

Committee of the Whole Meeting
Village Hall 7:30 p.m.

Village of West Dundee
February 09, 2009

I. Call to Order:

President Keller called the Committee of the Whole Meeting to order at 7:30 p.m.

II. Roll Call:

Present were President Keller, Trustees Motyl, Gillam, Price, Osth, Hanley and Yuscka. Also present were Village Manager Cavallaro, Village Attorney Brechin, Finance Director Danielson, Community Development Director Tymoszenko, George Schober (V3 Companies) and six (6) people in the audience.

III. Pledge of Allegiance:

President Keller led the Board and the audience in the Pledge of Allegiance.

IV. Approval of Agenda:

MOTION: Moved by Trustee Hanley and seconded by Trustee Yuscka to approve the agenda as presented. Upon roll call, motion was unanimous.

V. Village President's Report: There was no report.

VI. Reports and Questions from Trustees: There were no reports.

VII. Village Staff Reports:

Manager Cavallaro reported that the Public Works Department has been working on curbside clean up and removing the sand from the streets.

VIII. Items for Discussion:

A. RT31 & RT72 Intersection Improvements

Mr. George Schober responded to comments raised at the initial presentation of the project on January 12, 2009. He reiterated that the goal of the project is threefold: 1) to improve the safety of the intersection; 2) improve the traffic capacity of the intersection and reduce congestion; and 3) improve the safety of the adjacent neighborhoods. He said it is not the intention of the project to negatively impact the access or operation of any of the properties or businesses adjacent to the proposed improvements.

Mr. Schober said that in order to meet the goals of the project, some changes to property access are required and that the recommended barrier median installations are needed.

In answer to the diversion of vehicles into the adjacent neighborhoods, he said that the proposed improvements to the intersection will help to reduce cut through traffic through the neighborhoods by reducing congestion at the intersection which is the major contributing factor to this traffic.

In answer to Trustee Motyl's comments of understanding the rationale of double left turns versus single left turns, Mr. Schober said a single left turn option was evaluated early in the project, but was found to be ineffective in reducing the congestion at the intersection, didn't meet the goals of the project and was dropped from further consideration. He said dual lanes move twice as many vehicles as one lane does through an intersection.

Trustee Motyl also inquired about the installation or utilization of barriers on the sidewalks, particularly along Route 31. Mr. Schober called the Board's attention to an exhibit indicating the potential location of these barriers as well as a detail of a barrier that will protect pedestrians from errant vehicles and be acceptable to IDOT. He said the locations indicated show approximately 1340 linear feet of barrier. He did remind the Board that IDOT will not pay for these barriers, which would cost between \$125,000 and \$200,000.

When questioned about the cost of these barriers, Mr. Schober said there are numerous alternatives at a lesser cost, but they are not as likely to be crashworthy.

Discussion on these barriers was held including the amount of maintenance, the height of the barriers, physical placement of barriers, pushing back the barriers and purchasing more easement, how many existing sidewalks are adjacent to the curb and if any accidents have been reported.

Further discussion centered on the barriers restricting residents from left turns onto their property, pedestrians walking on sidewalks close to the curbs, effects on the businesses on those corners, whether or not the proposed future bridge will have an effect on the traffic and if the recently installed red light cameras have decreased accidents.

Discussion also was held on the dual left turn lanes and if they are necessary. Mr. Schober said if there are no dual lanes there is no capacity improvement, which is one of the criteria for the project for IDOT funding.

Further discussion was held regarding lengthening the stacking length beyond Liberty St. and Geneva, eliminating some of the barriers, installing mountable barriers, extension of the barrier on Rt. 72 to block off the St. Catherine's entrance, questions on tort immunity, concerns about the strip center and allowing a left turn into the Pretzel Palace.

Shannon Kaplan from Primrose Lane (a downtown business) commented on the median barriers on 72 east of Rt. 31 which she said is the only access in and out of businesses located there. She said the impact for a small business would be huge.

The Board was polled several times on different solutions to the project in order to give direction. Some of the solutions to the proposed plan were the elimination of the sidewalk barriers, extension on westbound 72 to block St. Catherine entrance, a single lane on northbound 31, allowance of full access to Geneva St. and a mountable access point at Pretzel Palace.

Manager Cavallaro summarized that the Board needs to outline the work it wants to do, have V3 recalculate and have a meeting with IDOT on the suggestions and get the proposal back to the Board with the dollar amounts, as there is a need to go forward rapidly because the funding has been set aside by IDOT.

Construction costs for this project are estimated to be 1 million to 1.6 million dollars for IDOT and the Village's cost to be \$218,000. IDOT right-of-way costs are not included in this amount.

B. 3rd Quarter Financials

Director Danielson presented the 3rd quarter financial report. He directed the Board's attention to the General Fund which shows a decrease in cash/investment of \$225,855 attributed to the fact that the 2008/09 budget was not balanced and had a deficit of \$272,000. He said there are things that could impact this number such as the December 2008 sales tax figures that have yet to be released as well as unknown overtime expenses for snow plowing activities for remainder of the winter season. He further said that close monitoring of all expenses has been occurring within the current fiscal year, and at this time, it appears that the General Fund actual expenditures will be in excess of \$100,000 lower than the budgeted number.

Director Danielson estimates that the cash/investment balances of Fund I as of April 30, 2009 should be in the vicinity of \$975,000. He said this number is approximately 50% of the Village's targeted number for cash/investment balances for the General Fund of \$2,000,000.

Director Danielson pointed out that sales tax collections for the General Fund are down \$146,934 compared to the prior year through October 2008. He said this figure doesn't include the sales tax figures for the holiday season which should be released soon.

Interest income has been effected by the lowering of interest rates, coupled with declining investment balances has resulted in our receiving less interest income.

Director Danielson directed the Board's attention to the Water and Sewer Utility Fund which shows current receipts are not maintaining pace with expenditures. He explained that the unanticipated failure of Well #5, which cost \$200,000 to repair as well as a revenue shortfall due to the decline of development activity resulted in lower water and sewer tap-on fees.

Director Danielson said that the Capital Projects Fund currently has a cash/investment balance of \$795,000 and he estimates that at the end of the current fiscal year, the balance will be approximately \$1,400,000.

Director Danielson said that Fund 5, Community Development has a cash/investment balance of \$2,011.99. He said that as of January 31, 2009, \$803,418 has been collected from the additional 0.5% home rule sales tax that went into effect January 1, 2004.

Director Danielson concluded his report saying the Village is continuing to experience a challenging financial situation, but fortunately the Village continues to maintain adequate cash/investment balances to assist it in meeting the short term revenue needs. He also said that the lack of development revenue that we have been experiencing for the past several years has had a major impact on our bottom line.

C. Economic Development: Strategic Plan Priorities & Activities Overview & Update

Director Tymoszenko presented an overview and summary of the Community Development's strategic plan objectives and strategies. She reviewed for the Board the implementation strategies for identifying development preferences for the Randall Road Corridor.

She said to prepare for future development and to allow for creation of concept plans, the Village staff has facilitated meetings between engineers at Kane County Department of Transportation (KDOT) and all of the property owners fronting Randall Road. She reiterated that in order for this corridor to develop we need to see residential developments before commercial developments.

The second area Director Tymoszenko focused on was ensuring the ongoing vitality of Spring Hill Mall through meetings with corporate, real estate professionals and leasing agents; exploring incentives for attraction of restaurant users or other desired inline users; working on retention of larger stores; completing improvements at Spring Hill Gateway and working to retain the center and the peripheral property.

The third area is to develop and implement an economic development strategy that will strengthen, augment, and diversify our commercial tax base. This includes staff undertaking a property by property analysis of each parcel within each sub-area of the community; exploring the feasibility of taking public risks; embarking on a series of studies including a business retention study and amend the zone ordinance to be more cohesive with future land use plans. Director Tymoszenko said staff is working daily towards these goals and are working at rewriting the sign ordinance.

Director Tymoszenko said the fourth area studied is to develop and implement a comprehensive downtown redevelopment plan that includes parking uses, design, etc. She said this will include integrating the Fox River riverfront into our downtown plans, including public spaces and erosion control as well as cultural elements.

Director Tymoszenko reviewed the various Village of West Dundee incentive programs including the Façade Improvement Grant, the Code Compliance Grant, the Revenue Generation Incentive Grant, Low Interest Façade and Electrical Improvement Loan Program, Economic Assistance Loan Program and the Residential Façade Improvement Loan.

Director Tymoszenko spoke to the public assistance programs such as the Tax Increment Financing (TIF) which is a means to finance redevelopment project costs with incremental property tax revenues derived from the increase in property and sales tax revenue generated within a redevelopment project area. The two other assistance public assistance programs are the Business Improvement District (allows for funding of improvements and revitalization costs through an increase in the retail sales tax levied on businesses in the district; and the Special Service Area (SSA) which is a taxing mechanism used to provide funding for special services or improvements constructed within the SSA District. She said an example of using an SSA to further economic development initiatives is at Carrington Crossing along Randall Road. She also said that SSA financing is presently being analyzed in conjunction with a TIF to try to bring about the reuse of the Toys R Us Building.

Director Tymoszenko explained the Regional Programs and Initiatives including the Kane County Economic Development Professionals, the Northern Kane County Economic Development Corporation, Northern Kane County Partners and Elgin Community College Regional Economic Development Alliance for which we are committed to an in kind study to look at the spin off of some types of industries.

Director Tymoszenko gave an up date on the project status of Oakview Corporate Park explaining that three buildings have been completed and are occupied; Carrington Crossing where public improvements have been completed and the developer is awaiting execution of sales contracts for end users as the banking crisis and economic recession have stalled commercial activity; BP Amoco which has submitted construction and engineering plans; Beef Villa, which has had the bank renegotiate the terms on the loan preventing the owners from closing on the land; Centerville Strip Center which is holding off due to current economic conditions and Bickford Senior Living which was unable to close due to financing issues, but which is still very interested in locating in West Dundee.

Along Route 31, Director Tymoszenko said Edinburgh Center's project is stalled as the bank has renegotiated the terms of the construction loan requiring a significantly larger upfront developer cash input and a higher percent of pre-leasing; Maxwell's which is opening for business this week; Century Plaza where the owner began to create incubator office space with shared provisions which has proven to be a successful model; and Willow Pointe Plaza where the owner is waiting for the right tenants for a multi tenant office retail building.

At the Mall area, Director Tymoszenko said new management has put forward new invigorated efforts with respect to marketing and tenanting. There is a prospective large tenant coming in at Center Court and the mall is embarking on a shopper's survey. She said Wal Mart building plans have been approved and the engineering plans are 90% complete, but that pending litigation has forced a delay in progress.

Spring Hill Gateway construction is almost complete and three large new tenants have signed letters of intent, as well as plans to bring in 40,000 sq. ft. of space into the development. Director Tymoszenko expects to have details of a prospective new tenant for the vacated Toys R Us building for the next meeting.

In the downtown area, Director Tymoszenko said that the former Cardinal Office Building was sold to a new owner who is a high end antique store for designers and collectors.

Director Tymoszenko concluded her presentation saying that West Dundee's economic development efforts are both localized and regionalized and aim to positively influence the local and regional economy. She said the goals continue to include strengthening and supporting business and encouraging investment to grow jobs and to diversify the tax base to reduce the tax burden for residents.

Trustee Gillam commended Director Tymoszenko on the information presented. She also said that some of the strategic goals that were set need to be looked at because of the economic conditions.

XI. Miscellaneous:

Trustee Yuseka said electronic recycling will be part of the budget consideration, but also said that residents can bring their electronics for recycling to Public Works, Monday through Friday 8 am-3:30 pm and Public Works will store it.

President Keller said he received an e-mail for "50 Men Who Can Cook Fundraiser" for the prevention of suicide. He will send the e-mail to the Board members in case any of the Board members are interested in participating.

The Budget Hearing will be on March 21st at 8:00 am. Manager Cavallaro said a copy of the budget will be ready for the Trustees by the 13th or 14th of March. In answer to questions about recouping from the "bail out plan" on roadway projects, Manager Cavallaro said the roadway type projects that will be eligible are major arterials, Boncosky Road has been submitted, Huntley Road needs to be submitted and that the plan does not fund streetscape projects.

X. Adjournment:

MOTION: Moved by Trustee Osth and seconded by Trustee Motyl to adjourn the Committee of the Whole Meeting. Upon roll call, the motion carried.

The Committee of the Whole Meeting adjourned at 10:10 p.m.

Attest:

Barbara Traver
Village Clerk

Larry Keller
Village President