

REGULAR BOARD MEETING
Village Hall 7:30 PM

Village of West Dundee
Monday, July 11, 2011

I. CALL TO ORDER:

President Keller called the Regular Board Meeting to order at 7:35pm.

II. ROLL CALL:

Present were President Keller, Trustees Gillam, Price, Osth, Hanley and Yuscka. Trustee Voss was absent. Also present were Village Manager Cavallaro, Village Attorney Brechin, Fire Chief Buhrmann, Community Development Director Tymoszenko and two (2) persons in the audience.

III. PLEDGE OF ALLEGIENCE:

Trustee Price led the Board and the audience in the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

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

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

NAYS: None

ABSENT: Trustee Voss

V. VILLAGE PRESIDENTS REPORT:

President Keller announced the Village of West Dundee Blood Drive to be held on Wednesday, July 20, 2011 from 3 pm to 7 pm at Spring Hill Mall in the Sears Wing.

President Keller said he attended a transportation meeting at CMAQ and gave a brief report about the meeting.

VI. REPORTS AND QUESTIONS FROM TRUSTEES:

Trustee Gillam commended the Public Works Department for watering the plantings downtown during the 4th of July weekend.

VII. VILLAGE STAFF REPORTS:

Manager Cavallaro said he and Chief Buhrmann had a conference call with Com Ed regarding the power outage incurred from the storm early Monday morning.

Chief Buhrmann said that Com Ed called in additional crews as this was the most outages in a ten (10) year period and that it takes multiple crews to put the lines back together. He said there will be another conference call on Tuesday for more updates. He also said Public Safety Center #2 is running off a generator and that most of the area west of Sleepy Hollow Road still has no power.

Manager Cavallaro called the Board's attention to an e-mail he forwarded to them.

VIII. QUESTIONS FROM THE AUDIENCE: There were none.

IX. CONSENT AGENDA:

- A. Bill List: 07/01/2011
- B. Debit Purchases: June 2011
- C. Bill List: 07/11/11
- D. Approval of Minutes: June 20 2011 Regular Board Meeting
- E. Self-Contained-Breathing-Apparatus Upgrades
- F. Heritage Fest Submittals-Fireworks, Daily Liquor Permit, Street Closure, Special Event

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

AYES: Trustee Gillam, Price, Osth, Hanley, Yuscka

NAYS: None

ABSENT: Trustee Voss

X. NEW BUSINESS:

A. Special Event Application: Huffman Park Campout

Manager Cavallaro said there is a request for permission to organize an overnight campout in Huffman Park on Saturday, July 30, 2011. He said this is similar to the campout held over the past several years at South End Park. He called the Board's attention to his memo of June 30, 2011 in which he listed the ten (10) caveats pursuant to this request and location.

Trustee Gillam commented that the organizers should be aware that the park and parking lot will not be closed.

Manager Cavallaro said that fire extinguishers are required with the use of fire pits.

MOTION: Moved by Trustee Gillam and seconded by Trustee Price to authorize permission for an overnight campout at Huffman Park on July 30, 2011 subject to the parking lot remaining open, non-closure of the park and the provisions in the letter from Manager Cavallaro dated June 30, 2011. Upon roll call, motion was approved.

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

NAYS: None

ABSENT: Trustee Voss

B. Theater Research and Downtown Concept Plan

Director Tymoszenko presented the findings of her research and survey from six area theater groups. She said the information contains relevant data regarding their operations, such as budgets, type of corporation, theater organization, start up story, use of theater and public or municipal support. She said that the majority of the theaters are owned by a public entity or a quasi-entity; advisory boards are used to help with decisions; the majority are venues (rent out to different groups) and that the majority were initiated by the city and/or the developer.

Rick Browne made his presentation referring to some of the previous items he presented to the Board at the May 9th meeting. He said there are very few profitable theaters in Illinois.

He asked that renovation (Ace Hardware Building) be approached conservatively with the Village finishing the shell of the building (i.e. roof, electrical, glazing, entrances and insulation) and his group would construct the interior and pay rent.

When questioned as to how Mr. Browne would pay for a build out, he said he would have a fund raising effort and try to obtain volunteerism from contractors. He said obtaining sponsors would be done after a clear model and plan for the facility was completed. He said to this end, he has hired a consultant, who is a professional grant writer.

Discussion took place regarding getting committed support, the desire to have a theater in town, the theaters in the survey all having a larger population than West Dundee, (Mr. Brown said you need to reach out to other towns for a circle of influence), grants that may be available, bookings, municipal contributions, and the necessity to have factual knowledge.

Manager Cavallaro explained that it is imperative that a downtown concept plan be crafted, taking into account the new economy that we are operating under and revisit the land uses and building reuses as proposed, in order to give the plan the best chances at success.

He said that the first step would be a market research analysis by an outside consultant (Business Districts Inc.) for an analysis of the economic viability of a performing arts theater concept. He said that both he and Staff believe this study is extremely imperative if the Village is going to pursue this type of reuse in any location in the downtown area, as well as giving a good idea of its economic viability before committing to any type of financial participation for this concept.

Discussion took place regarding the consultant, committing public dollars, having a plan for land use for the downtown which is appropriate for our community and controlling untenable uses.

MOTION: Moved by Trustee Osth and seconded by Trustee Hanley to approve the immediate demolition of Ace Hardware in accordance with the original objective when the property was purchased. Upon roll call, the motion failed by a vote of 4-2.

AYES: Trustees Osth and Hanley
NAYS: Trustees Yuscka, Gillam, Price and President Keller
ABSENT: Trustee Voss

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to conduct a study to determine the economic viability for Ace Hardware in an amount not to exceed \$9000.

After a brief discussion, the motion was amended as follows.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to conduct a study to determine the economic viability study for a theater in downtown West Dundee. Upon roll call, motion was approved 4-2.

AYES: Trustees Price, Yuscka, Gillam and President Keller
NAYS: Trustees Osth and Hanley
ABSENT: Trustee Voss

Trustee Osth expressed uncertainty with the qualifications of the person for the study for a theater. Director Tymoszenko said that she does have qualifications and expertise, and she will ask her to write out her experience.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to proceed with an economic viability study that is proposed by BDI not to exceed \$9000. Upon roll call, motion passed 4-2.

AYES: Trustees Price, Yuscka, Gillam and President Keller

NAYS: Trustees Osth and Hanley

ABSENT: Trustee Voss

Trustee Osth said he would like to vote yes, but had to fall back on his previous comments.

XI. MISCELLANEOUS:

Trustee Osth commented that he feels there is a need for a Board directed policy about traffic control, specifically so we can trigger an emergency traffic system by the Police Department without putting our police officers in jeopardy. He said he would like to see this investigated and discussed at a future meeting

Manager Cavallaro said that IDOT would have to have approval on this and that there would be staffing and liability issues.

XII. ADJOURNMENT:

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

The Regular Board Meeting adjourned at 9:47 pm.

ATTEST:

Barbara Tarver
Village Clerk

Larry Keller
Village President