

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

**August 19, 2024 – 7:30 pm**  
**Village of West Dundee**

**I. CALL TO ORDER:**

President Nelson called the Regular Board Meeting to order at 7:30 p.m.

**II. ROLL CALL:**

Present were Village President Christopher Nelson, Village Manager, Joseph Cavallaro, Village Trustees Mark Johnson, Cheryl Alopogianis, Cheryl Anderley, Dan Wilbrandt, Tom Price, and Andy Yuscka.

Also present were Village Attorney Michael Castaldo, Fire Chief Michael Spiro, Interim Police Chief Dan Haines, Director of Economic Development Timothy Scott, and Community Development Director Thomas Moszczynski.

There were approximately forty-five (45) people in the audience.

**III. PLEDGE OF ALLEGIANCE:**

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

**IV. APPROVAL OF AGENDA:**

**MOTION:** Moved by Trustee Yuscka and seconded by Trustee Anderley to approve the agenda as presented. Upon roll call, the motion was approved by acclimation.

**AYES:** Trustees Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt and Price

**NAYS:** None

**ABSENT:** None

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

President Nelson read the proclamation recognizing the accomplishments of Sophie Ann Baker and presented her with a framed proclamation.

Interim Police Chief Dan Haines announced that Officer Conrad Newhouse and Jose Cazares were being sworn in this evening and Chief Spiro said that Firefighter Michael Utley was previously sworn in and would receive his pin tonight. Police Officers Newhouse and Cazares were sworn in by the Village Clerk and Firefighter Utley received his pin.

**VI. REPORTS AND QUESTIONS FROM TRUSTEES AND WORKING GROUPS None**

**VII. STAFF REPORTS: None**

**VIII. QUESTIONS FROM THE AUDIENCE:**

Sue Berna said there are several issues that have not been resolved regarding The Mansion and would like the answers published in the next 30 days. She expressed concerns over fire suppression and escape routes, the inspection of the HVAC system, the ability of the electrical system to meet the needs of the tenants, how bathroom scheduling will be handled and enforced, the Village's plans to monitor the

property, and ingress/egress for the handicapped. She would like to see 2 outside escape staircases installed.

Bernadette Stoecker said that she was disappointed that Barb Haines' request for a privacy fence between her property and The Mansion was not addressed at the last Board meeting. She said she would like to see a privacy fence installed within the next 30 days.

**IX. CONSENT AGENDA:**

- A. Ratification of Checks: 08/19/2024
- B. Approval of Bill List: 08/19/2024
- C. Special Event Request: Randall Oaks Golf Club Food Truck, August 23, 2024
- D. Special Event Request: The Assembly Car Show

**MOTION:** Moved by Trustee Yuscka and seconded by Trustee Alopogianis to approve the Consent Agenda. Upon roll call, the motion was approved.

**AYES:** Trustees Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt and Price  
**NAYS:** None  
**ABSENT:** None

**X. UNFINISHED BUSINESS**

**A. Spring Hill Mall Reuse Strategy – AECOM Presentation**

Trustee Price explained that pursuant to the Board's approval, the Village entered into a professional services agreement with AECOM to provide for a Reuse Planning Assessment for Spring Hill Mall and said that Chris Brewer with AECOM was here tonight to present that report.

Chris Brewer reviewed the key elements of the report in his presentation to the Board.

**B. Professional Services Agreement with Baxter & Woodman – Illinois State Route 72 Leading Pedestrian Interval Traffic Modifications – Amendment**

Trustee Price explained that a modification to the contract with Baxter & Woodman is presented tonight regarding the possible addition of a left turn lane off Route 72 onto southbound First Street. He explained that the plan already includes leading pedestrian intervals and crosswalks which were approved in 2022, but if the Village wants to add this left turn lane, now is the time.

**MOTION:** Moved by Trustee Price and seconded by Trustee Yuscka to authorize staff to execute a professional services agreement with Baxter & Woodman for additional engineering services for the addition of a left turn lane on Illinois Route 72 and First Street as part of our downtown intersection and traffic signal upgrades at an additional cost of \$15,000.

**AYES:** Trustees Price, Yuscka, Alopogianis and Wilbrandt  
**NAYS:** Trustee Johnson and Anderley  
**ABSENT:** None

### **C. Phase 2 Environmental Engineering – 108-110 W. Main Street**

Trustee Price explained that as part of the due diligence process regarding the purchase of 108-110 W. Main Street, a Phase 2 Environmental Site Assessment report is recommended based on chemicals from a former drycleaning facility located in the adjacent property.

**MOTION:** Moved by Trustee Price and seconded by Trustee Yuscka to authorize a professional services agreement with SET Engineering at a cost not to exceed \$5,950 for Phase 2 engineering for the 108-110 W. Main Street property.

**AYES:** Trustees Price, Yuscka, Johnson, Alopogianis and Anderley

**NAYS:** Trustee Wilbrandt

**ABSENT:** None

### **D. SHM Surveillance Cameras**

Trustee Wilbrandt explained that there has been a lot of discussion about providing safety and security to the mall after its purchase. The cameras that were installed by WCCTV were too sensitive and produced alarms and hits that did not exist. Staff recommends ending the contract with WCCTV and purchasing 25 Arlo cameras to monitor the mall entry points and supplement the 3 center court cameras with main corridor coverage.

Trustee Wilbrandt said that this seems like a simpler and better way to provide better protection for the Village property.

Trustee Johnson inquired about how many incidents there have been with people getting into the secured area of the mall. Interim Police Chief, Dan Haines, said there have been approximately 5 incidents of vandalism with 2 actual entries into the mall.

**MOTION:** Moved by Trustee Wilbrandt and seconded by Trustee Anderley to accept staff's recommendation to end the contract with WCCTV and the purchase of 25 Arlo brand cameras, accessories, and subscription services to assist in managing the Spring Hill Mall property.

**AYES:** Trustees Wilbrandt, Price, Yuscka, Johnson, Alopogianis and Anderley

**NAYS:** None

**ABSENT:** None

## **XIII. EXECUTIVE SESSION**

### **A. Section 2 (C) (1) of the Open Meeting Act: Personnel and Land Acquisition**

**MOTION:** Moved by Trustee Yuscka and Seconded by Trustee Price to recess from Regular Session and enter into Executive Session. Upon roll call, the motion was approved.

**AYES:** Trustees Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt and Price

**NAYS:** None

**ABSENT:** None

The Regular Board Meeting recessed to Executive Session at 8:36 pm

**MOTION:** Moved by Trustee Yuscka and seconded by Trustee Price to adjourn from Executive Session to Regular Session.

**AYES:** Trustees Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt and Price

**NAYS:** None

**ABSENT:** None

The Regular Board Meeting resumed at 9:00 pm

**XIV. MISCELLANEOUS / FUTURE AGENDA ITEMS**


Trustee Wilbrandt asked that staff address Barb Haines' request for a privacy fence between her property and The Mansion and provide residents with a timeline of actions that will be taken regarding concerns over fire inspections, egress from the 3<sup>rd</sup> floor, and other concerns that were expressed regarding The Mansion. Manager Cavallaro said staff will craft a letter addressing these concerns.

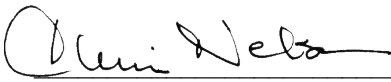
**XV. ADJOURNMENT:**

**MOTION:** Moved by Trustee Johnson and seconded by Trustee Anderley to adjourn the Regular Board Meeting. The motion was approved by acclamation.

The Regular Board Meeting adjourned at 9:04 p.m.

**ATTEST:**

  
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Mary Jo Pape  
Village Clerk

  
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Christopher Nelson  
Village President