

**REGULAR BOARD MEETING**  
**Public Safety Center #2, 100 Carrington Drive**

**February 20, 2012 - 4:30 pm**  
**Village of West Dundee**

**I. CALL TO ORDER:**

President Keller called the Regular Board Meeting to order at 4:28 pm.

**II. ROLL CALL:**

Present were Village President Keller, Trustees Voss, Gillam, Price, Osth, Hanley and Yuscka. Also present were Village Manager Cavallaro, Community Development Director Tymoszenko, Police Chief Wieteska, Gary Collins, Project Manager, LA Fitness and Matt Worline, Cemcon Engineering. There were two (2) people in the audience

**III. APPROVAL OF AGENDA:**

**MOTION:** Moved by Trustee Voss and seconded by Trustee Yuscka to approve the agenda as presented. Upon roll call, motion was approved.

**AYES:** Trustees Gillam, Price, Osth, Hanley, Yuscka and Voss

**NAYS:** None

**IV. VILLAGE PRESIDENT'S REPORT:** There was none.

**V. REPORTS AND QUESTIONS FROM TRUSTEES:** There were none.

**VI. VILLAGE STAFF REPORTS:** There were none.

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

**VIII. CONSENT AGENDA:**

- A. Manual Checks: Speedway Fuel
- B. Approval of Bill List: February 20, 2012
- C. Approval of Minutes: February 6, 2012 Regular Board Meeting
- D. Approval of Minutes: February 13, 2012 Committee of the Whole
- E. Ordinance Amending the Number of Liquor Licenses
- F. Ordinance Amending Sign Regulations – Political Campaign Signs
- G. Ordinance: Part-Time Police Officers
- H. Itinerant Merchant License Renewal: Hot Dog Cart: Dog 'N Go
- I. Approval of Real Estate Sign Drake-Aspen Hills
- J. Permit Extensions – 530 S. First Street & 554 Lincoln
- K. Weather Warning Sirens Replacement and Upgrades
- L. Approval of Daily Liquor Permit and Special Event Application – VFW Benefit

**MOTION:** Moved by Trustee Hanley and seconded by Trustee Voss to approve the Consent Agenda. Upon roll call motion was approved.

**AYES:** Trustees Hanley, Osth, Yuscka, Voss, Gillam and Price

**NAYS:** None

**IX. RESOLUTIONS AND ORDINANCES:**

**A. Ordinance Front Yard Variance 400 N Eighth-LA Fitness**

Trustee Price introduced this item for discussion explaining that reviews from both the Planning and Zoning Commission and the Appearance Review Commission have been completed with positive recommendations obtained for plans as submitted.

Director Tymoszenko said a request that the Village Board approve an ordinance to grant the front yard setback variance that is needed to address a code requirement for additional setback due to the height. She further explained that the Planning and Zoning Commission determined that a hardship exists due to irregular platting and because the building cannot be pushed further west and still maintain appropriate site access and turn radiuses needed to service the site.

Gary Collins, Project Manager for LA Fitness gave a brief background on LA Fitness, its various locations nationwide and in the Midwest. He explained that demolition of the Toys R Us building would begin around April 1, 2012 with construction following. He estimated that LA Fitness would be operational by November 2012.

Matt Worline, from Cemcon Engineering said the new building would be 35' in height and will have a smaller footprint than the existing structure occupying 25% less ground area. He said that the building will be slightly closer to the roadway, but the parking lot setback will be further back. He explained that the building will be situated in a similar orientation at the highest point of the site to allow for use of the existing curb cuts and established access points, optimal visibility and drainage.

A brief discussion was held regarding how this setback will affect the buildings to the south, how large the water line will be, if there is a need to upgrade the parking, if the site meets all the parking requirements, what will be removed from the LA Fitness facility to accommodate the downsizing of the building, the number of employees and if the sign will have a picture of the future facility..

Gary Collins said that the racket ball court will be removed to accommodate the smaller size of the building, that there will be approximately 40-50 employees and there will be a photo of the building on the sign which will announce that LA Fitness is coming soon.

**MOTION:** Moved by Trustee Price and seconded by Trustee Gillam to approve an Ordinance Granting a Variance from the West Dundee Zoning Ordinance for Property Located at 400 North Eighth Street, West Dundee, Illinois. Upon roll call, motion was approved.

**AYES:** Trustees Gillam, Price, Osth, Hanley, Yuscka and Voss

**NAYS:** None

**X. MISCELLANEOUS**

Trustee Gillam announced that the first Earth Day Gardening Project will be held on April 21, 2012. The planter boxes will be planted with annuals along with smaller asters. The larger asters will be transplanted along the Riverwalk. Volunteers will meet at the Village Hall at 9 am.

President Keller commented positively on the Strategic Planning Session and said it will be continued at a later time.

Manager Cavallaro said he will contact Greg Kuhn to set up another session preferably two hours before a Board meeting.

**XI. ADJOURNMENT:**

**MOTION:** Moved by Trustee Osth and seconded by Trustee Voss to adjourn the Regular Board Meeting. Motion passed unanimously by voice vote.

The Regular Board Meeting adjourned at 5:00 pm.

**ATTEST:**

\_\_\_\_\_  
Barbara Traver  
Village Clerk

\_\_\_\_\_  
Larry Keller  
Village President