

REGULAR BOARD MEETING
Village Hall, 102 South Second Street

July 15, 2013 - 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 Nelson, Trustees Pflanz, Wilbrandt, Kembitzky and Yuscka. Trustees Hanley and Price were absent.

Also present were Village Manager Cavallaro, Village Attorney Brechin, Community Development Director Tymoszenko, Public Works Director Babica, Fire Chief Freise and six (6) persons in the audience.

III. PLEDGE OF ALLEGIENCE:

Trustee Wilbrandt led the Board and those in attendance in the Pledge of Allegiance.

IV. VILLAGE PRESIDENT'S REPORT:

President Nelson thanked Staff for the updated Construction Newsletter.

Manager Cavallaro said there has been a delay and he wants to confer with IDOT regarding the start date of the project. He will get the information for the Board.

V. REPORTS AND QUESTIONS FROM TRUSTEES: There were none.

VI. VILLAGE STAFF REPORTS: There were none.

VII. QUESTIONS FROM THE AUDIENCE:

Glenn Moyes, 3119 Chatham Lane commented and asked for assistance with the serious water odor problem in his area of Carrington Reserve. He said that a process needs to be put in place to take care of the problem.

Manager Cavallaro explained that the Board made a commitment in August of last year for a solution to the problem, but the price tag for the solution went from \$300,000 to \$900,000 and back down to \$500,000. He said that 80 accounts are affected and the only relief is to flush the hydrants. He said he will have a discussion at the Staff meeting on Tuesday to see if there is some type of a solution to address his comments.

Director Babica said that Public Works is flushing the hydrants two to three times a week. He said the problem is that the infrastructure is too large and needs a significant user. He said the water mains are flushed for 5 to 10 minutes until the water is fresh. He said auto flushing of the hydrants is being considered.

VIII. CONSENT AGENDA:

- A. Approval of Bills: July 15, 2013
- B. Approval of Debit Purchases: June 2103

- C. Residential Façade Loan: 212 N 4th
- D. Resolution of the Maintenance of Streets and Highways Under the Illinois Highway Code

MOTION: Moved by Trustee Yuscka and seconded by Trustee Wilbrandt to approve the Consent Agenda as presented. Motion was approved by voice vote.

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

IX. UNFINISHED BUSINESS:

A. Temp Signs During Intersection Construction

Director Tymoszenko said the Board authorized the relaxation of certain location and duration standards for temporary signs in the construction zone to assist businesses impacted by the intersection improvements which are ongoing on Rts. 31 & 72.

She said a letter was sent to all the businesses in the designated construction zone, as well as on the Village website and in the Construction Newsletter. She said business requests came from Starbucks/Chipotle, Red Wing Shoes and Walgreens as well as from one residence. She said Walgreens have since decided to revoke the request.

She said the businesses and the residential requests sought permission to erect signs in the public parkway areas. Director Tymoszenko said this placement was not previously included in the authorization provided by the Village Board and are being presented again for specific consideration.

Director Tymoszenko said that Starbucks/Chipotle are proposing to share a 16 sq. ft. sign to display their logos, an arrow and the words, “enter at Geneva Street” with the location of the sign on the west side of Rt. 31 and in the public property. She said that they want the sign on that site as they want to communicate the need to turn prior to the motorist passing the street.

Director Tymoszenko said Red Wing Shoes wants two A-frame signs, one to be displayed on the public parkway in front of the store and the other to be displayed in the median of the entrance magazine between Gateway East and LA Fitness at Kane Street, which is private property.

Discussion took place regarding allowing signs in the right of way, blocking visibility, the length of the time the signs would be permitted (once construction is completed) and setting precedents and the possibility that other businesses may desire to do this once they see the signs.

Discussion also took place regarding the residential request for a sign asking not to block the driveway, which would also be widely applicable to several other driveways before and after construction.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Pflanz to approve the Starbucks/Chipotle request as well as the Red Wing request and to deny the residential request. Upon roll call, motion was approved.

AYES: Trustees Kembitzky, Yuscka, Pflanz and Wilbrandt
NAYS: None

ABSENT: Trustees Hanley and Price

B. Rejection of Bids-2013 Pavement Patching Program

Trustee Yuscka said that the bids for the 2013 Pavement Patching Program came in and that the lowest responsible bid exceeded the budgeted amount by \$20,000.

Director Babica said that in reviewing the bids, the unit costs have been based on the utilization of prevailing wage for calculating labor costs and that staff is proposing to refine the scope and re-bid the project for completion in early fall after October 1st.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Wilbrandt to accept staff's recommendation to reject all bids and to refine the scope and re-bid the project for a completion date sometime after October 1st. Upon roll call, motion was approved.

AYES: Trustees Yuscka, Pflanz, Wilbrandt and Kemitzky

NAYS: None

ABSENT: Trustees Hanley and Price

C. Galvin Annexation Discussion

Director Tymoszenko gave a short synopsis of the work which has been done toward the annexation of the Galvin property since 2006. She said that the applicant requested SDD Special Development District zoning which included single and multi-family residential, commercial retail, office and light industrial use categories. The Planning and Zoning Commission recommended SD District zoning for the site.

Director Tymoszenko explained that at the time of the public hearing before the Planning and Zoning Commission, it was the owner's intention to sell the single family property to a residential builder who would fully improve the entire site, construct the single and multi family communities and allow for the owner to market the commercial sites independently. However, due to the economic downturn and resulting collapse of the housing market, this plan was no longer feasible. She said that due to lending constraints related to commercial development, the downsizing trends of retailers and the general stalling of development that there was also minimal interest in commercial sites.

Director Tymoszenko said that to assist the Village in completing western corridor growth initiatives, the owner did provide for a strip annexation to allow for the annexation of Randall Oaks, Oakview Corporate Park and Dundee Middle School.

Director Tymoszenko said another issue pertaining to the marketability and the development of the site is Kane County Department of Transportation (KDOT) anticipated requirements and obligations for roadway improvements along the stretch of roadway on Randall Road between Route 72 and Binnie Road. She said the expectation from the County is that this property will have the development obligations for two fully signalized intersections to provide access to the site.

However, Director Tymoszenko said the bigger issue is that KDOT is attempting to place an obligation of the cost of a third through lane along the Galvin frontage to facilitate increased traffic volume. She said that this issue is further complicated by the fact that the vast majority of the property on the immediate west side of Randall Road is publicly held and will not be developed, and therefore will not contribute to any of these improvements.

Director Tymoszenko said that the proposed annexation is ready for Village Board Review, and said that it is the intention to continue the annexation and zoning of the property as soon as possible. She outlined the steps once the Board believes the Annexation Agreement is completed, it will schedule a Public Hearing to authorize the Village to enter into an Annexation Agreement and after the Public Hearing, the Board will proceed to pass the necessary ordinances to annex and zone the parcel.

Mike Anderson, from Anderson and Associates addressed the Board giving the background of his experience with the Galvin property since 1992. He said the Galvin family has no desire to be developers and will not put anything in without a specific user. He said the market is starting to rebound and there is a sincere interest in the property. He said comments from the Committee of the Whole meeting have been incorporated into the Annexation Agreement and plans have been given extreme consideration as to how roads, etc will fit in. He called the Board's attention to the preliminary land use map.

Director Tymoszenko said the use map is a key component and is intended to provide flexibility in marketing. She explained that the Village did an extensive study on the Randall Road corridor including uses, topography and environmental issues.

Discussion followed on the use map, and if it is subject to change, questions on egress from Rt. 72 (not feasible because of the fen located there) open space, and the amount of time to consider the agreement.

Ruth Schlossberg, Owner Counsel, said that the Galvin family has agreed to largely what is on the use map. She also explained that this use map has considerable open space.

President Nelson said a recap will be sent to the Board and the Galvin family and contact information will be provided for Mike Anderson.

Manager Cavallaro said this is a substantially agreeable document and he would provide the Board with "cliff notes" to the Annexation Agreement in layman's language before the first week of August. He will schedule a discussion at the second meeting in August and then a public hearing would be scheduled.

X. NEW BUSINESS:

A. Haeger Annexation Agreement Extensions Discussion

Director Tymoszenko said that the Haeger property was annexed in the early 1990's in two separate processes. Haeger North was annexed in August 1990 and Haeger South in July 1993. She said both properties were annexed with detailed Annexation Agreements designed to control and direct the growth of the corridor with a mix of residential and commercial uses as well as detailed open space amenities. She further explained that the use map is not the only reason for considering a modification of the Annexation Agreement, there are also other positive components of the Agreements that can be preserved through a revision and extension effort including development incentives, aesthetic controls, dedication of open space, public trails and scenic easements. She said that the Village would like to create a similar type of approach for the Haeger properties to regulate and control future as it has for the development on the Galvin site.

Manager Cavallaro said that the original agreements have been amended to accommodate the developments of Canterfield Apartments and Fairhills Subdivisions. He said as a result of these

amendments, the documents were extended and the terms were synchronized. He said that the documents are somewhat dated in a number of ways and not in sync with today's development standards, operating procedures and market expectations.

Craig Zachrich, Owner Representative agreed that there needs to be updating of old engineering, water and IDOT standards. He said that map which was established is still valid and so is the SD zoning.

Attorney Brechin said that modernizing the documents with conforming language to 2013 is appropriate. He said the maximum term for the agreement is twenty (20) years.

B. Monitor/Defibrillator Purchase: Two Monitor Defibrillators

Trustee Wilbrandt said \$50,000 was placed in the capital budget for updating and modernizing defibrillators, which Sherman Hospital has mandated to have all monitors within their system have End-Tidal CO2 capability by 2014. He said the Fire Department currently owns two Zoll M-Series Monitors that are 10 years old, and are in need of replacement. These monitors can not be upgraded to have the function required by Sherman Hospital.

Chief Freise said the committee researched the three main companies that manufacture monitor/defibrillators. All three provided loaner units so that the committee and department paramedics could further evaluate each unit. He explained the reasons for choosing the Zoll X-Series including have the latest technology, has a feature that gives feedback to the paramedics performing CPR and since it is new on the market is capable of being upgraded. He said Sherman Hospital carries supplies for this monitor and paramedic crews can replace items at no additional cost.

He explained that the price is slightly above the budgeted amount, but the expected additional service life justifies the expense.

MOTION: Moved by Trustee Wilbrandt and seconded by Trustee Kembitzky to approve the purchase of two Zoll X-Series monitor/defibrillators and brackets for a cost not to exceed \$52,775.72. Upon roll call, motion was approved.

AYES: Trustees Wilbrandt, Kembitzky, Yuscka and Pflanz

NAYS: None

ABSENT: Trustees Hanley and Price

C. Village Board Walking Tour July 22

Manager Cavallaro said it is staff's recommendation for the Board to break into 4 separate groups, with 2 elected Board members within each group, with a staff representative with each group for the walking tour. One group will be comprised of one Board member and the Village Manager.

This first walking tour will be in four areas of the Village: Old Town North, Old Town South, Dundee Highlands and Village Quarter area. The tour will take approximately one and one half hours with a return to Village Hall to discuss their findings on their tour.

Manager Cavallaro said the Board meeting will start at 7 pm. Notification of the Walking Tour will be on the website as well as in a press release.

XI. EXECUTIVE SESSION:

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Pflanz to recess to Executive Session for the purpose of discussing Section 2(c) (11) of the IL Open Meetings Act: Litigation.

AYES: Trustees Kembitzky, Yuscka, Pflanz and Wilbrandt

NAYS: None

ABSENT: Trustees Hanley and Price

The Regular Board Meeting resumed at 9:22 pm.

XII. MISCELLANEOUS:

Trustee Kembitzky, in reference to Mr. Moyes comments, said it makes sense to give the homeowners credit. Manager Cavallaro said the issue is implementation as it has to be determined who is affected and to who credit can be given.

President Nelson said that the Leith family is going to Scotland and will meet with the provost of Dundee, Scotland to present the gift from the Village of West Dundee.

Trustee Pflanz asked about the fence ordinance. Manager Cavallaro said it would be discussed in August.

Trustee Kembitzky inquired about the Fox Performing Arts Center. Manager Cavallaro said they are scheduled for the August 5th agenda.

President Nelson inquired when the dates for the interviews for the Chief Building Official are to take place. Director Tymoszenko said she will notify him of the dates.

Trustee Kembitzky reminded the Board that the Blood Drive is scheduled for Wednesday, July 17th from 3-7 pm.

XIII. ADJOURNMENT:

MOTION: Moved by Trustee Pflanz and seconded by Trustee Wilbrandt to adjourn the Regular Board Meeting. Motion passed unanimously by voice vote.

The Regular Board Meeting adjourned at 9:30 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President