

REGULAR BOARD MEETING
Village Hall, 102 S. Second Street

September 24, 2018 – 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 Kembitzky, Tom Price, Pat Hanley and Andy Yuscka.

Also present were Village Manager Joseph Cavallaro, Village Attorney Kathy Orr and Community Development Director Tim Scott. There were six (6) people in the audience.

III. PLEDGE OF ALLEGIANCE:

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

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Price and seconded by Trustee Kembitzky to approve the agenda, as presented. Motion passed unanimously by voice vote.

V. VILLAGE PRESIDENT'S REPORT:

A. Northern Kane County Chamber Update

Melissa Hernandez, Executive Director of the Northern Kane County Chamber, announced the Community Service Award Dinner which will be November 14th at Randall Oaks Golf Club. She said this is the 6th year and asked if the Village wants to continue the program.

Ms. Hernandez said that the Chamber has seen a lot of growth and offers value, relevancy and excellent marketing for its members. She said this is one of the few Chambers that represents more than one community. The Northern Kane County Chamber of Commerce represents West Dundee, East Dundee, Carpentersville, Sleepy Hollow and Gilberts.

President Nelson said he appreciates the efforts done by the Chamber.

VI. REPORTS AND QUESTIONS FROM TRUSTEES AND WORKING GROUPS:

Trustee Kembitzky said that Heritage Fest was amazing and appreciated that everyone worked so hard. Trustee Wilbrandt added that he appreciated the great presence from the Police and Fire Departments at Heritage Fest.

VII. VILLAGE STAFF REPORTS:

Attorney Orr reported on the meeting Thursday, September 20, 2018 at the Illinois Tax Increment Finance Association. She commented that Village Manager Cavallaro gave an excellent presentation about Spring Hill Mall from its beginning to the present and of the current study in providing mixed uses for the mall in the future.

VIII. QUESTIONS FROM THE AUDIENCE:

- A. Items on the Agenda: There were none.
- B. Items not on the Agenda: There were none.

IX. CONSENT AGENDA:

- A. Ratification of Checks: September 13, 2018
- B. Approval of Bill List: September 24, 2018
- C. Approval of Minutes: September 10, 2018 Regular Board Meeting
- D. Special Event Request, Spring Hill Mall-Car Show Saturday, Oct.6, 2018
- E. Acknowledgement of Loan Assignment – Bleuroot
- F. Ordinance Establishing Prevailing Wage
- G. Special Event Request: Good Ranchers Meat Sale & Food Drive at Spring Hill Mall, Sept.27-Oct. 28, 2018

Trustee Wilbrandt asked that Item F be removed from Consent Agenda for further discussion and Trustee Kembitzky asked that Item G be removed from Consent Agenda for further clarification.

President Nelson asked to have both items moved to New Business.

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

AYES: Trustees Kembitzky, Price, Hanley, Yuscka, Anderley and Wilbrandt

NAYS: None

X. RESOLUTIONS AND ORDINANCES:

A. Ordinance Approving an Economic Incentive Agreement with Nemo Properties, LLC, 123-127 West Main Street

Trustee Kembitzky said that the purchasers of 123-127 West Main Street are pursuing a complete rehabilitation of this mixed use building, which is required given the building's overall condition. She added that the total investment including the building's purchase is estimated at more than \$1,900,000.

Trustee Kembitzky said the proposed economic incentive includes two components: (1) a grant for façade and code-compliance construction up to \$40,170 (reflecting 25% of projected reimbursement-eligible expenses of \$160,680) and (2) a low interest loan for \$350,000 for a ten-year period, the proceeds of which would be provided upfront subject to a personal guarantee and with a lien put on the property.

Trustee Kembitzky said that using the current interest rate, the Village would take out the 5.5%, \$350,000 loan through First American Bank and the Village will make the monthly payment of principle and interest to the bank. Nemo Properties will pay the same amount to the Village on a monthly basis via direct debit.

Trustee Kembitzky explained that as an economic incentive, the Village will: (1) buy down the interest rate on the loan from 5.5% to 4.0% (monthly principle and interest equals \$3,543.58 by making one-time annual payments to Nemo Properties in the amount of \$3,058.08 and (2) to repay the loan to reimburse Nemo Properties through one-time annual payments equal to 50% of the

sales tax (municipal and home rule) the restaurant generates up to \$350,000 over a maximum period of seven (7) years.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Yuscka to approve an Ordinance approving an Economic Incentive Agreement by and between the Village of West Dundee and Nemo Properties, LLC to rehabilitate and renovate 123-127 West Main Street to operate a full service restaurant and construct apartments. Upon roll call motion was approved.

AYES: Trustees Kembitzky, Price, Hanley, Yuscka, Anderley and Wilbrandt

NAYS: None

B. Ordinance (U-Haul at Spring Hill Gateway) Granting an Amendment to Existing Special Use in North Building, a Zoning Variation for Off Street Parking, and a Special Use Including Vehicle Rental and Self-Storage in South Building

Trustee Price said U-Haul has been requesting to expand their self-storage operation and capacity for renting trucks and equipment, as well having the east building reoriented to Route 31 with the loading dock area removed to accommodate new storefronts to join those already present and to have the northern quarter of the building removed for a development ready pad. He said Village Staff met with representatives from U-Haul and are presenting a draft ordinance based on this meeting and conversation.

Trustee Price said the ordinance includes (1) specific date requirements for completion of specific areas of work, and (2) the removal of the conditional 3-year sunset provision on the special use, which U-Haul indicated they wouldn't agree to in any type or format due to the significant investment that they are making.

The Ordinance gives specific dates for the Site Plans, completion of Landscaping Plan, Pavement and Resurfacing, Signs, Building Facades on Lot 1, Building on Lot 2 and Property Maintenance.

A brief discussion was held regarding the resurfacing of the parking lots, widening of the landscape islands, occupation date of Building B and reservations about the items being done on the dates given for completion.

Trustee Kembitzky said due to previous experience with U-Haul, she is not confident the dates for completion of the various items will be done in a timely manner.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to approve (1) an Amendment to an Existing Special Use for Automotive Services in the Building A "North" (862-890 West Main Street); (2) a Zoning Variation of the Applicable Zoning Standard that Regulates the Required Number of Off-Street Parking Spaces; and (3) a Special Use for Automotive Services including Moving Vehicle Rental and Self-Storage in a Portion of the Building B "South" (836-860 West Main Street) subject to the following conditions:

1. Compliance with documents including but not limited to the site plan as submitted with the Planning and Zoning Application; and,
2. Compliance with all other applicable Village codes and ordinances.

Upon roll call, motion was approved 5-1.

AYES: Trustees Price, Hanley, Yuscka, Anderley and Wilbrandt

NAYS: Trustee Kembitzky

XI. NEW BUSINESS:

A. Consent Agenda Item F. – Ordinance Establishing Prevailing Wage

Trustee Wilbrandt asked that this item be removed from the Consent Agenda as he doesn't believe in paying higher prices, especially for a small town like West Dundee and feels this ordinance makes the Village pay more.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Yuscka to adopt an Ordinance Establishing Prevailing Wage Rates for the Village of West Dundee. Upon roll call, motion was approved 5-1.

AYES: Trustees Kembitzky, Price, Hanley, Yuscka and Anderley
NAYS: Trustee Wilbrandt

B. Consent Agenda Item G. – Special Event Request – Good Ranchers Meat Sale and Food Drive

Trustee Kembitzky asked that this item be removed from the Consent Agenda asking why we need to approve this as it is at Spring Hill Mall.

Manager Cavallaro said that Spring Hill Mall management has approved a specialty leasing agreement with Good Ranchers for this utilization; however, as operations will be conducted outdoors, it is considered a special event which must be approved by the Village.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Hanley to approve a Special Event Application for Good Ranchers, LLC to conduct their Good Ranchers Meat Sale & Food Drive at Spring Hill Mall from September 27 through October 28, between the hours of 10am and 7pm daily. Upon roll call, motion was approved.

AYES: Trustees Kembitzky, Price, Hanley, Yuscka, Anderley and Wilbrandt
NAYS: None

C. Authorization to Implement Landscape Plan at 1st & Route 72

President Nelson said this area is immediately to the north of the Candy Store. He said after discussion with Staff, the preference would be for more traditional plantings, two (2) trees and then sod for the entire area.

Manager Cavallaro said he received a landscape plan from Dundee Landscape for this area which includes removing the native planting area and replacing it with a smaller landscape bed, two Autumn Blaze Maple trees and sod for the remaining areas.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Yuscka to accept the amended proposal dated 9/24/18 provided by Dundee Landscape for installation of landscape material in the area of First and Main, in an amount not to exceed \$2400. Upon roll call, motion was approved.

AYES: Trustees Kembitzky, Price, Hanley, Yuscka, Anderley and Wilbrandt
NAYS: None

XII. MISCELLANEOUS AND FUTURE AGENDA ITEMS:

There were none.

XIII. ADJOURNMENT:

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

The Regular Board Meeting adjourned at 8:05 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President