

REGULAR BOARD MEETING
Village Hall, 102 South Second Street

March 7, 2016 - 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, Trustee Pflanz, Wilbrandt, Kembitzky, Price and Yuscka. Trustee Hanley was absent.

Also present were Village Manager Cavallaro, Village Attorney Brechin, Community Development Director Scott, Public Works Director Babcock, Police Chief Wieteska and eight (8) people in the audience.

III. PLEDGE OF ALLEGIENCE:

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

IV. APPROVAL OF AGENDA:

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

V. VILLAGE PRESIDENT'S REPORT:

President Nelson reminded the Board of the St. Patrick's Day activities, Saturday March 12.

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

VII. VILLAGE STAFF REPORTS:

Manager Cavallaro said the budgets have been distributed. The Regular Board Meeting for the Budget discussion is March 28, 2016 at Public Safety Center #2 and will begin at 6:30 pm.

VIII. QUESTIONS FROM THE AUDIENCE: There were none.

IX. CONSENT AGENDA:

- A. Approval of Bill List: March 7, 2016
- B. Ratification of Debit Purchases: February, 2016
- C. Approval of Minutes: February 15, 2016 Regular Board Meeting
- D. Emmett's St. Patrick's Day Outdoor Dining Expansion
- E. Resolution Approving an IGA with D300 regarding the Spring Hill Mall TIF

Trustee Wilbrandt asked that Item E be removed and placed in New Business.

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

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

It was requested that Item A under New Business be moved before Resolutions and Ordinances.

X. NEW BUSINESS:

A. Prairie State Bike Race Event Proposal

Trustee Price brought this item to the Board for discussion, explaining that he has attended the one in Elmhurst which was well attended and well run.

David Koldus, representative from the Intelligensia Cup, introduced Tom Schuler, a former Olympian and race competitor who explained cycling racing, prospective course, how the race is run, the number of cyclists expected, and the impact it would have on the businesses and residents. He also addressed the expectations of the Village, the need for cooperation of city services, the day of the week and the time of the race.

Discussion was held regarding the effect it would have on the businesses and especially the residents who live on the prospective race course, the speed at which the racers are moving (closed course as racers are moving at a high speed and there are many laps of a short course), the impact of the race series in seeking sponsorships on Heritage Fest and the establishment of a committee for funding requests.

President Nelson said that the Village would explore the proposal in the coming weeks and revisit it at a later date.

XI. RESOLUTIONS AND ORDINANCES:

A. Adoption of Resolution-Boncosky Road Resurfacing Local Match Funding

Trustee Yuscka explained that in order to secure Surface Transportation Program (STP) funding through the Kane/Kendall Council of Mayors (KKCOM), the Village of West Dundee must submit an STP application and a resolution stating that the Village agrees to fund the required local 30% match for construction, 30% match for construction engineering and that the Village agrees that this funding will be available through the life of the project.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Kembitzky to approve a Resolution approving the Local Match for Certain Street Improvements through the Kane/Kendall Council of Mayors Surface Transportation Program. Upon roll call, motion was approved.

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

B. Ordinance Regulations Window trimming Lighting and Open Signs

Trustee Price called the Board's attention to the memo from Director Scott regarding code provisions related to the regulation of signs that can have significant effect on the built environment. He explained that having standards that strike a sensible balance between affording businesses adequate exposure and managing community character is desirable.

Director Scott said the proposal that a definition for “window trimming lighting” be added to the sign code and this would include any type of rope, flexible, or neon lighting used to trim any part of a window. Window lighting would then be included within the list of prohibited signs. This would apply to all commercial districts.

Discussion was held whether to grandfather in or set a specific sunset date for those types of signs already in use in the Village, as well as “open” signs (which will be allowed as long as they are not flashing).

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to adopt an Ordinance Amending the Sign Regulations Chapter of the West Dundee Municipal Code. Upon roll call, motion was approved.

AYES: Trustees Wilbrandt, Kembitzky, Price, Yuscka and Pflanz

NAYS: None

ABSENT: Trustee Hanley

C. Ordinance Scheduling Public Hearing for Downtown Business District

Trustee Price said there are two Ordinances to consider scheduling for a Public Hearing; (1) Downtown Business District No. 1 Business District Plan and (2) Public Hearing for the creation of two Special Service Areas No. 7 and 7.2.

Manager Cavallaro reiterated that the purpose of these two proposed Ordinances is to initiate the Public Hearing process. He said letters were sent to the Businesses outlining the proposal, which is proposing a 1% additional sales tax for businesses in the downtown area and the ability to fund debt services which the Village took on for the Downtown Plan.

Randall Errington, 105-107 W. Main Street, owner of Bikini Bottom, expressed his opposition to the proposed 1% additional tax and said that this will make the town uncompetitive. He also expressed his feelings about the food and beverage tax as well as the fees for video gaming.

Manager Cavallaro said that Video Gaming was approved for existing businesses and it provides a substantial stream of revenue for businesses that have video gaming.

President Nelson said that the Village is working to improve the downtown area through the Downtown Plan.

MOTION: Moved by Trustee Price and seconded by Trustee Kembitzky to approve an Ordinance of the Village of West Dundee, Kane County, Illinois, to set a Date for a Public Hearing for the Downtown Business District No. 1 for March 21, 2016. Upon roll call, motion was approved.

AYES: Trustees Price, Yuscka, Pflanz, Wilbrandt, and Kembitzky

NAYS: None

ABSENT: Trustee Hanley

D. Ordinance Scheduling Public Hearing for Downtown Special Service Area

Trustee Price explained that these Ordinances separate the SSA request into two (2) distinct proposals. The first is for debt service repayment and the second is in regards to marketing and promotions. He said the ordinances establish a public hearing date of April 18, 2016 regarding

the creation of these two SSAs, and to provide notice to those affected property owners of the Village's consideration of this matter.

Manager Cavallaro said that the Village needs the support from the Downtown businesses for it to become involved in Discover Dundee.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to approve an Ordinance proposing the Establishment of Special Service Area No. 7 in the Village of West Dundee, Kane County, Illinois and Providing for Other Procedures in Connection Therewith. (Downtown-Debt Service) Upon roll call motion was approved.

AYES: Trustees Price, Yuscka, Pflanz, Wilbrandt and Kemitzky

NAYS: None

ABSENT: Trustee Hanley

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to approve an Ordinance Proposing the Establishment of Special Service Area Number 7.20 in the Village of West Dundee, Kane County, Illinois and Providing for other Procedures in Connection Therewith (Downtown-Discover Dundee). Upon roll call, motion was approved.

AYES: Trustee Price, Yuscka, Pflanz, Wilbrandt and Kemitzky

NAYS: None

ABSENT: Trustee Hanley

E. Resolution Economic Incentive Façade 109 and 111 W.Main Street

Trustee Kemitzky said that Otto Engineering is seeking an economic incentive for the rehabilitation and renovation of building facades at 109 and 111 West Main Street. This work is eligible under and meets the criteria for the Village's Façade Improvement Grant which allows for reimbursement of 25% of construction-related expenses.

Discussion was held on the rehabilitation of the buildings which were in poor repair, that the rehabbed buildings are safer with new fire suppression systems, a water service line for fire suppression; a fire alarm, a dedicated domestic water service and upgraded insulation. The building at 109 has a contractual purchase agreement in place and the building at 111 is already owned by the private party/local business owner.

Questions regarding the proposed Resolution concerned wording as the work has already been done. Attorney Brechin will adjust the wording. Trustees asked to have the following included – not to do this way again.

Scott Shier, owner of 109 W. Main Street, said his building is code compliant and that he has no plans to sell the building.

It was further discussed that a first, highly visible and significant step in the revitalization of downtown, that staff recommends an economic incentive comprised of: a new cash outlay in the form of a façade grant of \$42,365 and a lien waiver valued at \$27,259 for prior emergency repair work already expensed for a total economic incentive valued at \$69,624.

MOTION: Moved by Trustee Kemitzky and seconded by Trustee Price to Approve a Resolution Approving an Economic Incentive Agreement by and between the Village of West Dundee and OTTO Engineering for Façade Rehabilitation of 109 and 111 West Main Street. Upon roll call, motion was approved.

AYES: Trustees Kembitzky, Price, Yuscka, Wilbrandt and President Nelson
NAYS: Trustee Pflanz
ABSENT: Trustee Hanley

XI. NEW BUSINESS: (continued)

ITEM E: (Consent Agenda) Resolution Approving an IGA with D300 regarding the Spring Hill Mall TIF

Trustee Wilbrandt asked for clarification on the wording as it pertains to any surplus.

Manager Cavallaro said that if it not used for the primary purpose, it is a given to share any surplus with the taxing bodies.

MOTION: Moved by Trustee Pflanz and seconded by Trustee Price to adopt a Resolution Approving an Intergovernmental Agreement by and between the Village of West Dundee and Community Unit School District 300 Relating to the Spring Hill Mall TIF. Upon roll call, motion was approved.

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

XII. MISCELLANEOUS:

Trustee Price asked for an update regarding proposals for a residential development proposed for Washington Street.

Manager Cavallaro said there would be an update in his Manager's report and this will be brought before the Board in the next 30 days.

XIII. ITEMS TO BE DISCUSSED AT A LATER MEETING

- Prairie Series Bike Race Proposal
- Proposals for development for Washington Street

XIV. ADJOURNMENT:

MOTION: Moved by Trustee Pflanz and seconded by Trustee Price to adjourn the Regular Board Meeting. Motion was approved by voice vote.

The Regular Board Meeting adjourned at 8:53 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President