

REGULAR BOARD MEETING
Village Hall, 102 South Second Street

April 16, 2012 - 7:30 pm
Village of West Dundee

I. CALL TO ORDER:

President Keller called the Regular Board Meeting to order at 7:33 pm.

II. ROLL CALL:

Present were Village President Larry Keller, Trustees Julie Voss, Becky Gillam, Norm Osth, Pat Hanley and Andy Yuscka. Trustee Tom Price was absent.

Also present was Village Manager Joe Cavallaro, Community Development Director Cathleen Tymoszenko, Police Chief Andrew Wieteska and Village Attorney John Brechin.

There were fourteen (14) people in the audience.

III. PLEDGE OF ALLEGIENCE:

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

IV. APPROVAL OF AGENDA:

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

AYES: Trustees Osth, Hanley, Yuscka, Voss and Gillam

NAYS: None

ABSENT: Trustee Price

V. VILLAGE PRESIDENT'S REPORT:

A. Proclamation Celebrating the Dundee Lions Club's 75th Anniversary

President Keller read a proclamation in celebration of the Dundee Lions Club's 75th anniversary. He commended the Lions Club for their positive impact they on the Dundee-area community, adding that all monies raised by the Lions Club are put back into the community.

Lion Michael Dewey thanked the Village Board and citizens of West Dundee for their ongoing partnership and support. A brief video presentation of the Dundee Lions Club's 75th Anniversary Banquet was shown.

VI. REPORTS AND QUESTIONS FROM TRUSTEES:

Trustee Gillam invited all to participate in the Earth Day, Every Day project on Saturday, April 21 at 9am at Village Hall. Participants should bring gloves, shovels and/or trowels to use.

VII. VILLAGE STAFF REPORTS:

Manager Cavallaro asked that any outstanding Strategic Planning ranking worksheets be returned as soon as possible so Sikich LLC can complete the tabulation of priorities.

Director Babica advised that IDOT's Route 31 resurfacing project is scheduled to begin on April 23. He has been advised that they will begin in Algonquin near the county line in the southbound lane(s) and then head back north.

He also stated that hydrant flushing would begin on Wednesday, based on Carpentersville's intention to start their water tower restoration project on April 23. At that time, the water system interconnect between West Dundee and Carpentersville will be live.

VIII. CONSENT AGENDA:

- A. Approval of Bill List: April 16, 2012
- B. Approval of Minutes: April 2, 2012 Regular Board Meeting
- C. Approval of Minutes: April 9, 2012 Committee of the Whole
- D. Approval- 2012 Carrington Natural Areas Mowing Contract, Acres Group
- E. Authorization to Solicit Proposals- 2012 HVAC Preventative Maintenance Services
- F. Ordinance: Adjusting the Number of Liquor Licenses

Trustee Yuscka asked whether Item F, an Ordinance Adjusting the Number of Liquor Licenses, can be approved given that one license has not yet been approved by the Local Liquor Control Commission. Manager Cavallaro advised that it can, as the ordinance authorizes the number of licenses that can be approved, not the number that are already approved.

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

AYES: Trustees Hanley, Yuscka, Voss, Gillam and Osth
NAYS: None
ABSENT: Trustee Price

X. RESOLUTIONS AND ORDINANCES:

A. FY 2012/13 Water Sewer Rate Ordinance (Trustee Hanley)

Trustee Hanley outlined the proposed rate increase, including a \$0.50 increase to the distribution fee, from \$22.50 to \$23.00, and a 2.5% increase to the rate applied to all four usage levels. It is expected that these increases will result in approximately \$50,000 of additional revenue.

Director Danielson stated that the goal is to receive enough revenues from water and sewer billing to pay for the direct expenses related to service delivery. He noted that about \$70,000 in savings are expected based on a favorable bidding process for electricity rates on utility pumping, which is the reason that the requested rate increase was lowered from 3% to 2.5%.

The increases would be applied to any bills generated on or after May 1, 2012.

MOTION: Moved by Trustee Hanley and seconded by Trustee Osth to adopt an Ordinance Amending Title 7, Chapter 5 Sewer and Water Department of the Municipal Code of the Village of West Dundee, Illinois. Upon roll call, motion was approved.

AYES: Trustees Hanley, Yuscka, Voss, Gillam and Osth
NAYS: None
ABSENT: Trustee Price

B. FY 2012/13 Budget Adoption Ordinance (Trustee Hanley)

Trustee Hanley noted that a balanced budget has been presented by staff and discussed by the Board at several recent meetings.

It was noted that a review will be needed based on the loss of revenue from the Best Buy, which has announced its closing.

Two changes to the proposed budget were outlined: a shift of one part-time Public Works personnel position into the Public Works seasonal personnel line item at a \$3,000 reduction, and the removal of the PSC1 apparatus bay doors as a specifically funded item within Buildings and Grounds maintenance and repairs.

MOTION: Moved by Trustee Hanley and seconded by Trustee Osth to adopt an Ordinance Approving and Adopting the Village of West Dundee Annual Budget for Fiscal Year 2012-13, as amended. Upon roll call, motion was approved.

AYES: Trustees Hanley, Yuscka, Voss, Gillam and Osth

NAYS: None

ABSENT: Trustee Price

XI. UNFINISHED BUSINESS:

A. Contract Between the Village and NIMEC - Electrical Aggregation (Trustee Hanley)

Trustee Hanley outlined the questions previously raised, including consideration of a lump sum versus usage-based annual fee, and residents' opt-out options. Director Danielson introduced Sharon Durling of NIMEC, who was in attendance to respond to the Board's questions.

Ms. Durling provided a history and overview of electrical aggregation in Illinois. She explained that West Dundee would be bundled with municipalities that have similar usage loads for bidding, but each municipality will have their own contract. NIMEC will work to incorporate terms desired by the Village into the contract, for example elimination of early termination fees.

For the average household, a savings of approximately \$200 per year is anticipated, based on ComEd's current rate versus rates received through competitive bidding in other municipalities.

Trustee Osth asked if residents can opt-out and then come into the electrical aggregation program later. Ms. Durling advised that ComEd only provides a two-month time frame per year in which customers can opt-out of ComEd's electrical supply.

The payment schedule for NIMEC services was discussed. NIMEC's contract requires payment on a percentage of the electrical usage for the aggregated electrical accounts. Director Danielson noted that the fee is five one-thousandths of \$1.00 per kWh, estimated at about \$12,000 annually.

Trustee Osth asked about residents participating in a "smart meter" program. Ms. Durling advised that any households currently participating in a special program or receiving electricity from an alternate supplier will be excluded from the aggregation program.

Trustee Voss asked if a clause can be added to protect residents if the ComEd rate goes lower than the aggregated rate. Ms. Durling stated that this could be negotiated, that if the chosen supplier cannot meet or beat ComEd's rate in the future the contract be nullified.

Director Danielson discussed the Village's history of success when utilizing NIMEC for electrical rate bidding.

Trustee Voss asked how the residents will be informed of the aggregation program and opt-out process. Ms. Durling advised that NIMEC will work to send correspondence to all eligible account holders on Village letterhead advising them of the program and their options. A second letter will be sent to the residents by ComEd. After the supplier is chosen, residents will continue to receive their electricity bill from ComEd, reflecting the new electricity supplier and rate.

Trustee Voss asked how a resident can opt-in after the program is in place. Ms. Durling suggested that information be placed on the Village website advising residents to call the electricity supplier to sign up.

MOTION: Moved by Trustee Hanley and seconded by Trustee Voss to enter into an agreement between NIMEC and the Village of West Dundee for consultation related to aggregation of electrical accounts for the residents of West Dundee.

AYES: Trustees Hanley, Yuscka, Voss, Gillam and Osth

NAYS: None

ABSENT: Trustee Price

Director Danielson advised that two public hearings will need to be held and an ordinance passed by the Village Board prior to the start of the bidding process.

XII. NEW BUSINESS:

A. Avis Hillcrest MF Concept Plan Review (Trustee Price)

Director Tymoszenko provided an overview of the concept proposal presented by Avis Investments for the 34(+/-) acre site at the northwest corner of Route 72 and Sleepy Hollow Road, known as the Hillcrest property.

She stated that a previously (2008) approved development for the site incorporated 173 townhomes and 20 single-family homes, but ultimately did not proceed. The concept proposal submitted by Avis would provide for a total of 288 one-, two- and three-bedroom apartment units. The parcel is currently zoned for multi-family planned unit development pursuant to Ordinance 2007-51, passed on December 3, 2007.

Mr. Mark Avis of Avis Investments and Mr. John Regan, representative for the parcel owner, were in attendance. Mr. Regan provided a history of the parcel's ownership, annexation and zoning, as well as expectations for a residential development on the parcel.

A preliminary concept plan review has been requested by the developer to gauge whether the proposal is supported by the Village. Staff identified a number of potential issues with the design, which Mr. Avis stated that he agreed with for the most part and has worked to resolve.

Mr. Avis stated that the current market demands are for high-end rental units. He likened the proposed development to the AMLI complex on Route 31 in West Dundee, which he regarded as

one of the premiere apartment communities in the area, but stated that the proposed development provides 30% less density, more open space and improved building orientation than AMLI.

Manager Cavallaro noted that the development is at the upper end of the allowed density for the site, adding that AMLI is more dense due to a density swap that took place to ensure that the balance of the Haeger parcel remains open space.

Trustee Osth stated that the parcel is surrounded by single-family homes and is perceived as a single-family area. President Keller reiterated this feeling and suggested that the multi-family units adjacencies to single-family back yards be softened. Trustee Hanley stated that the adjacent homeowners bought knowing that parcel would eventually be developed, and that it was previously zoned commercial.

Mr. Avis commented that West Dundee's Comprehensive Plan designates this parcel as multi-family and asks for more rooftops within the Village. He added that the proposed units would bring young people with disposable income to shop at Spring Hill Mall.

Discussion was held regarding connectivity of the proposed development to the adjacent Tartans subdivision. Trustees Gillam and Osth stated their desire for connectivity and distaste for exclusionary development. Director Tymoszenko stated concern for transition and flow with the existing community from a land planning perspective.

Mr. Avis stated that IDOT is opposed to connecting the roadways of this development to the adjacent subdivision due to the potential for increased traffic counts to an unsignalized access point on Route 72 and that IDOT is opposed to an additional traffic signal at this location. Director Tymoszenko advised that a new traffic study will be needed.

Mr. Avis stated his belief that, based on the comments of the Board, there is not support for an apartment community development at this site and he therefore stated that he withdraws his petition.

Mr. Regan advised that development options for this site will continue to be pursued.

B. Facade Grant 217 Main (Trustee Price)

Director Tymoszenko stated that the parcel at 217 Main is historically significant as the original site of the home of Allan Pinkerton. Pinkerton's original home is no longer in existence, however the current Victorian house, built in 1903 and home to a private counseling practice for the past 24 years, is stately and important in its own right.

Mrs. Yates petitioned the Appearance Review Commission in October to replace deteriorating cedar shake with an engineered wood substrate to minimize future maintenance. ARC discouraged this approach based on numerous concerns, to which Mrs. Yates agreed.

Mrs. Yates is now seeking assistance through the Village's Façade Improvement Grant Program to replace the cedar siding. Director Tymoszenko stated that, as a prominent structure on Main Street, this structure is a perfect candidate for the program, which intends to improve the appearance of private businesses along the Village's most public thoroughfares, especially those with an increased burden to maintain historic character.

Director Tymoszenko stated that the low bid for the project is \$16,968, and recommended approval of a grant amounting to 25% of the project, not to exceed \$4,242.

MOTION: Moved by Trustee Hanley and seconded by Trustee Osth to approve a grant through the Village's Façade Improvement Grant Program in an amount of \$4,242 to Mrs. Bonnie Yates for the property located at 217 W. Main Street.

AYES: Trustees Hanley, Yuscka, Voss, Gillam and Osth

NAYS: None

ABSENT: Trustee Price

XIII. EXECUTIVE SESSION: There was none.

XIV. MISCELLANEOUS:

Additional comments were made regarding the Avis/Hillcrest proposal. It was noted that the owner has the right of the owner to develop the parcel, however the Village Board has the responsibility to find the best land use for the community, and that if connectivity into the existing community cannot be rationalized, then perhaps this is not the best option for development of the property.

Trustee Osth stated that a resolution was needed regarding the First United Methodist Church Parsonage, suggesting that an order be issued to comply with the Village's property maintenance code. Manager Cavallaro stated that he has received no feedback or response from the Church and will reduce to writing to the Church's designee, Mr. Stephen Buchs, that a violation will be issued by month's end. If the issue goes to court, the Village would ask for a partnership for preservation as has been requested in communications with the Church.

Trustee Osth asked when a request for demolition of the old Pump House would be forthcoming. Manager Cavallaro advised that he can bring forward a request for authorization to solicit bids if that is the Board's desire. Director Tymoszenko noted that members of the ARC are opposed to demolition.

XV. ADJOURNMENT:

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

The Regular Board Meeting adjourned at 10:15 pm.

ATTEST:

Kim Tibbetts
Deputy Village Clerk

Larry Keller
Village President