

**REGULAR BOARD MEETING**  
**Village Hall                      7:30 pm**

**Village of West Dundee**  
**March 7, 2011**

**I.        CALL TO ORDER:**

President Keller called the Regular Board Meeting to order at 7:30 pm.

**II.       ROLL CALL:**

Present were President Keller, Trustees Voss, Gillam, Price, Osth, Hanley and Yuscka. Also present were Village Manager Cavallaro, Village Attorney Brechin, Community Development Director Tymoszenko, Public Works Director Babica and five (5) persons in the audience.

**III.      PLEDGE OF ALLEGIANCE:**

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

**IV.      APPROVAL OF AGENDA:**

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

**V.        VILLAGE PRESIDENTS REPORT:**

President Keller announced that Pat Doyle, Water Superintendent, received an award recognizing the water system for perfect compliance with the State of Illinois fluoridation law.

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

**VII.     VILLAGE STAFF REPORTS:**

Manager Cavallaro notified the Board that the March 14<sup>th</sup> Committee of the Whole meeting will held at PSC#2 for an Emergency Disaster Preparedness Drill Training.

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

President Keller explained to the students who were in attendance how a Board Meeting is run.

**IX.      CONSENT AGENDA:**

- A.        Approval of Minutes: 2-21-11 Regular Board Meeting
- B.        Emmett's St. Patrick's Day Celebration
- C.        Special Event Park District Movies/Concerts
- D.        Debit Purchases: February 2011
- E.        Zoning Map
- F.        Permit Extensions
- G.        Bill List: March 7, 2011
- H.        Approval-2011/12 Backflow Testing Program-C. Singleton
- I.        Approval-Huntley Road Widening Grant Application, Kane/Kendall Council of Mayors
- J.        Wild Ones Plant Exchange for 5-26-11

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

**X. RESOLUTIONS AND ORDINANCES:** There were none.

**XI. UNFINISHED BUSINESS:**

**A. Route 31 and 72 Pedestrian and Bicycle Accommodations**

George Schober of V3 said that he had contacted IDOT about the Board's interest in pursuing a variance to their Complete Roadway Policy.

He said that V3 analyzed the locations where the pedestrian and bicycle accommodations can be improved within the project limits and incorporating wider sidewalk widths and that IDOT provided some positive feedback regarding this alternative option

He said the compromise and proposal as submitted is basically to take an exception for the need for a bike path in or around this intersection, but to provide for more than adequate pedestrian accommodations in or around the intersection of Route 31 & 72.

He said this compromise provides for a minimum 7 foot path, which doesn't require additional property acquisition or impact onto the adjacent properties, as all of the sidewalks as proposed, can be constructed within the existing proposed right-of-way and would continue to ensure that IDOT will include all the costs for the sidewalk improvements without any financial participation from the Village of West Dundee.

Mr. Schober said there would also be a request that the widened areas adjacent to the back of the curb where sufficient parkway doesn't exist, to use a brick paver permeable strip in order to designate and differentiate from the back of the curb for safety purposes.

Discussion was held regarding the widths of the sidewalk, if the sidewalk would taper down on the South side, if the sidewalk could be extended to a logical point to narrow (i.e. a driveway), use of the permeable strip and if the luminaries would have to moved (only a few would have to be relocated).

Mr. Schober said if the Board is in agreement with the concept, he will present it for approval from IDOT at his meeting with them on Wednesday.

**MOTION:** Moved by Trustee Osth and seconded by Trustee Voss to direct staff to ask V3 to proceed with the IDOT application per this evening's conversations. Upon roll call, motion was approved.

**B. Ace Hardware Building and Pump House**

Trustee Yuscka introduced this item for discussion regarding the demolition and potential restoration of Ace Hardware and the Pump House. He introduced Mr. George Schober who explained the four alternatives relating to the reconfiguration and options including the complete removal of the building and foundation wall, to leaving the foundation in place.

He presented the four alternatives listing the advantages and disadvantages of each along with the costs to provide those alternatives.

Discussion was held by the Board on each of the alternatives presented, including the dumpster location, maintaining an access on Oregon, screening and landscaping. The Board's consensus was to go with Alternative #3.

Alternative #3, which is similar to alternative #1 includes complete removal of the building and the foundation walls; removal of the fence and short retaining wall that exists between Ace and the municipal parking lot; the existing drive from Oregon Street into the Ace parcel and the municipal lot would be removed; and a driveway would be added on 1<sup>st</sup> Street to improve parking access.

He listed the advantages such as maximizing parking between the two sites; providing for the best flow of traffic through the lot and reduces access and traffic on Oregon Street.

He said the disadvantages would be the future cost to a developer for removing the foundation fill material and it requires parking vehicles to circulate on 1<sup>st</sup> Street.

The next item was the building demolition and parking restoration at the existing Pump House site after the building is demolished. Community Development Director Tymoszenko commented on the scope of the evaluation of the Pump House which would be an interior and exterior evaluation. Manager Cavallaro said once we have the results we will have some information of its value, reuses or demolition.

Mr. Schober said the Pump House has a leaking roof and ceiling, that the brick work is in bad shape and the wall between the Pump House and the auxiliary building would need to be repaired if it were to remain.

Mr. Schober presented two alternatives for the reconfiguration of the site for the Village of West Dundee to consider.

He said Alternative #1 Option A includes the removal of the Pump House such that the adjacent garage/storage shed can remain in place. He said it would include the removal of the three walls of the Pump House, filling in the well pit and structurally improving the south wall that is to remain.

Alternative #1 Option B was explained by Mr. Schober to include the removal of all four walls of the Pump House and then constructing a new wall on the old Pump House foundation to support the existing roof for the garage/shed. He said the roof would have to be modified to make it structurally sound.

Mr. Schober listed the advantages and disadvantages of each alternative option. He said that Option B and no disadvantages and the main advantages would be an increase in parking to include 10 additional stalls.

Discussion was held whether the building is unsafe (no, it is salvageable), environmental issues, repairs and redevelopment plans.

Manager Cavallaro said that once an assessment is completed, the Board will be able to make an informed decision. He said this item would be brought back to the Board as soon as the assessment is made.

**XII. NEW BUSINESS:**

**A. Special Event Rotary Midsummer Fest**

Director Tymoszenko introduced this item regarding a Midsummer Fest, A Mardi Gras Celebration put on by the Carpentersville Rotary on Saturday July 16<sup>th</sup> from 11 am to 11 pm at Spring Hill Mall in the front portion of a vacant lot just north of NTB Tire and south of Dundee Dermatology. She said Spring Hill Mall is entering into a lease agreement with the Rotary for the space.

Mr. Joseph Smedinghoff, past president of the Carpentersville Rotary, said this is the first year for this event which is going to be a fundraising benefit for the Boys and Girls Clubs of Dundee Township. He said their goal is to fund a youth center.

He presented a conceptual plan and expects an attendance of about 5,000. He said they have contracted with Melissa Bingham, who is a professional event planner, to help them put on this event including the hiring of the entertainment which will feature 7<sup>th</sup> Heaven and Ides of March.

Ms. Bingham said there would be an entrance fee of \$10 per person age 12 and up and \$5 if tickets are purchased in advance. She said they would be serving beer and wine, hiring 3 additional police officers to help Mall security, gave the site plan which includes an additional point of egress and fencing will be used to separate the fest from the parking lot of the Mall.

Discussion took place about crowd control, keeping people from hanging out in the parking lot, concerns for the residents whose property abuts the area, (Mr. Smedinghoff said he would walk the neighborhood and speak to the residents), location of the stage, concerns about security and what type of authority Mall Security has, how id's would be checked (volunteers), hours they would have West Dundee Police Officers present (6pm to 11pm) and having the resources to make the fest work.

Subsequent approval from the Village Board will be required.

**XIII. MISCELLANEOUS:** There was none.

**XIV. ADJOURNMENT:**

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

The Regular Board Meeting adjourned at 9:14 pm.

**ATTEST:**

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Barbara Traver  
Village Clerk

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Larry A. Keller  
Village President