

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

**July 10, 2017 – 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 Kemitzky and Pat Hanley. Trustees Tom Price and Andy Yuscka were absent.

Also present were Village Manager Joseph Cavallaro, Community Development Director Timothy Scott, Village Attorney Kathleen Field Orr and no audience.

III. PLEDGE OF ALLEGIANCE:

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

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Kemitzky and seconded by Trustee Anderley to approve the agenda as presented. Motion passed unanimously by voice vote.

V. VILLAGE PRESIDENT'S REPORT:

President Nelson thanked the West Dundee Police Department for their quick response to alarm call at his residence.

President Nelson advised that he will be presenting a State of the Village report to the Rotary Club. He advised that he would speak about the need for recurring revenue for capital projects and ongoing economic development efforts.

VI. REPORTS AND QUESTIONS FROM TRUSTEES & WORKING GROUPS:

Trustee Wilbrandt commented that he has received many compliments in regards to the ongoing private and public improvements in the downtown area. He advised that he and President Nelson met with Jay Correia of DreamCo Design, 102 W Main Street, in regards to planning for the proposed structure to replace the demolished Pump House.

President Nelson asked Trustee Kemitzky to participate in the Pump House Committee, and requested a meeting be arranged for the month of August to include Trustees Kemitzky and Wilbrandt, Community Development Director Tim Scott, Jay Correia of DreamCo Design, 102 W Main Street and Larry Dombrowski of Logica3, 130 W Washington Street.

Trustee Anderley noted that there has been a notable increase in pedestrian traffic in the downtown area.

VII. VILLAGE STAFF REPORTS:

Director Scott stated that RocHaus is anticipating a ceremonial marquee lighting on Friday, July 21. He also advised that a groundbreaking ceremony for the Springs at Canterfield apartment community is scheduled for Thursday, July 27, weather permitting.

Manager Cavallaro advised that a preconstruction meeting between Village staff and Copenhagen Construction regarding the Downtown Redevelopment is scheduled for tomorrow, July 11. Information regarding the scope and timing of work will be distributed to business owners and residents within the Downtown Business District.

Deputy Clerk Tibbetts reminded the Board about upcoming events, including the Intelligentsia Cup / West Dundee River Challenge on July 19 and concerts in the park. She also stated that the free Little Library proposed by the Girl Scouts has been installed at Grafelman Park.

It was noted that Jim Masi, "Mr. Dundee," passed away last week. Mr. Masi's parents had owned the Masi's Bowling Alley at 101 S First Street, and Mr. Masi worked there for many years before going into the real estate business.

VIII. QUESTIONS FROM THE AUDIENCE: There were none.

IX. CONSENT AGENDA:

- A. Ratification of Bill List: June 27, 2017
- B. Approval of Bill List: July 10, 2017
- C. Approval of Minutes: June 5, 2017 Regular Board Meeting
- D. Approval of Minutes: June 26, 2017 Regular Board Meeting
- E. 404 Washington St: Approval of a Residential Facade Loan for the Buck Family

Trustee Kembitzky asked that the Minutes of June 5 be amended to reflect her comments in regards to the Farm to Table Community Dinner. She asked that the following additions be made to the Minutes in regards this item:

"Although the stated goal was to raise funds for the local FISH Food Pantry it was determined that there are not likely to be excess funds to be donated after all event expenses are paid."

"Trustee Kembitzky expressed concerns regarding the price point of \$75.00 per ticket and that the event appears more like a private party than a community event."

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Wilbrandt to approve the Consent Agenda, as amended. Upon roll call, motion was approved unanimously.

AYES: Trustees Kembitzky, Hanley, Anderley and Wilbrandt

NAYS: None

ABSENT: Trustees Price and Yuscka

X. RESOLUTIONS AND ORDINANCES:

A. Resolution Approving Grant of License for Use of Public Property Adjacent to 92-94 West Main Street (Trustee Price)

Trustee Price noted that the back stairs and decks at RocHaus, 92-94 W Main Street, need to be replaced, and that in order to make them code compliant, an encroachment onto public property is necessary. Past practice for situations such as this is to pursue a license agreement rather than a permanent easement or sale of property.

Concerns regarding the layout and placement of the structure were discussed. Director Scott acknowledged that the layout was difficult, made more so by the locations of doors on the back of

the building, and that many scenarios had been considered. He advised that the approval of the resolution and license agreement do not commit the Village to the current layout, and that he would continue to seek any available refinements to the layout.

It was noted that the style of the stairs and decks is in keeping with the neighboring property.

MOTION: Moved by Trustee Wilbrandt and seconded by Trustee Anderley to approve a Resolution Approving Grant of License for Deck and Stairs from the Village of West Dundee to Gallant Investments, LLC - Rochaus Entertainment, on the Stated Public Property Adjacent to 92-94 West Main Street. Upon roll call, motion was approved unanimously.

AYES: Trustees Wilbrandt, Kembitzky, Hanley and Anderley

NAYS: None

ABSENT: Trustees Price and Yuscka

Director Scott noted that the Illinois Department of Transportation's (IDOT) Route 72 right of way extends to the building face at 92-94 W Main. He stated that staff is working to obtain a Grant of License with IDOT to allow a fence to be constructed along the roadway to further ensure the safety of patrons and pedestrians in front of RocHaus.

The proposal is for a fence in keeping with the style of the existing streetscape improvements. Fabrication and installation of the fence would be led by the business owner, with the Village responsible for brick paver restoration.

XI. UNFINISHED BUSINESS:

A. Appointment of Kathleen Field Orr to the Position of Village Attorney (Trustee Kembitzky)

Trustee Kembitzky noted that the appointment of new corporation counsel was discussed in Executive Session on June 26, 2017. The recommended course of action was to appoint Attorney Kathleen Field Orr as Village Attorney on an interim basis and soliciting proposals in the future.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Hanley to appoint Attorney Kathleen Field Orr of Kathleen Field Orr and Associates to the position of Village Attorney for the Village of West Dundee. Upon roll call, motion was approved unanimously.

AYES: Trustees Kembitzky, Hanley, Anderley and Wilbrandt

NAYS: None

ABSENT: Trustees Price and Yuscka

XII. EXECUTIVE SESSION:

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Hanley to recess to Executive Session for the purpose of discussing litigation pursuant to Section 2(c)(11) of the Illinois Open Meetings Act. Upon roll call, motion was approved.

AYES: Trustees Kembitzky, Hanley, Anderley and Wilbrandt

NAYS: None

ABSENT: Trustees Price and Yuscka

The Regular Board Meeting recessed at 7:55 pm.

The Regular Board Meeting resumed at 8:10 pm.

XIII. MISCELLANEOUS / FUTURE AGENDA ITEMS:

Trustee Kembitzky inquired about the status of the parkway tree property damage at 403 S. First Street as discussed at the June 26, 2017 Village Board Meeting. Manager Cavallaro stated that a resolution continues to be sought and that staff is exploring the possibility of utilizing the Façade Loan Program to resolve the matter.

XIV. ADJOURNMENT:

MOTION: Moved by Trustee Kembitzky seconded by Trustee Hanley to adjourn the Regular Board Meeting. Motion was approved by voice vote.

The Regular Board Meeting adjourned at 8:11 pm.

ATTEST:

Kim Tibbetts
Deputy Village Clerk

Christopher Nelson
Village President

EXECUTIVE SESSION
Village Hall, 102 S. Second Street

Monday, July 10, 2017
Village of West Dundee

President Nelson called the Executive Session to order at 7:55 pm for the purpose of discussing litigation pursuant to Section 2(c)(11) of the Illinois Open Meetings Act.

Present were Village President Nelson, Trustees Anderley, Wilbrandt, Kembitzky and Hanley. Village Manager Cavallaro was also present. Trustees Price and Yuscka were absent.

Discussion was held regarding litigation between the Village of West Dundee and First United Methodist Church.

MOTION: Moved by Trustee Hanley and seconded by Trustee Kembitzky to adjourn the Executive Session. Upon roll call, motion was approved.

AYES: Trustees Hanley, Wilbrandt, Kembitzky and Anderley

NAYS: None

ABSENT: Trustees Price and Yuscka

The Executive Session adjourned at 8:10 pm.

ATTEST:

Kim Tibbetts
Deputy Village Clerk

Christopher Nelson
Village President