

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

**June 2, 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 Christopher Nelson, Trustees Billy Pflanz, Dan Wilbrandt, Michelle Kembitzky, Tom Price, Pat Hanley and Andy Yuscka.

Also present were Village Manager Joseph Cavallaro, Community Development Director Cathleen Tymoszenko, Fire Chief Randy Freise, Public Works Director Richard Babica and Village Attorney John Brechin. There were sixteen (16) people in the audience.

**III. PLEDGE OF ALLEGIENCE:**

Trustee Price led the Board and 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 as presented. Motion was approved unanimously by voice vote.

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

**A. Proclamation - Vicki Wilbrandt Day**

President Nelson invited Trustee Wilbrandt to read and present a Proclamation naming June 2, 2014 "Vicki Wilbrandt Day" in West Dundee, celebrating West Dundee resident Vicki Wilbrandt in honor of her retirement after 25-years of teaching at Dundee Highlands Elementary.

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

**VII. VILLAGE STAFF REPORTS:**

Director Babica advised that construction of the system modifications at the Randall Road Water Treatment Plant are underway and should be completed next week.

Manager Cavallaro noted that the Downtown Redevelopment Plan Public Workshop is scheduled for 6:30 pm on June 18 at Emmett's Brewing Company.

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

**IX. CONSENT AGENDA:**

- A. Approval of Bill List: April 30, 2014
- B. Approval of Bill List: June 2, 2014
- C. Approval of Minutes: May 19, 2014 Regular Board Meeting
- D. Approval of Minutes: May 12, 2014 Committee of the Whole Meeting
- E. Ordinance Granting Variation for Garage Height Increase 313 S. Third

- F. Approval- 2014 Street & Infrastructure Engineering Services Agreement, Baxter & Woodman
- G. Resolution Authorizing a Final Change Order for Public Safety Center #2 Masonry and Roof Repairs for Expedia Construction Corp
- H. Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code

Trustee Hanley requested that Item E be removed from the Consent Agenda and placed under Resolutions and Ordinances.

**MOTION:** Moved by Trustee Yuscka and seconded by Trustee Pflanz to approve the Consent Agenda as amended. Motion passed unanimously.

**X. RESOLUTIONS AND ORDINANCES:**

**A. Ordinance Amending Regulations for Electronic Signs (Trustee Price)**

Trustee Price advised that recent discussion was held regarding signs with moveable copy, as prompted by an electronic sign request put forth by St. Catherine of Siena.

Appearance Review Commission Chairman Tom Baldoni assisted in authoring an amendment to the changeable copy sign regulations, to amend (1) the percentage of sign face that can be changeable copy, based on size -- 50% for signs 40sf or less, 30% for signs 41-100sf and 25% for signs larger than 100sf -- and (2) color -- removing the color restriction to account for the advances in LED technology since the existing ordinance was enacted.

All signs would still be reviewed by the Appearance Review Commission for appropriateness.

**MOTION:** Moved by Trustee Price and seconded by Trustee Yuscka to adopt an Ordinance Amending the Sign Regulations Chapter of the Municipal Code to remove color restrictions and amend display size limitations for electronic signs. Upon roll call, motion was approved.

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

**NAYS:** None

**B. Ordinance Granting Variation for Garage Height Increase 313 S. Third (Trustee Hanley)**

Trustee Hanley inquired whether attached garages are held to the same height restriction as detached garages. Director Tymoszenko advised that the Municipal Code does not differentiate attached or detached in terms of the height limitation for accessory structures used for motor vehicle storage, stating such are limited to 24' or not higher than the principle residence.

Manager Cavallaro noted that the Planning & Zoning Commission has recommended the variance for 26' height of the subject garage, specifically defined for use as storage. Discussion was held regarding the recommended use restriction. Director Tymoszenko advised that, were the space to be finished as a living space, a permit would be required, which would prompt a review of the types of concerns discussed.

**MOTION:** Moved by Trustee Hanley and seconded by Trustee Price to adopt an Ordinance Granting a Variance from the West Dundee Zoning Ordinance for Property Located at 313 S.

Third Street in accordance with the findings of the Planning and Zoning Commission. Upon roll call, motion was approved.

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

**NAYS:** None

**XI. UNFINISHED BUSINESS:**

**A. Consolidation Study for QuadCom Fire Departments (Trustee Wilbrandt)**

Trustee Wilbrandt stated that there has been favorable interest to evaluate consolidation and shared services among the Fire Departments of Carpentersville, East Dundee, Rutland-Dundee and West Dundee.

The proposal at hand is for the Illinois Fire Chiefs Association to analyze call data and develop a statistical map of the QuadCom area showing response times, hot spots, etc, in order to better define what a consolidation might look like. The cost of the study would be shared between the entities that elect to participate.

Chief Freise stated that the QuadCom Departments have provided automatic mutual aid and cooperation for years. Manager Cavallaro added that QuadCom is an exceptional example of a successful consolidation that has improved the quality of service to the area communities.

It was noted that members of the West Dundee Fire Department/Union are in support of the study. Carpentersville Village President Ed Ritter stated that the Village of Carpentersville is very interested in consolidation opportunities.

**MOTION:** Moved by Trustee Wilbrandt and seconded by Trustee Pflanz to enter into a contract with the Illinois Fire Chiefs Association to complete data analysis of the QuadCom area at a cost not to exceed \$1,000, with the cost split between the willing participating agencies. Upon roll call, motion was approved.

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

**NAYS:** None

**B. Bootleggers Request for Economic Development Funds (Trustee Price)**

Trustee Kembitzky requested that this item be tabled until the June 16 Regular Board Meeting in order to obtain an appraisal of the property and perform additional due diligence.

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Price to table Bootleggers Request for Economic Development Funds until the June 16, 2014 Regular Board Meeting. Upon roll call, motion was approved.

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

**NAYS:** None

## **XII. NEW BUSINESS:**

### **A. Something4U ARC Appeal Rear Sign (Trustee Hanley)**

Trustee Hanley noted that the petition for rear signage for Something4U at Tartans Crossing was disapproved by the Appearance Review Commission (ARC). The petitioner, Josie Pucci, has requested an appeal of the Commission's decision.

Director Tymoszenko provided background information regarding the request, sign requirements and the discussion and decision of the ARC, advising that the request was conditionally approved pursuant to modifications and conditions. ARC expressed concern about how rear signage would be applied in totality at the Tartans Crossing shopping center. ARC found that the modifications submitted did not meet the criteria for fit and design, therefore the sign was not approved.

Ms. Pucci and representatives from neighboring businesses, including The Chubby Bullfrog, Edward Jones Financial and Allstate, presented their case regarding the need for additional signage and visibility in order for the businesses at Tartan's Crossing to remain viable. Ms. Pucci's intention for the requested signage is to increase visibility for her business from Huffman Park and the adjacent soccer fields.

President Nelson read a statement from ARC Chairman Tom Baldoni indicating that the request may be more easily facilitated through temporary or special use signage. ARC Commissioner Laura Lemajeur was present and provided additional perspective on behalf of the ARC.

Discussion was held regarding options for location of rear signage. It was noted that the rear doors are not public access, so placing signage above the rear doors is not necessary. Director Tymoszenko noted that this approach would be viewed as "off-premises" signage. It was suggested that a single location be utilized for display of signage for all tenants in the center that wish to participate. The business owners responded that this option would be cost prohibitive.

Ms. Pucci also indicated that a changeable community signboard at Huffman Park, similar to the sign on Main Street that is available to downtown businesses, would provide the visibility desired. Manager Cavallaro noted that the Main Street sign was paid for and is administrated by downtown business owners.

The Board indicated support for allowing rear signage for the Tartans Crossing shopping center.

**MOTION:** Moved by Trustee Pflanz and seconded by Trustee Kembitzky to approve the request for rear signage as submitted by Something4U in the location described in the petition, under the parameters defined and as modified by the applicant in conformance with the outlined in the May 6, 2014 Appearance Review Commission motion. Upon roll call, motion was approved.

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

**NAYS:** None

Director Tymoszenko noted that the Village Board may wish to revisit the sign code based on requests from the business community for more flexibility. Ms. Pucci requested that temporary signs be allowed for 30 days, rather than 15.

President Nelson directed staff bring recommended changes to the sign code to the Village Board for consideration.

**B. Approval- Third Street Pump Station Sewage Pump Replacement (Trustee Yuscka)**

Trustee Yuscka advised that the replacement of a second of the three dry pit pumps within the Third Street Lift Station was included within this year's budget. The quote for the pump replacement is \$25,887. This amount exceeds the State of Illinois bid letting threshold, therefore waiver of competitive bidding is requested.

Director Babica advised that the selected Grundfos pump provides the best option with minimal retrofitting to the existing piping in the lift station. The same type of pump was installed in the lift station in 2012 to replace the first of the three pumps and has been performing well.

**MOTION:** Moved by Trustee Yuscka and seconded by Trustee Price to waive competitive bidding and authorize the purchase of a Grundfos pump from Pump Supply, Inc of Elgin, IL to replace a sewage pump for the Third Street Lift Station in the amount of \$25,887. Upon roll call, motion was approved.

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

**NAYS:** None

**XIII. MISCELLANEOUS:**

Trustee Hanley requested a brief discussion regarding ordinances to review and/or maintenance violations to consider for more active enforcement. Items mentioned were: (1) garbage can storage, (2) garbage placed at the curb more than 24 hours prior to collection, (3) boat/trailer storage, (4) parking over the sidewalk, (5) duration and frequency of garage sales.

Discussion was held regarding the staff time and manning that would be needed to pursue these items, potential options to mitigate the stated concerns and the anticipated response from the community.

Trustee Kembitzky inquired about the Hillcrest multi-family development previously discussed. Director Tymoszenko advised that there is no developer involved with this concept at this time. Manager Cavallaro noted that there has been renewed interest in the property.

**XIV. ADJOURNMENT:**

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Hanley to adjourn the Regular Board Meeting. Motion passed unanimously by voice vote.

The Regular Board Meeting adjourned at 9:13 pm.

**ATTEST:**

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Kim Tibbetts  
Deputy Village Clerk

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Christopher Nelson  
Village President