

**VILLAGE OF CARPENTERSVILLE  
BOARD OF TRUSTEES  
REGULAR BOARD MEETING  
January 15, 2013**

The regular meeting of the Village Board of Trustees was called to order at 7:00 p.m. Those present for roll call were Trustees Rehberg, Teeter, Schultz, McFeggan, Humpfer and President Ritter. Also present were Assistant Village Manager Wade, Attorney Rhodes, Police Chief Popp, Fire Chief Schuldt, Public Works Director Cole, Community Development Director Hock, Finance Director Haley, IT Director Goethals, Assistant Public Works Director/Village Engineer Gray and Intern McGovern.

Trustee Burroway was absent due to illness and Village Manager Rooney was absent due an Army Reserve obligation over seas.

The Pledge of Allegiance followed.

**INVOCATION**

Pastor Dexter Ball from Faithwalk Harvest Center provided this evening's Invocation.

**PROCLAMATIONS, CONGRATULATORY RESOLUTIONS, AND AWARDS**

**Recognition of Retiring Village of Carpentersville Part-Time Firefighter Mike Knowlton After 25 Years of Service**

Fire Chief Schuldt introduced Firefighter Mike Knowlton and provided an overview of the 25 years of service and contributions that he has provided to the department and village. Amongst many fellow firefighters and family members, Chief Schuldt presented a firefighter statue expressing appreciation for Firefighter Knowlton's dedicated service to the community.

**APPOINTMENTS, CONFIRMATIONS, AND ADMINISTRATION OF OATHS**

**Appointment of Mr. Gerald Wille to the Carpentersville Planning and Zoning Commission**

Trustee Humpfer moved to approve the Appointment of Mr. Gerald Wille to the Carpentersville Planning and Zoning Commission. Trustee Schultz seconded.

Vote: 5 – ayes (Rehberg, Teeter, Schultz, McFeggan, Humpfer) 0 – nay.

Motion passed.

**CONSENT AGENDA**

President Ritter asked if any Board Member wished to remove an item from the Consent Agenda for further review and discussion. No removals were requested.

Trustee Humpfer moved to approve A. Bills for Fiscal Year 2012 - 2013 Totaling \$739,632.59; and B. Approval of the Minutes from the Regular Board Meetings of December 4, 2012 and December 18, 2012. Trustee McFeggan seconded.

Vote: 5 – ayes (Teeter, Schultz, McFeggan, Humpfer, Rehberg) 0 – nay.

Motion passed.

**REPORTS OF MANAGER, OFFICERS, COMMITTEES AND STAFF**

## **Presentation by Jeff Schuppel, Bridgeport Partners, LLC**

Finance Director Haley introduced Mr. Jeff Schuppel of Bridgeport Partners, LLC who will provide information on an alternative bond refunding option that the Village could possibly realize savings on.

Mr. Schuppel discussed the PowerPoint Presentation that provided details of several refunding options that include consideration of various issues including the Village's targets and goals, timing of the refunding of several callable bonds for the Village to realize its optimal cost savings. Discussion ensued regarding those bonds that should be considered for refunding and the importance of timing relative to the amount of savings the Village could realize.

## **Report on Open Space Lands Acquisition and Development (OSLAD) Grant**

Intern Sean McGovern provided an update on the OSLAD Grant Application through the Illinois Department of Natural Resources and other grant applications the Village has applied for or have received funding for Carpenter Park improvements. He briefly discussed the public forum that was held before this evening's Village Board Meeting and the feedback that was received from residents that attended. Intern McGovern stated that over the past several months, the Public Works Department has applied for every grant available; \$14,424 in funding has been awarded that will enable 45 – 50 trees to be planted to replace those trees that were lost to EAB infestation. Many grants that funding has been received are for energy-saving projects that Intern McGovern has reported on as funding has been awarded; he continued discussing the funding that has been received from various other grant opportunities that will primarily assist the Village in replacing trees that had to be removed due to EAB infestation.

## **Business Development Commission**

Trustee Teeter noted the Commission's next meeting is January 22<sup>nd</sup> at 6:30 p.m. at the Public Works Facility.

## **Parks Commission**

Trustee Schultz stated the Commission will be meeting again after their winter break on January 28<sup>th</sup> at 6:30 p.m. at the Public Works Facility; the Commission will be meeting with CAMBr and Alpine Bike to review the preliminary plans for the Keith Andres Park Bike Trail project.

## **Audit and Finance Commission**

Trustee Humpfer noted the Commission will be meeting on Tuesday, January 29<sup>th</sup> at the Public Works Facility; budget discussions will begin and he encouraged residents to attend these very important budget meetings.

## **NEW BUSINESS**

### **Consideration of an Ordinance Amending the Village of Carpentersville Municipal Code, Title 16, "Zoning", Chapter 16.17, "Manufacturing Districts", Revising Regulations therein Regarding Commercial Uses in Manufacturing Districts**

Trustee Teeter moved to adopt an Ordinance Amending the Village of Carpentersville Municipal Code, Title 16, "Zoning", Chapter 16.17, "Manufacturing Districts", Revising Regulations therein Regarding Commercial Uses in Manufacturing Districts. Trustee Schultz seconded.

Acting Village Manager Wade stated this request is to approve a text amendment that would permit a retail use in a manufacturing district subject to qualifying conditions.

Community Development Director Hock provided an overview of the request that came forth from a business owner whose business is located in a manufacturing district seeking permission to allow him to lease a portion of office space to a beauty salon; the property is zoned M-2 – General Industrial, which the current zoning ordinance does not allow a retail use within an industrial zoned district. He briefly discussed results of a survey that was conducted by the Northwest Municipal Conference for the Village to determine how other communities have addressed similar requests. With the current economic climate, Staff has recommended this type of use be allowed within an industrial zoned district under a special land use permit that would require certain conditions to be met and only to those businesses located along main arterial roadways. The Planning and Zoning Commission has reviewed and favorably recommended adoption of the amendments.

Trustee Teeter thanked staff for working with the business owner and moving forward with these amendments that is another effort to create a business friendly atmosphere in the Village by providing this opportunity. Brief discussion followed regarding the flexibility this will allow for those businesses that would be eligible and would benefit from these changes allowing them to rent space that is currently vacant.

Based upon Trustee McFeggan's request for clarification of certain provisions in the ordinance, Director Hock stated the proposed amendment is the only change to the ordinance; all other provisions remain as they currently are.

Vote on Motion: 5 – ayes (Schultz, McFeggan, Humpfer, Rehberg, Teeter) 0 – nay.  
Motion passed.

**Consideration of a Resolution Finding Citizens First National Bank / Heartland Bank in Default of Its Obligations with Respect to the Installation and Acceptance of the Improvements within the Binnie Randall Subdivision**

Trustee Teeter moved to pass a Resolution Finding Citizens First National Bank / Heartland Bank in Default of Its Obligations with Respect to the Installation and Acceptance of the Improvements within the Binnie Randall Subdivision. Trustee Humpfer seconded.

Acting Manager Wade stated this request is in follow up to the development approval process that as part of the Binnie Randall Subdivision Improvement project it was required that a certain amount of landscaping be installed. Village staff has worked tirelessly with the developer in an effort to complete the project to no avail bringing forth this request to partially draw from the Letter of Credit to complete the landscaping improvements. Discussion ensued regarding the amount of time that has passed giving the developer many chances to complete these improvements with Acting Manager Wade stressing that staff has attempted to work with the developer and drawing from the Letter of Credit is the only option left to finish the subdivision.

Vote on Motion: 5 – ayes (McFeggan, Humpfer, Rehberg, Teeter, Schultz) 0 – nay.  
Motion passed.

**Consideration of a Resolution to Accept Planning Staff Assistance Services Delivered by the Chicago Metropolitan Agency for Planning**

Trustee Teeter moved to pass a Resolution to Accept Planning Staff Assistance Services Delivered by the Chicago Metropolitan Agency for Planning. Trustee McFeggan seconded.

Acting Manager Wade discussed the opportunity for the Village along with Elgin, East and West Dundee to benefit from technical services and resources provided by the Chicago Metropolitan Agency for Planning and Metropolitan Mayor's Caucus to attempt to assess present and future housing needs on a regional basis; although regional housing needs that re consistent throughout

the region will be addressed, individual needs are tailored to each community. Some items this comprehensive study will consider are income levels, workforce housing, rental housing, foreclosures and future housing trends; there will be no expense incurred to the communities, only staff time that may be involved. Discussion ensued regarding the lengthy process of collecting information that includes public input and what information will come forth from the study that will be beneficial and useful to each community; with concern being expressed over the demographic forecast that is provided in the study that could prove to be negative to the Village. President Ritter noted that a study like this could provide future funding opportunities from the state and federal governments.

Vote on Motion: 4 – ayes (Humpfer, Rehberg, Teeter, McFeggan) 1 – nay (Schultz)  
Motion passed.

**Consideration of a Resolution Accepting an Agreement for Consultant Services for Phase III Engineering Services for the Maple Avenue Improvement Project in the Amount of \$589,453.00**

Trustee Teeter moved to pass a Resolution Accepting an Agreement for Consultant Services for Phase III Engineering Services for the Maple Avenue Improvement Project in the Amount of \$589,453.00. Trustee Rehberg seconded.

Assistant Public Works Director/Village Engineer Gray, who has had major involvement with moving the Maple Avenue Improvement Project forward, came forward to provide details of the request to accept an Agreement for Phase III Consulting Engineering Services for onsite construction services. He noted that of the \$589,453.00 expense, the Village has received \$367,500.00 in STP funding from Kane/Kendall Council of Mayors; if Phase III construction costs comes in under budget, the Village can request STP funding from the Phase III construction costs to fund part of the Village's expense of the Phase III engineering services. Engineer Gray discussed the 13 parcel acquisitions needed for the right-of-way that he has been working on with the property owners that is near completion. Discussion followed regarding the funding and timing of the project.

Vote on Motion: 5 – ayes (Rehberg, Teeter, Schultz, McFeggan, Humpfer) 0 – nay.  
Motion passed.

**Consideration of an Ordinance Amending the Village of Carpentersville Municipal Code, Title 16, "Zoning", Revising Various Regulations Therein in Relation to Accessory Buildings, Structures, and Uses**

Trustee Teeter moved to adopt an Ordinance Amending the Village of Carpentersville Municipal Code, Title 16, "Zoning", Revising Various Regulations Therein in Relation to Accessory Buildings, Structures, and Uses. Trustee Schultz seconded.

Community Development Director Hock stated staff has recommended this amendment to clarify the current zoning ordinance that they believe does not have sufficient detail due to the questions and comments that have been received over time; these revisions would enable the guided policies that have been established to be codified into the Zoning Code. He discussed current issues with the accessory buildings, structures and uses that would be addressed with the amendments and those provisions that remain unchanged.

Because a regulation addresses the amount of time a resident can have a PODS structure on their property, Trustee Humpfer questioned if there would be a benefit of advising the company of the ordinance change ensuring the resident utilizing the structure is aware of the time frame the structure is allowed. Director Hock stated the intent of the regulation is to ensure the resident does not make the POD a permanent structure on their property and discussed how the Ordinance

addresses this issue; however, companies that lease these structures can be notified to avoid any issues in the future. Trustee McFeggan expressed concern over the maximum amount of time that a resident is allowed to have a POD on their property; he requested companies be contacted to ensure the resident will not have any penalties with only a 72 hour rental limit.

President Ritter discussed resident's frustrations of items not clearly detailed in the Code or department policies that he believes these amendments will address those issues and regulations will be carried out consistently. Trustee Rehberg requested these changes be highlighted on the website to make residents aware of these changes.

Vote on Motion: 4 – ayes (Teeter, Schultz, Humpfer, Rehberg) 1 – nay (McFeggan)  
Motion passed.

## **TRUSTEE REPORTS**

### **Trustee Schultz had the following report:**

- She thanked Director Hock for all the work that was put into the Code amendments adopted this evening.
- She also thanked Engineer Gray and Intern McGovern for the presentation through the Public Forum before this evening's board meeting; good positive public feedback and information was received.

### **Trustee McFeggan had no report this evening.**

### **Trustee Humpfer had the following report:**

- He is receiving many emails regarding tree removal, stumping and replacement; he asks the Village to be as forthcoming as possible with information to the residents as it becomes available.
- He reminded the residents that budget meetings begin at the end of the month.

### **Trustee Rehberg had the following report:**

- He noted that Associated Bank had their ribbon cutting today and welcomed them to the community.

### **Trustee Teeter had the following report:**

- She thanked staff for the Carpenter Park Public Forum this evening and requested if the Trustees could receive information on the feedback that was received.
- She attended Associated Bank's ribbon cutting that was well attended. They wish to serve the community; they made contributions to the Boys and Girls Club and the Charter School for their music program.

### **President Ritter had the following report:**

- He also attended Associated Bank's ribbon cutting ceremony and discussed the services they can provide to the community.
- He noted that My Pitza Heaven has opened and met the new owners of which one grew up in

the Village.

- He attended the Annual Mayor's Forum at the Dundee Township Park District Senior Center that the presidents of the four local communities are present to answer questions.
- He and Assistant Manager Wade met with representatives from the Park District to discuss the Keith Andres Bike Trail Project. The District has several parcels in the park they are considering to turn over to the Village, that would enable one government entity to control the area and thus making the project move forward and overseeing the park easier.
- He commended the Public Works Department for their efforts in cleaning the streets through a recent ice storm in December; the Village streets were in the best condition of those in surrounding communities.

### **ADJOURNMENT**

As there was no further business, Trustee Teeter moved to adjourn the meeting. Trustee McFeggan seconded. Voice vote was unanimous.

The meeting adjourned at 8:50 p.m.

Respectfully submitted,

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Therese Wilde, Village Clerk