

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

**January 19, 2015, 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 Billy Pflanz, Dan Wilbrandt, Michelle Kembitzky, Tom Price, Pat Hanley and Andy Yuscka.

Also present were Village Manager Joseph Cavallaro, Fire Chief Randy Freise, Police Chief Andrew Wieteska, Police Sergeant Jay Antonacci, Village Planner Gosia Pociecha, Village Attorney John Brechin and sixteen (16) people in the audience.

**III. PLEDGE OF ALLEGIENCE:**

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

**IV. APPROVAL OF AGENDA:**

**MOTION:** Moved by Trustee Yuscka and seconded by Trustee Pflanz to approve the agenda. Motion passed unanimously by voice vote.

**V. VILLAGE PRESIDENT'S REPORT:**

**A. Girl Scout Troop 34 Cadettes Silver Award Project**

President Nelson provided an overview of the community service project being proposed by the Girl Scout Troop 34 Cadettes and invited the scouts forward to present their project.

Cadettes Meg Kolberg, Kassie Silenzi and Molly Rimm introduced themselves to the Board and explained the requirements and intention of their Silver Award Project. The project is to provide a positive impact on the community and be sustainable after its initiation.

The Cadettes proposed to provide backpacks stocked with books, crayons and other activities and comfort items for children, to be carried by the West Dundee Police and Fire Department staff for distribution to children in the community who are in stressful situations that involve public safety officers, to help keep them calm and occupied.

The Cadettes requested information regarding the numbers of squad cars and ambulances. Chief Freise and Chief Wieteska accepted the proposed project donations. The West Dundee Police Department will work with the Cadettes on logistics and quantities.

**VI. REPORTS AND QUESTIONS FROM TRUSTEES:**

Trustee Kembitzky stated that she has seen evidence of coyotes in the Tartans neighborhood and asked for information to be posted to the Village's website.

**VII. VILLAGE STAFF REPORTS:**

Chief Freise advised that the Fire Consolidation Study between Carpentersville, West Dundee and East Dundee is moving forward. Interviews of key staff and officials were completed last week and a draft report is anticipated within 90-120 days. Each entity will review the draft and provide corrections before the final report is issued and presented.

Deputy Clerk Tibbetts advised that the online postings of meeting minutes, ordinances and resolutions have been audited and updated.

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

**IX. CONSENT AGENDA:**

- A. Approval of Bill List: January 19, 2015
- B. Ratification of Debit Purchases: December, 2014
- C. Approval of Minutes: January 5, 2015 Regular Board Meeting

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

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

**NAYS:** None

**X. RESOLUTIONS AND ORDINANCES:**

- A. **Bright Oaks: Ordinance Approving Special Use for B-3 Planned Development; Special Use for Senior Citizen Housing; and variations for height regulations and parking; and a Preliminary Plat of Subdivision (Trustee Price)**

Trustee Price briefly outlined the variance and special use requests before the Board with respect to the Bright Oaks senior housing development. He noted that the Planning and Zoning Commission voted unanimously in support of recommending approval of these requests and approval of the plat of subdivision.

Dan Shapiro (Dan Shapiro Law, LLC, 300 N. LaSalle St, Ste 4925, Chicago, IL) the attorney representing Bright Oaks Development, provided an overview of the project location, layout, use, purpose, phasing and zoning. Phase I is the memory care, assisted living and bridge units and amenities, and Phase II is a separate independent living and commercial mixed use building. He noted that the zoning is compatible with the overall area and with the Village's Comprehensive Plan.

Lon Marchel of Bright Oaks Development (1 Tower Ln, Oakbrook Terrace, IL) provided a presentation illustrating other Bright Oaks projects through conceptual drawings and commented on the general design and architectural direction intended for their facilities. All of Bright Oaks' developments or potential developments are located in either Florida or Illinois. None are open as of yet. The Aurora, Illinois facility will be the first to open, sometime this year.

He noted that the proposed development would have no impact on schools, and low to no impact on libraries or parks. The campus development will provide on-site recreational amenities, as well as multiple food service venues and retail/service uses, for residents and their visitors.

Thad Gleason of Gleason Architects, P.C. (769 Heartland Dr, Unit A, Sugar Grove, IL) showed images of the proposed elevations, layouts and architectural elements for the two buildings. The building exteriors are proposed to be primarily brick and stone, with significant landscaping and garden spaces.

Kevin Serafin of CEMCON Ltd (2280 White Oak Circle, Suite 100, Aurora, IL) discussed utility access, flood plain and detention, roadway access and parking. He advised that the parking variance is requested, as the majority of residents typically do not drive or own a vehicle, leaving primarily employee and visitor parking needs. He asked that the available on-street parking be taken into consideration in the total parking count, which is expected to come into play only during peak times for the food service venues.

Manager Cavallaro added that the need for on-street overflow parking is not anticipated, and that the Village's existing residential parking standards do not reflect the nature of this type of development.

Mr. Shapiro noted that the height variance request for the mixed use building is due to both the topography of the site and the required ceiling heights in the commercial space and separation between commercial (lower 2 levels) and residential (upper 2 levels).

Trustee Price asked questions of the team regarding the flood plain, engineering plans, and the architectural and landscaping details for this specific facility, noting that he would like some assurances that the quality of the West Dundee facility meets expectations given that the plans for finishings are conceptual in nature at this time.

President Nelson asked when Bright Oaks Group was looking to break ground. Once the necessary approvals are in place, they wish to break ground immediately (hoping for this spring). It was noted that the Phase II mixed use building would not be constructed until such time as market conditions make the commercial spaces tenantable.

President Nelson asked members of the audience if they wished to address the Board regarding this development.

Laura Holtz (1070 Highland Ct., Elgin, IL) said it is a good use for the area and property, but expressed some concerns with the on street parking proposal. She also stated that an easement is in place regarding compensatory storage (storm water detention) shared between this property and 6 yet-to-be-developed parcels owned by her family. Mr. Shapiro indicated Bright Oaks will make any necessary adjustments to the layout in order to abide by the easement.

**MOTION:** Moved by Trustee Price and seconded by Trustee Yuscka to concur with the recommendation of the Planning and Zoning Commission and to adopt an Ordinance issuing Special Use for B-3 Planned Development; Special Use for Senior Citizen Housing; Granting Variations for Building Height Regulation and Number of Parking Spaces; and Approval of Preliminary Plat of Subdivision for Property Located at the Northwest Corner of Willow Lane and Route 31, West Dundee, subject to the conditions numbered 1 through 5 as stated in the ordinance. Upon roll call, motion was approved.

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

**NAYS:** None

Mr. Shapiro asked that approval of a setback deviation request be included in the motion. Gosia Pocięcha, Village Planner, stated that this is an allowable deviation for a Planned Development.

**XI. UNFINISHED BUSINESS:**

**A. Garage Sales - Draft Regulations (Trustee Hanley)**

Trustee Hanley stated his concurrence with the proposed regulations as discussed and provided. Trustee Wilbrandt is not in favor of limiting sales to a specific weekend per month. Trustee Kembitzky encouraged that the draft regulations be sent out the community as discussed and see what feedback is received.

Manager Cavallaro stated that the expectation is for Garage Sale Regulations to be back in front of the Board for consideration during the month of March.

**XII. NEW BUSINESS:**

**A. All-Way Stop (Grand Pointe/Walnut) and Parking Restrictions (East of S. First St.) (Trustee Wilbrandt)**

Trustee Wilbrandt first presented the recommendation from the Police Department for an all-way stop at Grand Pointe and Walnut.

Chief Wieteska noted that the intersection has poor visibility and that conflicting traffic is obscured by landscaping. President Nelson noted that residents of the Grand Pointe subdivision are in favor of this proposal and have been requesting such.

**MOTION:** Moved by Trustee Wilbrandt and seconded by Trustee Pflanz to adopt an ordinance authorizing the intersection of Grand Pointe Boulevard and Walnut Drive to be controlled by a four-way stop. Upon roll call, motion was approved.

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

**NAYS:** None

Trustee Wilbrandt then presented the recommendation to restrict parking to one side of the street on the dead end streets east of South First Street. He noted that the width of the streets makes it difficult to impossible for emergency vehicle access when vehicles are parked on both sides.

The streets in question are: Fay Avenue, Riverside Avenue, Hawley Avenue, Browning Avenue, Edwards Avenue (east of S. First St.) and Maiden Lane.

Recommendations as to what side should remain available for parking on each affected street were provided based on which side has more curb space for vehicle parking. Comments were received from 8 of the 76 affected homes, some in support of the recommendation for their street and some not in support.

**XIII. MISCELANEOUS:**

Trustee Kembitzky stated that she provided some information to the Board regarding how bike trails act as an economic stimulus.

Trustee Price asked whether there exists the potential for a development bond, similar to a performance bonds for public improvements, to ensure full completion of development projects. Neither Manager Cavallaro nor Attorney Brechin were aware of any available bond for this purpose.

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

- Garage Sale Regulations will be presented at a Board Meeting in March.
- A draft ordinance restricting parking to one side of the street for the 6 streets located east of S. First Street, will be presented at the February 2, 2015 Board Meeting.

**XV. ADJOURNMENT:**

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

The Regular Board meeting adjourned at 9:01 pm.

**ATTEST:**

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Kim Tibbetts  
Deputy Village Clerk

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Christopher Nelson  
Village President