retail, the reason for the fire pit concept as opposed to a fountain, the plaza design and lighting and the theater which will have 1043 seats (leather reclining seats). He explained the new ground sign which will be located at the entrance to the plaza and which mimics the design of the entry monument sign along Route 72 with a similar prairie style lantern cap on one end.

MOTION: Moved by Trustee Price and seconded by Trustee Hanley to approve an Ordinance Granting Approval of the Final Redevelopment Plan for the Property Commonly Known as Spring Hill Mall, subject to the following conditions:

1. Compliance with documents including the Plat of Survey submitted with the Planning & Zoning Application;
2. Review and approval of final engineering plans;
3. Compliance with all other applicable Village codes and ordinances; and
4. Final approval of mural subject to staff review.

Upon roll call, motion was approved.

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

NAYS: None

B. Ordinance Amending Various Provisions of Section 9-1-A-7 of the Municipal Code Related to Fence Regulations (Trustee Price)

Director Scott said that based on recent feedback, staff has maintained the five foot maximum height typical for a residential fence. He said that consideration is to be given to allowing a maximum height of six feet when screening residential from major rights-of-way (Route 31, Route 72, Huntley Road, Randall Road) and when separating a less intensive land use from a more intensive one (i.e., single family residential from multi family residential, and residential from commercial, institutional, industrial, etc.). Director Scott added that staff will develop graphics to supplement the fence permit application, so that code regulations may be conveyed visually.

A brief discussion took place regarding the materials for the fences, use of materials for openness, availability of fencing materials and the use of visuals.

MOTION: Moved by Trustee Price and seconded by Trustee Kemitzky to approve an Ordinance Amending Various Provisions of Section 9-1A-7 of the Municipal Code Related to Fence Regulations. Upon roll call, motion was approved.

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

**C. Ordinance Approving Variation to Rear Setback 1355 Chadwick Ct.
(Trustee Price)**

Trustee Price said the petitioner is requesting a variation of the standard that regulates rear yard setbacks that if granted would allow construction of a three-season room addition that would encroach into the required 40' rear yard/setback. He said the Planning & Zoning Commission voted unanimously to recommend approval of the request.

Mr. Joseph Booth, petitioner, said that the three-season room is replacing a portion of an existing wood deck that is in disrepair and needs to be replaced. He said his lot is irregularly shaped on the street's cul-de-sac, but that the three-season room would not be visible to neighboring homes and his rear yard backs up to Huntley Road. When informed of the plan to enlarge Huntley Road, he said he has a 30' landscape buffer as well as 40 arborvitaes' as a buffer between his property and Huntley Road.

MOTION: Moved by Trustee Price and seconded by Trustee Pflanz to approve an Ordinance Issuing a Zoning Variation to Reduce the Rear Yard Setbacks to less than the Forty Feet required by the RE-3 Residential-Estate Zoning District for 1355 Chadwick Court. Upon roll call, motion was approved.

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

XI. NEW BUSINESS:

**A. Recommendation to Award Tree Planting Contract and Purchase Trees –
2015 Parkway Tree Replacement Program (Trustee Yuscka)**

Trustee Yuscka said that the Village received six sealed proposals for contractual tree planting. The low proposal was provided by Trinity Landscaping of West Dundee. He also said that five sealed proposals were received for the purchase of trees. He said no single vendor offered the lowest price for each desired tree species and that staff is recommending that a total of 170 trees be purchased from multiple vendors according to the lowest price per species. The Village will be using three nurseries for the purchase of the trees.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Pflanz to award a contract to Trinity Landscaping of West Dundee, IL. for the contractual planting of 170 parkway trees at total cost of \$12,240.00 to support the 2015 Parkway Tree Replacement Program. Upon roll call, motion was approved.

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

MOTION: Moved by Trustee Yuscka and seconded by Trustee Price to authorize the Public Works staff to purchase 170 trees as shown in the package for a combined grand total of \$28,140.00 to support the 2015 Parkway Replacement Program. Upon roll call, motion was approved.

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

NAYS: None

B. Ordinance Amending the Number of Liquor Licenses – Dundee Sports Bar

This item was moved from the Consent Agenda by Trustee Wilbrandt who expressed concern over the queue area where there would be teenagers waiting in line along with people over 21, who would be able to purchase beer and wine.

Chief Wieteska said that there will be security to make sure wristbands will be used for those 21 and over and the purchase of beer and wine will be in the bar area. An officer from the West Dundee Police Department will be there on Friday and Saturday nights as well as security personnel provided by the Dundee Sports Bar. Beer and wine can't be taken into the haunted house.

MOTION Moved by Trustee Price and seconded by Trustee Pflanz to approve an Ordinance Amending Title 3, Chapter 2, Alcoholic Liquor Regulations of the Municipal Code of the Village of West Dundee, Illinois of 2004 as Amended. Upon roll call, motion was approved.

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

NAYS: None

XI. EXECUTIVE SESSION:

A. Section 2(c) (5) of the IL Open Meetings Act: Land Acquisition and Personnel

MOTION: Moved by Trustee Wilbrandt and seconded by Trustee Kembitzky to recess to Executive Session for the purpose of discussing Land Acquisition pursuant to Section 2(c)(5) of the Open Meetings Act and Personnel pursuant to Section 2(c)(1). Upon roll call, motion was approved unanimously.

The Regular Board Meeting was recessed at 8.29 pm. The Regular Board Meeting resumed at 9:31 pm.

XII. MISCELLANEOUS:

President Nelson said that he had lunch with Tom Roeser and Kevin Krak. The former Clearwater Theater is scheduled to be open in March of 2016. To address an ADA compliance issue a portable lift is needed for the stage. He said it was a positive meeting with the attendees expressing their desire to see movement on First and Main Streets.

Manager Cavallaro said the next Board Meeting will begin in Carpentersville at 6 pm for a discussion of a Fire Department Consolidation and then return to the Village Hall to resume the Board Meeting.

XIII. ADJOURNMENT:

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

The Regular Board meeting adjourned at 9:34 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President

EXECUTIVE SESSION
Village Hall, 102 S. Second Street

October 5, 2015
Village of West Dundee

President Nelson called the Executive Session to order at 8:30 pm for the purpose of discussing Land Acquisition pursuant to Section 2(c) (5) of the Open Meetings Act. And Personnel pursuant to Section 2 (c) (1).

Present were President Nelson, Trustees Pflanz, Wilbrandt, Kembitzky, Price, Hanley and Yuscka. Also present were Village Manager Cavallaro, Village Attorney Brechin and Community Development Director Scott.

Discussion was held regarding potential acquisition of specific property within downtown West Dundee.

Manager Cavallaro and Director Scott left the Executive Session at 9:25 pm.

Discussion was held regarding Village Manager Cavallaro's performance evaluation.

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

The Executive Session adjourned at 9:30 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President