

**REGULAR BOARD MEETING**  
**Village Hall, 102 S. Second Street**

**May 22, 2017 – 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 Cheryl Anderley, Dan Wilbrandt, Michelle Kembitzky, Tom Price, Pat Hanley and Andy Yuscka.

Also present were Village Manager Joseph Cavallaro, Community Development Director Timothy Scott, Chief Building Official Mike Kelly, Public Works Director Eric Babcock, Police Chief Andrew Wieteska and six (6) people in the audience.

**III. PLEDGE OF ALLEGIANCE:**

Trustee Anderley led those in attendance 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. Motion passed unanimously by voice vote.

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

President Nelson had no additional report.

**VI. REPORTS AND QUESTIONS FROM TRUSTEES & WORKING GROUPS:**

Trustee Kembitzky reported that she participated in the Danny Blatz Memorial 5K over the weekend. She advised that the police were present and cautioned runners along the way, as opposed to establishing road closures.

**VII. VILLAGE STAFF REPORTS:**

In regards to the Blatz 5K, Chief Wieteska added that in addition to the Police Department, the fire department and volunteers were also on hand to ensure the safety of participants. Discussions will continue regarding moving the event to Randall Oaks next year in conjunction with the Dundee Township Park District's Fathers Day 5K.

Chief Wieteska reported that the Dundee Highlands Fun Run took place today with assistance from the Police Department, Fire Department and volunteers.

Chief Wieteska commented on the shooting that occurred last week involving undercover Federal officers. He advised that public communications were delayed and complicated by several layers of approval required due to the number of different agencies involved at the scene. He stated that the West Dundee Police Department's role in the investigation is nearly complete and that the individual who was shot is recovering. He added that the Kane County Office of Emergency Management was extremely helpful in providing volunteers, lighting, traffic control assistance and a command vehicle.

Chief Wieteska expressed the gratitude of the Police Department for numerous meal donations that were received in recognition of Police Appreciation Week. A message will be placed on the Village's website to identify and thank the businesses that supplied these donations.

Deputy Clerk Tibbetts advised that the next Village Newsletter will be prepared over the next few weeks and mailed out in satisfaction of the July 1 publication requirement for the Annual Water Quality Report.

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

**IX. CONSENT AGENDA:**

- A. Approval of Bill List: April 30, 2017
- B. Approval of Bill List: May 22, 2017
- C. Approval of Minutes: May 8, 2017 Board Meeting
- D. Acceptance of Park Land Dedication from HLC Partners
- E. Ordinance Amending Liquor Control Regulations

Pursuant to the action of the Local Liquor Control Commission at their meeting this evening to grant both a Class A and Class E liquor license to Bleu Root, Item E: Ordinance Amending Liquor Control Regulations shall be amended to increase the number of Class E licenses by one.

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

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

**NAYS:** None

**X. RESOLUTIONS AND ORDINANCES:**

- A. Consideration of an Ordinance Amending Sign Regulations to Address the Limited Use of Electronic Signs for Large-scale Multi-family Residential Rental Developments Along or Connected to Route 31 (Trustee Price)**

Trustee Price noted that the Appearance Review Commission has approved a monument sign for the Springs at Canterfield development that includes an electronic message board. To facilitate the sign, a text amendment is needed within the sign regulations regarding electronic signs.

Under the proposed amendment, electronic signs may be utilized by large-scale multi-family residential rental developments on a minimum of 20 acres along or connected to Route 31, at a minimum setback of 300 feet from Route 31.

Director Scott stated that the intention of this amendment is to fit the requested use, which has been deemed appropriate, while avoiding a proliferation of electronic signs. He noted that, per existing standards, the electronic panel makes up about one-third of the monument sign.

Trustee Price noted that the signboard is intended to display messages relevant to residents within Springs at Canterfield, and will be located at the entrance to the apartment community, not at the corner of Route 31 and Canterfield Parkway East.

**MOTION:** Moved by Trustee Price and seconded by Trustee Yuscka to adopt an Ordinance Amending the Sign Regulations Chapter of the West Dundee Municipal Code Regarding the

Limited Use of Electronic Signs for Large-scale Multi-family Residential Rental Developments Along or Connected to Route 31. Upon roll call, motion was approved unanimously.

**AYES:** Trustees Price, Hanley, Yuscka, Anderley, Wilbrandt and Kemitzky

**NAYS:** None

**B. Consideration of an Ordinance Amending the Electrical Code and an Ordinance Amending the Plumbing Code (Trustee Price)**

Trustee Price noted that the West Dundee Municipal Code currently requires all electrical wires be protected by rigid metal conduit (Electric Metallic Tubing/EMT), whereas some municipalities allow flexible conduit, including Metal Clad (MC) cable, a flexible conduit in which the wires are pre-installed. A request has been made by Continental Properties to allow the use of MC cable for the Springs at Canterfield apartment community development.

Chief Building Official (CBO) Mike Kelly provided a technical explanation of MC and EMT.

Director Scott noted that the proposal is to allow MC cable to be utilized for large-scale, multi-family developments of a minimum of 100 units situated on a minimum of 10 acres, with Village Board approval. It is believed that MC cable is appropriate for this type of construction, where future renovation would be completed on a large scale by a qualified contractor, not by individual occupants.

Trustee Wilbrandt asked if MC cable is common for multi-family developments. Eric Thom of Continental Properties stated that they use it all over the country and that it significantly speeds up construction.

Trustee Price asked if there is a risk of MC cable being punctured by nails in the future. CBO Kelly advised that typically, when struck by a nail MC cable will move aside due to its flexibility.

Section 330.104 (A) already allows MC cable to be used to run from a switch to a ceiling mounted box. As such, it was requested this section of the draft ordinance be amended to change the word “only” to “also”.

**MOTION:** Moved by Trustee Price and seconded by Trustee Kemitzky to approve an Ordinance Amending Title 9, Building Regulations, Chapter One, Article D of the Electrical Code, as amended. Upon roll call, motion was approved unanimously.

**AYES:** Trustees Price, Hanley, Yuscka, Anderley, Wilbrandt and Kemitzky

**NAYS:** None

Trustee Price stated that currently, only copper pipes are allowed for plumbing per the West Dundee Municipal Code, whereas some municipalities allow the use of Chlorinated Polyvinyl Chloride Pipe (CPVC). A request has been made by Continental Properties to allow the use of CPVC for the Springs at Canterfield apartment community development.

Director Scott added that the use of CPVC for a large scale development such as this is sensible not only from a cost perspective, but also to deter theft of valuable copper pipes, particularly while the building is under construction.

Trustee Price asked if the Village should consider allowing CPVC for all development, not only large-scale, multi-family developments of a minimum of 100 units situated on a minimum of 10 acres, with Village Board approval, as proposed. CBO Kelly noted copper pipe lends itself to the

use of a professional plumbing contractor, and the permit and inspection processes intended to protect the Village's housing stock, and therefore is not recommended on a larger scale.

Trustee Wilbrandt asked if Chief Freise had been consulted in regards to CPVC and fire suppression. CBO Kelly noted that CPVC is already allowed for sprinkler systems.

**MOTION:** Moved by Trustee Price and seconded by Trustee Yuscka to approve an Ordinance Amending Title 9, Building Regulations, Chapter One, Article C of the Plumbing Code, as amended. Upon roll call, motion was approved unanimously.

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

## **XI. NEW BUSINESS:**

### **A. Simple Recycling Curbside Textile Collection Program (Trustee Kembitzky)**

Trustee Kembitzky stated that Director Babcock has researched the potential for curbside textile recycling in response to an article regarding a similar program in Elgin. She noted that the company identified in the memo, Simple Recycling, recycles 95% of the items collected. The intention of the program would be to encourage a reduction in landfill waste, in a manner that is convenient for residents.

Director Babcock noted that the program would be free to residents and would include such items as clothing, toys, fashion accessories, linens, kitchenware and small household items, regardless of condition. However, Simple Recycling has proposed an exclusive arrangement for collection of these recyclable items, meaning that other organizations would be precluded from conducting donation pick-ups within West Dundee.

Trustee Wilbrandt noted that residents could continue to drop off donations to any appropriate organization at their discretion.

Direction was provided that, if Simple Recycling would forego the exclusivity requirement, that this concept be brought back to the Village Board for further consideration.

Trustee Kembitzky asked that additional recycling resources be included on the Village's website.

### **B. Discussion: Downtown Stage 1 Bid Results and Budgeting (Trustee Price)**

Trustee Price stated that bids for Construction Stage 1 of the Downtown Plan Implementation, including such work as parking lot paving, installation of sidewalks and pavers, landscaping, shoreline stabilization, and dumpster enclosures, were received and opened on May 18. The low bid came in below the engineer's estimate of \$1,572,344, but above the current budgetary allocation of \$900,000.

He noted that while the scope of work for this stage has increased, the budget has remained the same. The purpose of this discussion is to identify and commit an appropriate funding source to increase the budget for this stage of the project to an appropriate level for the desired work.

Trustee Price noted staff's recommendation that, of the \$380,000 of tap-on fees projected to be received this fiscal year in conjunction with the Springs at Canterfield development, \$250,000 be allocated to Downtown Plan Implementation Stage 1. Manager Cavallaro added that, as a one-

time revenue source, it is appropriate for these monies to be allocated to a one-time capital expenditure such as this.

Manager Cavallaro advised that Continental Properties is scheduled to close on the purchase of the development site within the next week, and it is anticipated that they will begin to apply for permits shortly thereafter. Representatives from Continental have indicated that five buildings will be constructed this fiscal year and the remaining eight buildings next fiscal year.

The tap-on fees would be received by the Sewer and Water Fund. Based on this proposed use of tap-on fees, \$250,000 would be transferred to the Capital Projects Fund, thereby reducing the \$1,500,000 due-to/due-from that the Sewer and Water Fund owes to the Capital Projects Fund.

It is anticipated that a request for authorization to award a contract to the lowest responsible bidder for Construction Stage 1 of the Downtown Plan Implementation and to amend the project budget as discussed will be presented at the June 5, 2017 Village Board Meeting.

## **XII. MISCELLANEOUS / FUTURE AGENDA ITEMS:**

Trustee Kembitzky advised that she provided a news article to Director Scott regarding Airbnb operations.

As noted above:

If Simple Recycling is willing to forego the exclusivity requirement for a curbside textile recycling program, this concept be brought back to the Village Board for further consideration.

Request for authorization to award a contract for Construction Stage 1 of the Downtown Plan Implementation and to amend the project budget as discussed will be presented at the June 5, 2017 Village Board Meeting.

## **XIII. ADJOURNMENT:**

**MOTION:** Moved by Trustee Kembitzky seconded by Trustee Hanley to adjourn the Regular Board Meeting. Motion was approved by voice vote.

The Regular Board Meeting adjourned at 8:14 pm.

## **ATTEST:**

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Kim Tibbetts  
Deputy Village Clerk

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Christopher Nelson  
Village President