

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

**November 7, 2016 - 7:30 pm**  
**Village of West Dundee**

**I. CALL TO ORDER:**

President Nelson called the Regular Board Meeting to order at 7:32 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 Timothy Scott, Police Chief Andrew Wieteska, Fire Chief Randy Friese and twenty (20) people in the audience.

**III. PLEDGE OF ALLEGIANCE:**

Trustee Price led those in attendance in the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA:**

**MOTION:** Moved by Trustee Hanley and seconded by Trustee Yuscka to approve the agenda as presented. Motion passed unanimously by voice vote.

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

President Nelson congratulated the HD Jacobs football team, which is competing in the third round of playoffs, and West Dundee resident Riley Elmore, who is competing tonight on NBC's The Voice.

President Nelson invited the Board to attend a fundraiser at the VFW this Saturday from 3-8pm to help pay medical expenses for a two year old boy from West Dundee who is fighting cancer.

President Nelson invited representatives from the Halloween Party Steering Committee, Michael Dewey and Becky Gillam, to come forward to present the results of this year's event.

Mr. Dewey recognized Jill and Duane Harris for their vision and contributions to the event. He advised that the party was a success, noting that 88 volunteers participated, with support from 25 sponsors bringing a value of over \$11,000 to the event in terms of donations, services and purchases. 300 pounds of food were collected for the FISH Food Pantry, along with \$220 cash.

Mr. Dewey spoke of the strong support from community and business partners for such events and urged other individuals to spearhead efforts throughout the year to add to the West Dundee events roster, suggesting several potential events.

President Nelson thanked the committee for their investment and efforts, and the positive reflection that this event provides on behalf of the Village.

Mr. Dewey presented an Honorable Mention award to Sgt. Haines of the West Dundee Police Department for his participation in the Trunk or Treat portion of the event.

## **VI. REPORTS AND QUESTIONS FROM TRUSTEES:**

Trustee Price noted that two members of the Dundee-Crown Cross Country Team ran in the State Meet and performed well.

## **VII. VILLAGE STAFF REPORTS:**

Director Scott commented that the good weather we've had this fall has provided an extension to the construction season that has facilitated a great deal of progress on construction projects throughout the Village.

Deputy Clerk Tibbetts commented that the Village Hall staff is turning their attention to the planning for Dickens in Dundee.

Manager Cavallaro stated that his Monthly Manager's Report will be provided shortly.

## **VIII. QUESTIONS FROM THE AUDIENCE:**

Larry Dombrowski, owner of 130 Washington, commended the Village on its helpfulness in facilitating a street closing to assist in replacement of the HVAC unit at his property.

Mr. Dombrowski then provided criticism of the Village's Special Event Survey and stated his belief that the survey was poorly formatted and did not adequately allow for commentary on individual events. He volunteered to design and complete another survey on behalf of the Village next year, and offered free marketing support.

## **IX. CONSENT AGENDA:**

- A. Approval of Bill List: November 21, 2016
- B. Approval: IRMA Grant Application
- C. Variance Request for Fence Replacement
- D. Resolution Authorizing IDOT Right-of-Way Maintenance Agreement
- E. Special Event: Bethlehem Lutheran's "Bethlehem Experience" - Dec 9 & 10
- F. Class K Liquor License Request – Cinemark

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

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

**NAYS:** None

## **X. RESOLUTIONS AND ORDINANCES:**

- A. 618 Washington Street - Ordinance Granting a Variation to Increase the Maximum Allowable Square Footage of a Detached Garage (Trustee Price)**

Trustee Price stated that a detached garage exists at this address which has deteriorated significantly and needs to be torn down. The request before the Board is to replace the garage at the same size as the original (24x38'), which exceeds the allowable square footage for a detached garage. He advised that approval of the variation request was unanimously recommended by the Planning & Zoning Commission.

The petitioner, Mr. Richard Schuring, stated that the new garage will be pushed back a few feet to provide sufficient space to park a car in the driveway without blocking the sidewalk. Part of the existing foundation will be used, with additional foundation poured on the back.

Trustee Price and staff stated support for the variation. Trustee Hanley compared the requested 912 square foot garage footprint to his house, which has a footprint of 980 square feet.

Mr. Schuring stated that it would be significantly more expensive to make the garage smaller than the existing foundation.

Trustee Pflanz asked, and it was confirmed, that the garage will not have plumbing. Mr. Schuring confirmed that it is his intention to use the garage only for storage of vehicles.

**MOTION:** Moved by Trustee Price and seconded by Trustee Yuscka to approve an Ordinance Granting a Variance from the West Dundee Zoning Ordinance Pertaining to an Increase in the Maximum Allowable Square Footage of a Detached Garage for Property Located at 618 Washington Street in the Village of West Dundee, Illinois. Upon roll call, motion was approved 5-1.

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

**NAYS:** Trustee Hanley

**B. Springs at Canterfield: Ordinance Granting: (1) a Special Use for a Planned Development; (2) a Zoning Variation on Number of Parking Spaces; (3) a Rezoning from Special Development District (SDD) to R-5 Medium Density Planned Development District (R-5 PDD); a Preliminary Plat of Subdivision; and, (5) an Increase in Allowable Curb Cut Width of Canterfield Drive to 52' (Trustee Price)**

Trustee Price noted that the Planning & Zoning Commission has reviewed the requests included in the draft ordinance and has unanimously recommended approval, adding that there were no objections voiced as part of the public hearing. Director Scott added that the Commission feels it is a good location for the proposed development.

Elizabeth Alter and Eric Thom of Continental Properties presented a slide show, providing an overview of the company, project, elevations, amenities and preserved green space.

Trustee Hanley questioned the proposed donation of 2 acres of land to the Village, contiguous to existing Haeger property land dedications at Boncosky Road, for a future regional open space site. He suggested that the land be given to the developer instead, to decrease density or provide additional green space for the development. There was no additional support for this concept. It was pointed out that the proposed development is notably less dense than most other similar existing or proposed developments in the area.

Trustee Price noted that the developer provided real life data regarding their similar developments to support their request for a reduction in the number of parking spaces, noting that the current standard for existing parking requirements typically exceed the actual need.

Trustee Kembitzky inquired about the request for an increase in the curb cut width. Trustee Price noted that this allows for a boulevard style entrance with landscaping, and will allow for better emergency vehicle access.

**MOTION:** Moved by Trustee Price and seconded by Trustee Yuscka to approve an Ordinance Granting: (1) a Special Use for a Planned Development; (2) a Zoning Variation on Number of Parking Spaces; (3) a Rezoning from Special Development District (SDD) to R-5 Medium Density Planned Development District (R-5 PDD); a Preliminary Plat of Subdivision; and, (5) an Increase in Allowable Curb Cut Width of Canterfield Drive to 52', for the Proposed 260-Apartment Springs at Canterfield Development in the Village of West Dundee. Upon roll call, motion was approved.

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

**NAYS:** None

## **XI. UNFINISHED BUSINESS:**

### **A. Downtown Redevelopment - Pump House (Trustee Price)**

Trustee Price stated that the two questions at hand are the location and construction options for the redevelopment of a smaller sized building in the style of the Pump House, so that the site plan can be finalized pursuant to the Board's direction. Trustee Wilbrandt added that these are conceptual decisions, and architectural details will be determined later.

In regards to construction options, there was consensus to include permanent bathrooms. Trustee Hanley suggested that multiple stalls be considered for both bathrooms.

Location and size of the building were discussed. There was general consensus for the more central of 2 proposed locations, away from the adjacent homes and essentially in the same location as the existing Pump House.

The proposed size of the building is 20x20', split between restrooms and a concession type space. Trustee Hanley suggested that a building similar to that at South End Park be considered, which is 60x30'. The location and size of the building are needed to engineer the surrounding infrastructure.

George Schober of V3 Companies, engineer for the project, noted that the central location provides a bookend effect with the trash enclosure proposed for 101 S First Street, and that the salvaged brick material would be used for both.

President Nelson invited comments from the audience.

Jay Corriea, owner of DreamCo Design, 102 W Main Street, stated his agreement that proximity to adjacent residents considered, but he would like to see it closer to the river. He stated that his business plan for a float and kayak rental operation was predicated on the existing size of the Pump House and adjacent garage. He asked that, if a year-round business rented the space, they be granted the first right of refusal for use of the space during Village events.

Larry Dombrowski, owner of 130 Washington Street, stated his support for Mr. Corriea's proposed use and suggested that the Historical Society be involved in this discussion. Mr. Dombrowski offered no input regarding the location.

Discussion continued regarding the size of the building and how its proposed use may influence this. Mr. Schober noted that the building could be expanded up to 20x40', adding on to the west, without significantly altering the site plan.

President Nelson suggested that a subcommittee consisting of Trustee Price, Trustee Wilbrandt, the Dundee Township Historical Society, Jay Corriea and Larry Dombrowski be formed and meet within the next 60 days to determine the size and use of the new building. Trustee Planz suggested a future Committee of the Whole Meeting to discuss further.

Direction was given to staff and Mr. Schober to design the site plan for a 20x20' footprint that could be expanded to 20x40'. Discussion will continue as to the final building specs and use.

**B. Employment Separation Agreement with Sgt Fletter (Trustee Wilbrandt)**

Trustee Wilbrandt noted that the provided separation agreement between the Village and Sergeant Steve Fletter of the West Dundee Police Department has been accepted and signed by Mr. Fletter, and requires approval by the Village Board for finalization.

Chief Wieteska noted that the agreement allows Mr. Fletter to terminate his employment prior to reaching retirement eligibility, per his request. It does not provide the option of continued health insurance. Approval of this separation agreement will provide significant cost savings to the Village. The agreement would be effective December 1, 2016.

**MOTION:** Moved by Trustee Wilbrandt and seconded by Trustee Pflanz to authorize execution of an Employment Separation Agreement Release and Waiver between the Village of West Dundee and Steven Fletter. Upon roll call, motion was approved.

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

**NAYS:** None

**XIII. MISCELLANEOUS / FUTURE AGENDA ITEMS:**

Trustee Kemitzky requested a Committee of the Whole Meeting to discuss (1) Water and Sewer rates for the 2017/18 Fiscal Year, and (2) alternative revenue sources, prior to determining the 2016 Property Tax Levies.

Trustee Pflanz requested an updated list of capital needs and priorities from each department be provided for the above noted discussions.

**XV. ADJOURNMENT:**

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

The Regular Board Meeting adjourned at 9:00 pm.

**ATTEST:**

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Kim Tibbetts  
Deputy Village Clerk

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Christopher Nelson  
Village President