

REGULAR BOARD MEETING
Via Video Conference
Pursuant to Governor Pritzker's Executive Order
To Stay at Home to fight the spread of COVID-19

June 1, 2020 – 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, Finance Director David Danielson, Police Chief Tony Gorski, Public Works Director Eric Babcock, Community Development Director Tim Scott and Fire Chief Lance Harris.

There were 8 people in the audience. All attendance, including the audience, was remote via video conference.

III. PLEDGE OF ALLEGIANCE:

Trustee Anderley 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 Anderley to approve the agenda, as presented. Motion passed unanimously by voice vote.

V. VILLAGE PRESIDENT'S REPORT:

A. Public Hearing: Annexation Agreement for Approximately 55 Acres of Land Commonly Referred to as the Galvin Property.

MOTION: Moved by Trustee Anderley and seconded by Trustee Kembitzky to suspend the Regular Board Meeting and move to the Public Hearing. Upon roll call, motion was approved.

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

NAYS: None

The Public Hearing opened at 7:32 pm.

Director Scott said the 265 acres of land north of the Main Street/Route 72 east of Randall Road and south of Binnie Road commonly referred to as the Galvin Property is located in unincorporated Kane County and is currently zoned F-Farming. He said there is a prospective buyer for a 55 acre parcel toward the southern end of the overall site.

He added that the prospective buyer is interested in flexibility and has requested to have the land designated as SD-Special Development District so it can serve as an effective placeholder in the district and offer flexibility with respect to planning and development. He said the prospective buyer wants to acquire the property, but has no plans for it at this time due to current economic conditions.

Trustee Price said he attended the Planning & Zoning Meeting and commented that residents in the area of the property have environmental concerns, They are concerned about silt getting into Lake Tara and would like an escrow fund set up by the developer and put into the development plan to help with the cost of any remedial work should any damage from a future development be incurred.

Trustee Anderley asked about the contract purchaser and if the prospective buyer will purchase the property outright (it would be purchased outright); if we have any idea what the purchaser wants to do with the property (no firm development plans): and temporary signage (three (3) double sided signs).

Trustee Kembitzky asked why the Village would be waiving the fee and said she doesn't feel the fee should be waived and about an Ordinance (it would be restrictive and be code compliant with the Village retaining the decision on the total uses).

The Public Hearing was opened for public comments.

Andrew Bogott, 16N730 Sumter asked about the 2040 Land Use Map and wanted to know if anyone had done due diligence on Open Space since the Planning & Zoning Meeting.

Director Scott said the Village is looking to see how it aligns with the area.

Mr. Bogott also expressed concern about the aquifer, the well and septic systems, run-off and impact on the wetlands. He asked how the property would be serviced (it would be serviced by the Village's public facilities).

John Kowall, 16N664 Sumter Drive asked if the property could be rezoned for residential instead of mixed use, how will it affect the School District, taxes and if zoned commercial what about noise and light pollution.

Manager Cavallaro said the Village's Comprehensive Plan calls for a mixed use development on that site and that residential is not practical or desirable at that location..

President Nelson said if development plan were intense it would not be supported, but light industrial warehouse or office would be supported.

Alan Evans, 16N94 Oaks Lane asked that a correction be made to his statement at the Planning & Zoning Meeting where he said Crown Point, but should have said Grand Pointe. He said all of the comments he had to make were done previously by Mr. Bogott and Mr. Kowall.

President Nelson said if there were additional comments, send them to the Village Manager or call the Village Hall.

MOTION: Moved by Trustee Anderley and seconded by Trustee Price to return to the Regular Board Meeting. Upon roll call, motion was approved

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

NAYS: None

The Public Hearing closed at 7:50 pm.

President Nelson thanked Village Manager Cavallaro and the Public Works Department for their efforts in creating a public space behind Woodfire.

VI. REPORTS AND QUESTIONS FROM TRUSTEES AND WORKING GROUPS:

Trustee Kembitzky inquired about the markings on the sidewalks along the Tartans area. Director Babcock said he would check on it, but it may be some sort of identification done by the contractor for the 2020 Street Improvements.

VII. STAFF REPORTS: There were none.

VIII. QUESTIONS FROM THE AUDIENCE: There were none.

IX. CONSENT AGENDA:

- A. Approval of Bill List: June 1, 2020
- B. Approval of Minutes: May 18, 2020- Village Board Meeting
- C. Ratification of Fire Chief Job Description
- D. Intergovernmental Agreement to Continue IT Services to the Village of South Barrington

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

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

NAYS: None

X. RESOLUTIONS AND ORDINANCES:

A. Ordinance Declaring Surplus Vehicles and Equipment

Trustee Kembitzky said these are vehicles which have 100,000 miles or plus and/equipment which are deemed to be no longer of use to the Village and should be disposed of.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Hanley to approve the Ordinance Authorizing the sale of the above-referenced surplus vehicles and equipment. Upon roll call, motion was approved.

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

NAYS: None

B. 202 Oregon Avenue: Zoning Variation Pertaining to Required Rear Yard/Setback for an Accessory Structure

Trustee Price said this is a zoning variation that would allow construction of a detached accessory structure (gazebo) in the rear yard necessitating its placement be closer than three feet to the rear of the lot line. He said that this zoning variation was received favorably by the Planning & Zoning Commission at their meeting, May 26, 2020.

MOTION: Moved by Trustee Price and seconded by Trustee Anderley to approve an Ordinance for a Variation from the West Dundee Zoning Ordinance Pertaining to Required Rear Yard/Setback for an Accessory Structure (Gazebo) for the Property Located at 202 Oregon Avenue in the Village of West Dundee, Illinois, subject to the following conditions:

1. Compliance with documents as submitted with the Planning and Zoning Application; and,
2. Compliance with all other applicable Village codes and ordinances.

Upon roll, call motion was approved.

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

C. Ordinance Approving Outdoor Restaurant Sales & Liquor Service Under Restore Illinois Phase 3 Guidelines

Trustee Hanley said with the State moving from Phase 2 to Phase 3, restaurants are authorized to provide dining outdoors. He added that the Village is seeking to facilitate outdoor dining and help businesses that have been effectively shut down and to accommodate and expand outdoor dining utilization that has not been previously authorized.

Manager Cavallaro said this would in effect until July 14, 2020 and the Board would have to reapprove this if the State doesn't move to Phase 4 at that time.

MOTION: Moved by Trustee Hanley and seconded by Trustee Price to authorize outdoor dining privileges as identified for specified establishments, pursuant to the plans as submitted, and subject to the local rules and regulations identified. Upon roll call, motion was approved.

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

XI. NEW BUSINESS:

A. Recommendation to Change Water Meter Manufacturer

Director Babcock said that aging water meters and their continually deteriorating accuracy is a reality that encompasses the majority of the Village. He said plans for a multi-year water meter replacement program in the near future, it is important to identify the water meter that best serves the Village needs.

Director Babcock said the Village is currently using Sensus water meters, but Sensus is downsizing support for mobile based systems with the intent to eliminate it altogether in favor of fixed based systems. As a result staff has been investigating other meter manufacturers and has identified Neptune which has equal or better meter builds quality, reliability and accuracy in addition to reading technology that represents an ideal fit for West Dundee.

Director Babcock added that the Village is able to operate both the Sensus and Neptune systems concurrently, utilizing the Sensus meters we have, while slowly replacing them with Neptune Meters. He outlined the plans and costs for the transition over a period of 5-7 years.

MOTION: Moved by Trustee Anderley and seconded by Trustee Kembitzky to authorize staff to begin implementing Neptune Water Meters and technology in replacement of Sensus Water Meters and technology for replacements and new installations, and to develop a multi-year capital water meter replacement program for the Village Board's consideration. Upon roll call, motion was approved.

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

XII. MISCELLANEOUS: There was none.

XIII. ADJOURNMENT:

MOTION: Moved by Trustee Kemitzky and seconded by Trustee Anderley to adjourn the Regular Board Meeting. Motion was approved by voice vote.

The Regular Board Meeting adjourned at 8:25 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President