

**REGULAR BOARD MEETING**  
**Village Hall, 102 South Second Street**

**July 13, 2015 - 7:30 pm**  
**Village of West Dundee**

**I. CALL TO ORDER:**

President Nelson called the Regular Board Meeting to order at 7:31 pm.

**II. ROLL CALL:**

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

Also present were Finance Director David Danielson, Public Works Director Eric Babcock, Community Development Director Tim Scott and one (1) person in the audience.

**III. PLEDGE OF ALLEGIANCE:**

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

**IV. APPROVAL OF AGENDA:**

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Pflanz 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:**

Trustee Kembitzky noted that the Public Works Department has made significant progress with tree trimming and are doing a great job. Also, that she has noticed a decrease in grass height violations, noting the aggressive compliance program undertaken by staff.

**VII. VILLAGE STAFF REPORTS:**

Public Works Director Babcock noted that work that began today to repair a main break beneath Route 72 near 7<sup>th</sup> Street will continue tomorrow due to inaccuracy in the initial leak detection.

Director Danielson provided an update regarding West Dundee's Electrical Aggregation program in comparison to ComEd's fluctuating monthly rate. He advised that the Village staff is no longer recommending the Electrical Aggregation program to residents, based on the forecast for lower ComEd rates over the next 12 months.

**VIII. QUESTIONS FROM THE AUDIENCE:** There were none.

**IX. CONSENT AGENDA:**

- A. Approval of Bill List: June 26, 2015
- B. Ratification of Debit Purchases: June, 2015
- C. Approval of Bill List: July 13, 2015
- D. Approval of Minutes: June 15, 2015 Regular Board Meeting

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

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

**NAYS:** None

**ABSENT:** Trustee Hanley

**X. RESOLUTIONS AND ORDINANCES:**

**A. Ordinance Granting a Variation for a Fence at 308 N Fourth St (Trustee Price)**

Trustee Price advised that the resident at 308 N. Fourth Street has requested a variation from the fence height ordinance. He advised that it is a unique lot with a significant slope, and that the requested increase from 4 feet to 6 feet of fence height will provide privacy for an existing deck. The variation request received unanimous support from the Planning and Zoning Commission.

Trustee Wilbrandt noted that the number of fence height variations being requested and approved seem to be increasing, and asked whether a code amendment may be appropriate. President Nelson noted that Trustee Pflanz made the same point and asked that staff take a look at the history of discussion on this topic and provide a recommendation.

**MOTION:** Moved by Trustee Price and seconded by Trustee Yuscka to adopt an Ordinance Granting a Variation from the West Dundee Zoning Ordinance pertaining to the maximum height of a fence for residential property located at 308 N Fourth Street. Upon roll call, motion was approved.

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

**NAYS:** None

**ABSENT:** Trustee Hanley

**B. Ordinance Granting a Variation for a Fence at 624 Eichler Dr (Trustee Price)**

Trustee Price advised that the resident at 624 Eichler Drive has also requested a variation from the fence height ordinance. The residence abuts the parking lots of multi-family residential buildings on two sides, and fence height of 6 feet is requested to screen the home from parking lots. It was noted that 6 feet is the required fence height for commercial lots.

**MOTION:** Moved by Trustee Price and seconded by Trustee Pflanz to adopt an Ordinance Granting a Variation from the West Dundee Zoning Ordinance pertaining to the maximum height of a fence for residential property located at 624 Eichler Dr. Upon roll call, motion was approved.

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

**NAYS:** None

**ABSENT:** Trustee Hanley

**C. Ordinance Granting a Variation for Required Parking and a Plat of Resubdivision for Renishaw, Inc. (Trustee Price)**

Trustee Price advised that per the Zoning ordinance, Renishaw would be required to provide 315 parking spaces. However, based on the nature of their operations and the number of employees for the site, they expect to utilize approximately 120 spaces. The provided compromise and

request is for 215 parking spaces to be built, with land banking for future expansion and/or parking improvements, should the need arise.

Manager Cavallaro noted that West Dundee's parking requirements are significantly higher than those of many other municipalities for a variety of uses. President Nelson noted that it is more ecologically prudent to allow the installation of less pavement, and that the proposed number of spaces will still exceed the parking needs of the user. Director Scott added that the site will also include walking trails and exterior amenities.

**MOTION:** Moved by Trustee Price and seconded by Trustee Pflanz to adopt an Ordinance Granting a Variation from the West Dundee Zoning Ordinance pertaining to the required number of parking spaces and authorizing the fifth resubdivision of property formally known as the Oakview Corporate Center. Upon roll call, motion was approved.

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

## **XI. NEW BUSINESS:**

### **A. Authorization to Solicit Proposals - Booster Pump Modifications (Trustee Yuscka)**

Trustee Yuscka explained that, while authorization to solicit bids for this work was granted on June 15, 2015, the engineer's official cost estimate came in approximately double the initial estimate, leading staff to bring this item back for the Board's authorization under the revised expectations. He noted that there is no expenditure at this time, and that actual costs will be known based on the results of this proposal solicitation.

Director Babcock noted that the dramatic increase in the cost estimate was related to an under accounting of labor costs for the Fifth Street modifications. He stated that the modifications to the Kittridge Booster Station will be completed in-house, and that the construction costs noted are specifically for the Fifth Street modifications, which are larger in scope and complexity.

It is expected that the results of the proposal solicitation will be before the Board by the first meeting of September, which is scheduled for August 31.

**MOTION:** Moved by Trustee Yuscka and seconded by Trustee Kembitzky to solicit proposals for contractual work at the Fifth Street Booster Station, according to plans and specifications provided by Baxter & Woodman at the revised estimated cost of \$53,343.76. Upon roll call, motion was approved.

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

### **B. Facade Loan Application 411 S First St (Trustee Price)**

Trustee Price noted that the homeowners at 411 S. First Street, Dan and Cindy Kennedy, have applied for the Façade Loan Program in conjunction with the rebuilding of their front porch. He

stated that the work was recently completed and looks great. The applicants have met all of the criteria for the program. Approval is recommended, with a standard repayment schedule.

Manager Cavallaro noted that the amount committed to the program is \$60,000. The balance remaining is in constant fluctuation as loans are paid down on a monthly basis. However, the current amount remaining available within the program is \$43,000.

**MOTION:** Moved by Trustee Price and seconded by Trustee Pflanz to approve a Façade Improvement Loan for Rehabilitation of a Front Porch at the Kennedy Residence located at 411 South First Street. Upon roll call, motion was approved.

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

**NAYS:** None

**ABSENT:** Trustee Hanley

## **XII. EXECUTIVE SESSION:**

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

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

The Regular Board Meeting was recessed at 7:58 pm, and resumed at 8:46 pm.

## **XIII. MISCELLANEOUS:**

Trustee Kembitzky asked when an updated overview of commercial/development properties and projects could be expected. Manager Cavallaro stated that Director Scott will be providing an update in late August after he has come up to speed.

Trustee Pflanz asked that any item that staff is requested to follow up on be brought back before the Board either within 30-60 days or on a specific meeting date.

## **XIV. ITEMS SCHEDULED FOR FUTURE MEETING DATE:**

- Fence Height Code Text Amendment Discussion - within 30-60 days
- Booster Station Modification Proposals/Recommendation - August 31, 2015

## **XV. ADJOURNMENT:**

**MOTION:** Moved by Trustee Pflanz and seconded by Trustee Price to adjourn the Regular Board Meeting. Motion was unanimous.

The Regular Board meeting adjourned at 8:48 pm.

## **ATTEST:**

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Kim Tibbetts  
Deputy Village Clerk

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Christopher Nelson  
Village President

**EXECUTIVE SESSION**  
**Village Hall, 102 S. Second Street**

**July 13, 2015**  
**Village of West Dundee**

President Nelson called the Executive Session to order at 7:59 pm for the purpose of discussing Land Acquisition pursuant to Section 2(c)(5) of the Open Meetings Act.

Present were President Nelson, Trustees Pflanz, Wilbrandt, Kembitzky, Price and Yuscka. Trustee Hanley was absent.

Also present were Finance Director Danielson and Community Development Director Scott.

Discussion was held regarding potential acquisition of specific parcels located in the downtown area, in conjunction with a proposed redevelopment opportunity.

**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 8:46 pm.

**ATTEST:**

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Kim Tibbetts  
Deputy Village Clerk

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Christopher Nelson  
Village President