

REGULAR BOARD MEETING
Village Hall, 102 South Second Street

January 6, 2014 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 Nelson, Trustees Pflanz, Wilbrandt, Kembitzky, Price, Hanley and Yuscka.

Also present were Village Manager Cavallaro, Community Development Director Tymoszenko, Chief Wieteska, Chief Freise and twenty (20) in the audience.

III. PLEDGE OF ALLEGIENCE:

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

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Pflanz and seconded by Trustee Price to approve the agenda as presented. Upon roll call, motion was unanimous.

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

NAYS: None

V. VILLAGE PRESIDENT'S REPORT:

A. Officer Michael Slager – Oath of Office

Chief Wieteska gave a brief background of Officer Slager's experience, noting that he graduated from McHenry West High School, earned his Bachelors degree in Criminal Justice from Western Illinois University, internship with the McHenry County Sheriff's office and served as Security Officer through Director of Security with Valor Security at Springhill Mall.

Village Clerk Traver administered the Oath of Office to Officer Slager, and President Nelson administered the Law Enforcement Oath of Honor to Officer Slager and the other West Dundee Police Officers who were present.

VI. REPORTS AND QUESTIONS FROM TRUSTEES:

Trustee Kembitzky commented on the Fire Department attending the new car show to learn about the details and mechanisms in the vehicles, which may aid the Fire Department in an emergency.

Trustee Yuscka commended the Public Works Department for their diligence in keeping the streets cleaned during the recent snow storm.

VII. VILLAGE STAFF REPORTS:

Chief Freise said the Fire Department is prepared for the cold. He said the Department provided aid at the house fire in Carpentersville on New Year's Day.

Manager Cavallaro commended Public Works for meeting the needs of the community with the current snow storm. He added that the Village is down on road salt substantially, but is expecting a delivery of salt which was ordered in early December.

Manager Cavallaro also said due to the inclement and arctic cold, refuse collection would be on Saturday and that the Christmas tree collection would be the following week. He said this was also posted on the Village's website and on the News Blast.

VIII. QUESTIONS FROM THE AUDIENCE: There were none.

IX. CONSENT AGENDA:

- A. Approval of Bill List: January 6, 2014**
- B. Approval of Minutes: December 16, 2013, Regular Board Meeting**

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

AYES: Trustees Kembitzky, Price, Hanley, Yuscka, Pflanz and Wilbrandt
NAYS: None

X. NEW BUSINESS:

- A. Concept Plan Review Interforum Canterfield Phase 2**

Director Tymoszenko introduced this item for discussion, reviewing that a concept plan is an opportunity to look at the plan from a land use and development standpoint. She said the property is located on the west side of Route 31 at the entrance to Canterfield Apartments south of Boncosky and north of the Village limits.

Joe Maschek, of BSB Design, explained that the property consists of two parcels that total +/- 9.7 acres, the site is annexed, improved and zoned SDD. He said the site was originally designated as a commercial site, but efforts to secure a retail user were unsuccessful and as a result the owner marketed the property as a multiple family opportunity.

He said Interforum Property is proposing to purchase the parcel to construct a 120 unit multiple family community in six buildings with site amenities as depicted on the site plan, i.e. club house with pool, a walking path, a small pocket park and water features (detention ponds on either side of the central entrance. He said the site has been designed with oversized storm sewers and offsite detention.

He said the architecture would be similar to Canterfield, but not exactly matching with building elevations to include a variety of materials consisting of vinyl siding, engineered wood trim, shutters, wood handrails and brick veneer. He said there would be garages as well as parking spaces to accommodate the residents and guests.

Discussion followed regarding how to achieve the required 30% open space, concerns about too much pavement, suggestions for extra landscaping in the parking areas, upgrading the buffer area, a second ingress and egress, (plan has added a second point of ingress and egress), whether or not Interforum plans to manage it, (do plan to manage it), a request for information about other properties Interforum manages and about the length of leases (usually a year, but may offer some stipulations such as a 6 month lease).

MOTION: Moved by Trustee Price and seconded by Trustee Yusccka to direct the applicant to prepare a preliminary plan based on the site plan dated December 13, 2013 and refer the preliminary plan to the Planning and Zoning Commission for Public Hearing, review and recommendation. Upon roll call, motion was approved.

AYES: Trustees Price, Hanley, Yusccka, Pflanz, Wilbrandt and Kembitzky
NAYS: None

B. Century Plaza LED Sign

Director Tymoszenko explained that the owner of Century Plaza is proposing to add a new LED electronic changeable copy sign to the existing pylon sign at Century Plaza to allow tenants in the center to display information about their businesses and eliminate the need for temporary signs.

She explained that electronic signs are permitted in the sign ordinance and that the sign as proposed meets published display regulations. However, the sign with the addition of the LED area will exceed the square footage allotment for the property and will require a text amendment and an exception of approval if granted.

Director Tymoszenko said that the sign design was reviewed by the Appearance Review Commission and was approved with conditions. The Commission was concerned about the graphic elements and color varieties that could be displayed on the changeable copy message due to the LED technology. They expressed concern about the visual distraction, safety and visibility. The Commission is asking that required display text have a dark background and text color of only white/yellow/ivory or red with no vibratory color combination used and no animation. The approval also stated that if imagery is used the design can be more flexible, but imposed regulations for the name plate portion of the sign to create more uniformity. The Commission said that any new tenant name plates in the sign must adhere to black or dark blue text with white background.

Mr. Kolacny, the applicant has requested to address those restrictions in an appeal to the Village Board.

Mr. Kolacny addressed the Board regarding the needs of the tenant businesses for better visibility. Mr. Kolacny said he agrees with the ordinance provision to prohibit movement, flashing or blinking and with the regulations to create nonmoving or persistent nature messages with display of ten seconds or less, but he is appealing the color restrictions in the ordinance.

Mr. Kolacny said the sign he is proposing is similar to the one at the Barrington Arboretum on the corner of Rts. 72 and 59, which is an LED sign. He said his center, Century Plaza, has tenants and may also have prospective tenants who have corporate colors and logos. He feels if these restrictions are in place, he may not be able to rent the stores in his center.

Discussion took place regarding color and text issues, the location of the sign, if it would be possible to restrict color, painting the existing structure black (Mr. Kolacny said red is the color he uses and the structure needs to be repainted in the spring as he had a problem with the red color that was supplied to him) and he uses red lighting above all the businesses in the center to identify them, a desire to see the menu sign (for future tenants) green with white accents, the subjectivity of color, the desire for more uniformity, the need to understand the use of established corporate colors and logos, allowing the electronic sign without graphic or color restrictions, allowing corporate tenants to use their logo and the menu board type face be made available in four (4) colors, red, blue, dark green or black with standardized lettering.

MOTION: Moved by Trustee Hanley and seconded by Trustee Yuscka to direct staff to prepare a text amendment to reflect changes in the Sign Ordinance to increase the size of the electronic sign from 10% to 20% for exceptions. Upon roll call, motion was approved.

AYES: Trustees Hanley, Yuscka, Pflanz, Wilbrandt, Kembitzky and Price
NAYS: None

MOTION: Moved by Trustee Price and seconded by Trustee Pflanz to allow for the electronic sign without graphic or color restrictions and the menu board subject to standardized font, single background color, color selection of black, dark green, dark blue and red with the caveat that a national or regional corporation that has a stated logo or font be exempt. Upon roll call, motion was approved 5-1.

AYES: Trustees Price, Hanley, Yuscka, Pflanz and Kembitzky
NAYS: Trustee Wilbrandt

C. Temporary Sign Code Amendment

Director Tymoszenko brought this item to the Board for discussion and direction. She explained that the Village's existing sign ordinance allows businesses to take advantage of a few types of temporary signs. Specifically businesses are allowed to display daily temporary signs (A-frames or easels) or business promotional or special event signs (banners or freestanding). She said these signs are required to be located 10' from the customer entrance. She said this doesn't translate well to businesses out of the Main Street area. These particular areas are businesses located at Tartans Crossing, Rose Plaza, Century Plaza and Oakview Corporate Park.

She said that because daily temporary signs don't work for these areas, the business owners regularly take advantage of the opportunity for Promotional Signage. Unfortunately this has resulted in an unintended overuse of these signs which detract from the aesthetics of the area and also result in businesses having to negotiate with neighboring business owners for space as only one sign per property is allowed to be displayed at any one time.

After a discussion with the Trustees, direction was given to enforce the current rules and to make changes to the size and duration of promotional signs, i.e. daily temporary signs remain the same, limiting the number of promotion signs to 4; to reduce the size of the signs from 32 sq. ft. to 16 sq. ft. and to reduce the duration for display from 30 to 14 days.

D. Retail Market Study and Recruitment

Director Tymoszenko presented this item to the Board for discussion and recommendation. She said to assist with efforts to identify and recruit potential retailers; the proposal is to work with a

retail consultant, Barry Bain of GRS Group on a two phase Retail Market Study and Recruitment Project. She explained that Phase I would consist of a Retail Market Study to map and identify national and regional retailers who are not presently operating in this market. She said Phase 2 consists of a Recruitment Project to work to bring the identified operators to West Dundee. Director Tymoszenko said Phase 1 is expected to take approximately 65 hours over nine weeks at a total cost of \$20,000 (plus \$1000 travel allowance). Phase 2 is expected to be completed over a four week period with compensation being commission based and credited toward Phase 1 expenses.

A brief discussion took place regarding the difference between a realtor and a broker, amount of percentage of commission/broker fee, expectations from these two phases and from which fund the money for the Study would come from as well as including a portion of the money into the upcoming budget.

MOTION: Moved by Trustee Price and seconded by Trustee Hanley to approve the Village of West Dundee Retail Market Study and Recruitment Scope of Services with GRS Group as outlined in the attached proposal for a cost not to exceed \$21,000 for Phase 1 and the broker fee of 2.5% of the purchase/sale for Phase 2. Upon roll call, motion was approved.

AYES: Trustees Price, Hanley, Yuscka, Pflanz, Wilbrandt and Kemitzky
NAYS: None

XI. MISCELLANEOUS:

Trustee Price briefed the Board on his desire for a proposed bike race to be held in West Dundee. He will arrange for a meeting with the promoters to present this to the Board.

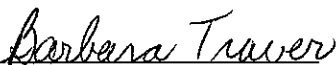
Trustee Yuscka reported that at the Local Liquor Commission meeting approval was given for video gaming at Chubby Bullfrog

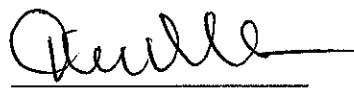
XII: ADJOURNMENT

MOTION: Moved by Trustee Pflanz and seconded by Trustee Hanley to adjourn the Regular Board meeting. Motion was unanimous.

The Regular Board Meeting adjourned at 9:50 pm.

ATTEST:


Barbara Traver
Village Clerk


Christopher Nelson
Village President