

REGULAR BOARD MEETING
Village Hall, 102 S. 2nd Street

May 3, 2021 – 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 Cheryl Anderley, Dan Wilbrandt, Michelle Kembitzky, Tom Price, Pat Hanley and Andy Yuscka.

Also present were Village Manager Joseph Cavallaro, Fire Chief Lance Harris and Community Development Director Tim Scott.

There were eight (8) people in the audience.

III. PLEDGE OF ALLEGIANCE:

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

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Anderley and seconded by Trustee Hanley to approve the agenda as presented. Motion was approved by acclamation.

V. VILLAGE PRESIDENT'S REPORT:

A. Proclamation –Pat Hanley Day – May 3, 2021

President Nelson read a Proclamation honoring retiring Trustee Pat Hanley for his 20 years of service as a Village Trustee and his 13 years as a Commissioner for the Local Liquor Control Commission. He presented Trustee Hanley with a commemorative brick and a plaque which will be placed in the Butterfly Garden at South End Park.

Trustee Hanley thanked Manager Cavallaro, President Nelson, the Trustees, the Department Heads and employees. He also thanked the Fire Department and Police Department and said he would continue to support them.

B. Oaths of Office – President Nelson and Trustees Alopogianis, Anderley and Wilbrandt

Village Clerk Barbara Traver administered the Oaths of Office to Trustees Alopogianis, Anderley and Wilbrandt, and President Nelson.

C. Public Hearing – Annexation Agreement for Approximately 56 Acres of Land Adjacent to Voyageur Landing Forest Preserve

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Anderley to recess from the Regular Board Meeting and open the Public Hearing. Upon roll call, motion was approved.

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

NAYS: None

The Public Hearing opened at 7:40 pm.

Village Manager Cavallaro said the notice for the Public Hearing was duly published.

Director Scott gave a brief description of the subject site which is south/southeast of the Haeger land at the southeast corner of the Village that has been planned by its owner as the future site of the Canterfield Corporate Campus. He said that the site is currently outside of the Village's corporate limits and would require annexation.

Director Scott said that the Planning & Zoning Commission unanimously approved a motion to recommend to the Village Board rezoning of the property from unincorporated Kane County farming to SD (Special Development District) with Light Industrial land Use Area designation upon future annexation.

Director Scott said that Staff, the Village Attorney, and the prospective buyer arrived at what the parties believe to be agreeable terms and straightforward language of the Agreement.

Mr. John Diehl, from Environmental Risk Transfer, said his company looks at sites that the market doesn't respond to due to environmental problems, but that it is his company's expertise that work to repurposing developmental challenges. He added that this land has sat dormant for awhile, but has the potential for light industrial development such as a storage facility or a distribution center as an end user.

There was no public comment.

President Nelson said formal action regarding annexation of the property, its rezoning, and the Agreement will be considered at the May 17, 2021 Village Board meeting.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Anderley to close the Public Hearing and return to the Regular Board Meeting. Upon roll call, motion was approved.

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

NAYS: None

The Public Hearing closed at 7:45 pm.

VI. REPORTS AND QUESTIONS FROM TRUSTEES AND WORKING GROUPS:

Trustee Kembitzky asked when a refuse container will be placed at the Pump House on Kittridge.

VII. STAFF REPORTS: There were no reports.

VIII. QUESTIONS FROM THE AUDIENCE:

Mr. Dan Giacalone, 509 W. Main Street addressed the Board regarding his property at 509 W. Main Street which he has been unable to sell as a business on the first floor and residential on the second floor. He is requesting to have the zoning changed to revert it to a 2-flat residential which it was twenty years ago, so he can sell the property.

He said no one is buying commercial and that he has marketed it extensively, but has had no interest in the property as a commercial sale.

A brief discussion took place regarding whether rezoning is feasible, the collective effect on other properties in the residential/commercial corridor and redirecting to the Planning and Zoning Commission for their review and recommendation.

IX. CONSENT AGENDA:

- A. Approval of Bill List: May 3, 2021
- B. Approval of Minutes: April 19, 2021 Regular Board Meeting
- C. 208 N. Fourth St. –Residential Façade Loan

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

AYES: Trustees Yuscka, Anderley, Wilbrandt, Kembitzky, Price and Alopogianis
NAYS: None

X. RESOLUTIONS AND ORDINANCES:

- A. **Ordinance Approving a Street Name Change from McConnoche Ct. to McConnoiche Ct.**

Trustee Price said the IT Department noticed an inconsistency between the Kane County GIS data set and the Village’s internal property records system as it relates to the street known as McConnoiche Court. He said this Ordinance is intended to officially recognize the spelling as “McConnoiche”. The Ordinance would then be recorded with Kane County and the GIS data set would be updated and in turn mesh with the Village’s IT system.

MOTION: Moved by Trustee Price and seconded by Trustee Kembitzky to approve an Ordinance Changing the Name of the Street Known as McConnoche Court to McConnoiche Court in the Village of West Dundee. Upon roll call, motion was approved.

AYES: Trustees Price, Alopogianis, Yuscka, Anderley, Wilbrandt and Kembitzky
NAYS: None

XI. NEW BUSINESS:

- A. **Collective Bargaining Agreement – IAFF Local 4882**

Trustee Wilbrandt said that the Village’s current union contract with our 6 Firefighter positions expires on April 30, 2021. He said the existing contract was the third contract with the Firefighters Union and Staff has been working to finalize the contractual agreement between the Village and the Firefighter’s Union before the current agreement expires.

He added that all the outstanding issues have been resolved and a final contract between the Village of West Dundee and West Dundee Firefighter’s Local 4882 has been reached. The contract period is from May 1, 2021 through April 30, 2024.

Trustee Alopogianis noted that there was an error in the document regarding the date. It will be corrected.

MOTION: Moved by Trustee Wilbrandt and seconded by Trustee Yuscka to authorize the execution of a Collective Bargaining Agreement between the Village of West Dundee and West

Dundee Professional Firefighter's Local 4882 for the period of May 1, 2021 through April 30, 2024 with the Scribner's error corrected. Upon roll call, motion was approved.

AYES: Trustees Wilbrandt, Kembitzky, Price, Alopogianis, Yuscka and Yuscka
NAYS: None

B. Daily Liquor Permit Request – VFW, Benefit for Dan & Kim – June 5, 2021

Trustee Yuscka said this is an event which is billed as a “Benefit for Dan and Kim” to raise money for a family in need after a tragic accident.

Manager Cavallaro said the event has had the location moved from the south side of the building to the north side of the VFW building to help screen the event from the single family homes and mitigate some of the sound. Barricades will be supplied to improve visibility of the event area and further define the outdoor area.

A brief discussion was held regarding Bassett trained employees, having the correct date on the application and the number of Daily Liquor Permits permitted each year.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Kembitzky to approve a Daily Liquor Permit and a Special Event Application for VFW Post 2298 to Conduct a Special Benefit within and around 117 South First Street on Saturday, June 5, 2021 from 12p.m. until 10 p.m. subject to the following conditions: (1) the event's outdoor area shall be moved to the north side of the building; (2) the outdoor area shall fully cease operation by 10 p.m.; and (3) that barricades shall be added and situated to improve visibility and further define the event's outdoor area. Upon roll call, motion was approved.

AYES: Trustees Yuscka, Anderley, Wilbrandt, Kembitzky Price and Alopogianis
NAYS: None

XII. MISCELLANEOUS:

Trustee Kembitzky questioned the restricted parking on Hamilton Drive for its residents as a result of its proximity to Raceway Woods. After a brief discussion Manager Cavallaro said he would talk to the Dundee Township Park District and the Village of Carpentersville to see if they can increase parking at Raceway Woods to accommodate the overflow parking.

XIII. ADJOURNMENT:

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Anderley to adjourn the Regular Board Meeting. Motion was approved by acclamation.

The Regular Board Meeting adjourned at 8:18 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President

EXECUTIVE SESSION
Village Hall – 102 S. Second St.

April 19, 2021
Village of West Dundee

President Nelson called the Executive Session to Order at 8:25 pm.

Present were Trustees Price, Kembitzky and Wilbrandt. Trustee Yuscka attended via video conference. Trustees Hanley and Anderley were absent.

Also present were Village Manager Cavallaro, Finance Director Danielson and Chief Harris.

Discussion was held regarding Collective Bargaining.

MOTION: Moved by Trustee Wilbrandt and seconded by Trustee Kembitzky to adjourn the Executive Session and resume the Regular Board Meeting. Upon roll call, motion was approved.

AYES: Trustees Wilbrandt, Price, Kembitzky and Yuscka

NAYS: None

ABSENT: Trustees Hanley and Anderley

The Executive Session adjourned at 8:33 pm.

ATTEST:

Barbara Traver, Village Clerk

Christopher Nelson, Village President