

**REGULAR BOARD MEETING**  
**Village Hall, 102 S. 2<sup>nd</sup> Street**

**September 20, 2021 – 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 Cathy Haley, Cheryl Alopogianis, Dan Wilbrandt and Tom Price. Trustees Cheryl Anderley and Andrew Yuscka were absent.

Also present were Village Manager Joseph Cavallaro, Village Attorney Michael Castaldo, Jr., Community Development Director Timothy Scott, and Deputy Village Clerk Kim Tibbetts.

There were three (3) 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 Alopogianis and seconded by Trustee Haley to approve the agenda as presented. Upon roll call, motion was approved by acclamation.

**AYES:** Trustees Alopogianis, Anderley, Wilbrandt, and Haley

**NAYS:** None

**ABSENT:** Trustees Anderley and Yuscka

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

President Nelson expressed appreciation to the Village staff for their efforts related to Heritage Fest, which took place over the weekend.

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

Trustees Alopogianis and Price noted that Heritage Fest was well attended and added their thanks to the Village staff, as well as volunteers and participants.

Trustee Wilbrandt stated that he was contacted by a business owner on Main Street in regards to a water main break and repair impacting their property. He stated that the business owner was not aware of the water service shut down until they arrived to open the business and saw the notification that was posted on site. He asked if businesses could be contacted through additional means for after-hours water service shutdowns.

Manager Cavallaro noted that, when a repair is scheduled in advance, impacted businesses are informed in advance, however with emergency repairs this is not possible. It was noted that Public Works could work with Director Scott to access contact information for business owners via business registration data in order to notify them directly by email or phone of emergency after-hours shutdowns that will impact their location.

**VII. STAFF REPORTS:** There were no additional reports aside from items on the Agenda.

**VIII. QUESTIONS FROM THE AUDIENCE:** There were no questions.

**IX. CONSENT AGENDA:** There was no Consent Agenda.

**X. RESOLUTIONS AND ORDINANCES:**

**A. Ordinance Approving an Acknowledgement and Consent to the Assignment of a Development Agreement by and between the Village of West Dundee and Westbrook at Canterfield, LLC (Trustee Price)**

Trustee Price noted that Westbrook at Canterfield, LLC has advised that, as a condition of their financing for the development of the Woodlands at Canterfield assisted living and memory care facility at Angle Tarn and Route 31, the existing Development Agreement must be assigned to their lender, Northwest Bank & Trust Company. The Village must acknowledge and consent to this assignment.

**MOTION:** Moved by Trustee Price and seconded by Trustee Haley adopt an Ordinance approving an Acknowledgement and Consent to the Assignment of a Development Agreement by and between the Village of West Dundee, Illinois and Westbrook at Canterfield, LLC, subject to final review and approval by the Village Attorney. Upon roll call, motion was approved.

**AYES:** Trustees Price, Haley, Alopogianis, and Wilbrandt

**NAYS:** None

**ABSENT:** Trustees Anderley and Yuscka

**B. Ordinance - Third Amendment to the Development Agreement, as Amended, by and between the Village of West Dundee and Westbrook at Canterfield, LLC (Trustee Price)**

Trustee Price noted that the Village staff is recommending an amendment to the Development Agreement with Westbrook at Canterfield, LLC in order to include language related to the calculation of tap-on fees related to the development of the Woodlands at Canterfield assisted living and memory care facility at Angle Tarn and Route 31.

He further noted that the language would facilitate a requested fee reduction, with the caveat that if actual average daily water utilization for the site proves higher after 2 years in operation, that the developer shall pay commensurate additional tap-on fees not to exceed the original IEPA-based estimate.

**MOTION:** Moved by Trustee Price and seconded by Trustee Alopogianis to approve the Third Amendment to the Development Agreement by and between the Village of West Dundee and Westbrook at Canterfield, LLC. Upon roll call, motion was approved.

**AYES:** Trustees Price, Haley, Alopogianis, and Wilbrandt

**NAYS:** None

**ABSENT:** Trustees Anderley and Yuscka

**XI. NEW BUSINESS:**

**A. Concept Plan Review: Development of 56 Acres Adjacent to Voyageur Landing Forest Preserve (Trustee Price)**

President Nelson noted that today's discussion is a concept plan review, and if supported, this concept will be remanded to the Planning & Zoning Commission for review and consideration. He noted that the site is not visible from Route 31 or I-90.

Trustee Price provided an overview, stating that the 56 acres in question is the site of the former City of Elgin dump/landfill, and therefore presents specific challenges and is an undesirable location for many types of development. The proposed concept is for a fueling station and convenience store with a large semi-trailer parking yard.

Trustee Price expressed concerns regarding site lines, including from the Voyager Landing Forest Preserve, and impacts to the surrounding roadways. He also expressed concerns regarding any potential runoff or leaching of contaminants from the site.

Manager Cavallaro noted that, as required by the Annexation Agreement for this property, a land donation of approximately 1.4 acres along the Fox River would be provided to the Kane County Forest Preserve District. The intention for this land donation would be to facilitate the connection of bike paths / trails from Voyager Landing Forest Preserve.

Jared Placek, Manhard Engineering, advised that the intent would be to pave a large portion of the parking site, but provide an aggregate parking field for the balance, so as to not pave over an existing natural gas utility easement toward the back of the site. He stated that the bulk of the landfill waste is buried on the southern side of the site, which will be paved, and that the unpaved portion is expected to be less trafficked. He stated that only the front of the site is visible from the roadway.

President Nelson inquired as to the intent and impetus for this utilization.

Matt Lewandowski, Darwin Realty, stated that there is a significant demand for trailer parking, in particular by companies with small fleets. He stated that office suites may also be made available for rent. Pursuant to questions from the Board, he advised that the intent is not for temporary use by overnight truckers, and that there would not be trucks idling on site for extended periods of time. He reiterated that the use is largely for trailers not tractors (truck cabs), with a smaller amount of parking for tractor-trailer combinations.

Trustee Alopogianis inquired if the land, being a former landfill, is able to hold the weight of the facilities, gasoline, trailer and trucks as proposed. Mr. Placek noted that a geotechnical engineer will be retained to confirm, adding that an environmental engineer will also be retained to ensure any concerns related to potential pollution or leaching are addressed.

**MOTION:** Moved by Trustee Price and seconded by Trustee Alopogianis to refer a light industrial concept plan of a fueling station and parking/drop yard for approximately 56 acres adjacent to Voyager Landing Forest Preserve to the Planning and Zoning Commission for their review and consideration. Upon roll call, motion was approved.

**AYES:** Trustees Price, Haley, Alopogianis, and Wilbrandt

**NAYS:** None

**ABSENT:** Trustees Anderley and Yuscka

**XIII. MISCELLANEOUS:**

Trustee Price reported that the property at 412 S. Second Street appears to have installed a motion activated whistle that is set off by motion off of the subject property, as far away as the sidewalk across the street. President Nelson suggested that the Village staff work with Attorney Orr to identify appropriate mitigation and report back in 30 days.

**XIV. ADJOURNMENT:**

**MOTION:** Moved by Trustee Price and seconded by Trustee Alopogianis to adjourn the Regular Board Meeting. Motion was approved by acclamation.

The Regular Board Meeting adjourned at 7:52 pm.

**ATTEST:**



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Kim Tibbetts  
Deputy Village Clerk



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Christopher Nelson  
Village President