

**REGULAR BOARD MEETING**  
**Village Hall, 102 South Second Street**

**April 18, 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, Trustees Pflanz, Wilbrandt, Kembitzky, Price, Hanley and Yuscka.

Also present were Village Manager Cavallaro, Attorney Brechin, Finance Director Danielson, Community Development Director Scott, Public Works Director Babcock, Police Chief Wieteska and twenty-five (25) 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 Price to approve the agenda as presented. Motion passed unanimously by voice vote.

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

**A. Nachiya Pippins - Boys & Girls Club of Dundee Township 2016 Youth of the Year**

President Nelson introduced Curt Reynolds from the Boys & Girls Club of Dundee Township, who gave a brief synopsis of how the Youth of the Year was chosen and the future steps to the regional event which will be held in Chicago.

He introduced Nachiya Pippins, this year's recipient, who gave her background as a member of the Boys & Girls Club and the steps she took to win the \$10,000 scholarship including writing three (3) essays, interviews and speeches. She said the Club taught her structure and how to embrace her individuality. She also said she worked on various community service projects.

**B. Public Hearing - Downtown SSA 7 and SSA7.20**

**MOTION:** Moved by Trustee Pflanz and seconded by Trustee Wilbrandt to recess from the Village Board Meeting to the Public Hearing. Upon roll call, motion was approved.

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

**NAYS:** None

The Public Hearing opened at 7:35 pm.

Director Scott said the proper notices were published along with two (2) letters to the Downtown Businesses and Business Owners. He commented that to begin implementing the physical improvements identified in the downtown plan, the Village has budgeted \$2,000,000, which produces an annual repayment obligation of \$137,000. With \$40,000 annually having been

committed toward this obligation from existing economic development resources and with an estimated \$65,000 potentially generated from a one percent (1%) Business District sales tax, \$32,000 in annual expense related to physical improvements remains. This remaining annual expense could be funded by a downtown Special Service Area 7.

Director Scott said that SSA 7.20 would be an additional downtown Special Service Area and would provide a way to participate in the Village of East Dundee's "Discover Dundee" marketing and special events program as a means to reconnect with residents, increase community visibility, generate foot traffic, and ultimately increase sales and economic activity.

The Public Hearing was opened for Public Comment.

Larry Dombrowski, from Logica 3 Ltd. 130 Washington Street, West Dundee addressed the Board citing his objections to the proposed SSA districts including the decrease in the value of his building, the increase in his property tax, needing to raise the rent for his tenants to cover the additional monies, wanting to have specific metrics, a desire to have the entire property tax overhauled, services versus direct benefits and in regards to the SSA 7.20 to have the entire community pay for it, not just the businesses.

Kim Srajer, Around the Corner Candy, 99 West Main Street, West Dundee explained that the Main Street organization was an example how the Dundee's work together and that it is how Heritage Fest started. She said Heritage Fest boosts her business 70% for that one weekend.

Board comment followed as there was no other public comment.

Manager Cavallaro explained that the vast majority of the dollars targeted to be reinvested into the downtown market, the Village continues to work on property values and is partnering with private owners to improve property values. He gave the example of 109 and 111 West Main Street as a good example of reinvestment saying that the owners invested over \$1.2 million in the two buildings.

President Nelson said that this plan would improve structures in the downtown area and drive the EAV up. He explained that the downtown plan vision is to improve public spaces, facades, code issues and offered to provide a copy of the downtown plan to the businesses and business owners.

Trustee Pflanz said the program helps with façade, loan program, etc., and that keeping the status quo is not working. He said the Village has a workable plan for the downtown with public space improvements which will help with parking and signage. He also said that the Village provides at no cost to the downtown, planters, brick sidewalks, snow removal and maintenance of parking lots. He said that this plan will be beneficial for the businesses.

Trustee Price commented on the increase level of investment and that private dollars may be stronger, that the proposed SSA is not paying for everything as there are other revenues from the rest of the Village which do go into the downtown area.

Manager Cavallaro said that the SSA 7.20 is suggested for participation in the Discover Dundee marketing campaign and special events program established by the Village of East Dundee, which has offered West Dundee the opportunity to partner with them... He said this would be a \$70,000 annual obligation with the Village picking up one half the costs and the other half through the SSA. He said he has received comments from two (2) businesses and has not received other feedback.

President Nelson said here is a 60 day window for public action and said the Village Staff will come up with a primer to explain what is proposed. He said this will delineate both SSAs. He asked that the businesses let the Board know what they think.

**MOTION:** Moved by Trustee Hanley and seconded by Trustee Yuscka to finally adjourn the Public Hearing and return to the Village Board Meeting. Upon roll call, motion was approved.

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

The Public Hearing closed at 7:58 pm.

#### **VI. REPORTS AND QUESTIONS FROM TRUSTEES:**

Trustee Kembitzky commented favorably on the removal of the parking restrictions on Tartans Drive, with parking on both sides of the street and said more signage is needed.

Chief Wieteska said the street is 36 feet wide, so cars should be able to go down the street even with parking on both sides, said he would look into additional signage and perhaps more crosswalks. He said the speed trailer is on Tartans Drive now.

**VII. VILLAGE STAFF REPORTS:** There were none.

**VIII. QUESTIONS FROM THE AUDIENCE:** There were none.

#### **IX. CONSENT AGENDA:**

- A. Ratification of Debit Purchases: March, 2016
- B. Approval of Bill List: April 18, 2016
- C. Approval of Minutes: April 4, 2016 Regular Board Meeting
- D. Authorization to Solicit Proposals – 2016-17 Professional Tree Care Services Contract

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

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

#### **X. RESOLUTIONS AND ORDINANCES:**

- A. Ordinance Approving Extension Approval of Preliminary Development Plan and Subdivision for Bright Oaks (Trustee Price)**

Trustee Price said that the petitioner is requesting an extension of the approval of their Preliminary Development Plan and Preliminary Plat of Subdivision for Bright Oaks of West Dundee.

Trustee Price said there was a previous request for a three-month extension until April 15, 2016, which was approved by the Planning & Zoning Commission meeting on March 28, 2016. Since the item was not heard at the April 4, 2016 Board meeting, a request is for a nine-month extension of the approved preliminary development plan and preliminary plat of subdivision until January 15, 2017.

**MOTION:** Moved by Trustee Price and seconded by Trustee Kembitzky to approve an Ordinance Granting an Extension of the Approval of the Preliminary Development Plan and the Preliminary Plat of Subdivision for Property Located at the Northwest Corner of Willow Lane & Route 31 in Wet Dundee, Illinois, Commonly known as Bright Oaks. Upon roll call, motion was approved.

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

**B. Ordinance Approving Final Planned Development and Final Plat of Subdivision for Bright Oaks (Trustee Price)**

**MOTION:** Moved by Trustee Price and seconded by Trustee Pflanz to table this item to a future date. Upon roll call, motion was approved.

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

**C. 2016-2017 Budget Ordinance (Trustee Kembitzky)**

Trustee Kembitzky said that discussions on the budget were held by the Village Board on March 21, March 28 and April 4, 2016. She said there were no changes made to the FY2017/17 budget as presented at that time.

She said that per the Board's request, an Ordinance restructuring the Village's Water and Sewer rates will be prepared within the next several weeks and presented to the Board for discussion.

Manager Cavallaro said the Village is waiting for more information from the Fox River Water Reclamation District before presenting this for discussion and direction.

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Yuscka to adopt the Ordinance approving the Village of West Dundee's annual budget for FY 2016/17. Upon roll call, motion was approved.

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

**XI. NEW BUSINESS:**

**A. Concept Plan Review of Potential Apartment Development and Referral to Planning & Zoning (Trustee Price)**

Director Scott told the Board that Continental Properties has expressed an interest in potentially pursuing a multi-family development on the southwest corner of Haeger property located on the east side of Route 31 at/near Canterfield.

Eric Thom, Continental Properties, gave a brief overview of their proposal including the site which is a total of 24 acres, the complex having twelve (12) freestanding buildings with twenty (20) apartment units per building for a total of 240 units. Mr. Thom said the apartments would consist of 24 studio (10% of the total), 96 one-bedroom (40% of total), 96 two-bedroom (40% of total), and 24 three bedroom (10% of total).

Mr. Thom said it would be upscale garden apartments, with no common hallways and no third party management, full time maintenance on premises, gated community, with clubhouse, pool, pet play grounds and a fitness area.

He said while the property is currently zoned SDD, the developer is proposing rezoning from SDD to R-5, which allows for a maximum residential density of 10 dwelling units per acre.

A brief discussion was held by Trustees as to lighting and security of the area, why no children's play area (usually have only 5% residents with children, but open to change) roadways and entrances, screening off Route 31 and why the Plainfield development was sold (business decision).

President Nelson said for the record he would want to have the street lights in the development be the West Dundee standard. He added that it is a holistic plan and a balance for the property.

**MOTION:** Moved by Trustee Price and seconded by Trustee Yuscka to direct the applicant to prepare a preliminary plan based on the presented conceptual plan and to refer the preliminary plan to the Planning and Zoning Commission for a Public Hearing and recommendation. Upon roll call, motion was approved.

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

**NAYS:** None

**XII. MISCELLANEOUS:** None

**XIII. 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 8:40 pm.

**ATTEST:**

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Barbara Traver  
Village Clerk

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Christopher Nelson  
Village President