

**REGULAR BOARD MEETING
Village Hall, 102 S. Second Street**

**June 18, 2018 – 7:30 pm
Village of West Dundee**

I. CALL TO ORDER:

President Nelson called the Regular Board Meeting to order at 7:31 pm.

II. ROLL CALL:

Present were Village President Christopher Nelson, Trustees Cheryl Anderley, Dan Wilbrandt, Michelle Kemptzky, Tom Price, Pat Hanley and Andy Yuscka.

Also present were Village Manager Joseph Cavallaro, Village Attorney Kathleen Orr, Community Development Director Tim Scott and four (4) people in the audience.

III. PLEDGE OF ALLEGIANCE:

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

IV. APPROVAL OF AGENDA:

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

V. VILLAGE PRESIDENT'S REPORT:

President Nelson said that Pride on the Fox, an LGBTQ Pride Month event, will be held at Bleuroot on Saturday, June 23, 2018 at 7 pm.

VI. REPORTS AND QUESTIONS FROM TRUSTEES & WORKING GROUPS:

There were none.

VII. VILLAGE STAFF REPORTS:

Community Development Director Scott said the demolition of the former Francesca's and Fox and Filly locations is proceeding. The opening of the new restaurant is not known at this time.

Manager Cavallaro said if there are any changes to the scheduled Board Meeting on July 2nd, he will send out an e-mail.

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. Approval of Bill List: June 18, 2018
- B. Approval of Minutes: June 4, 2018 Regular Board Meeting
- C. Special Event & Daily Liquor Permit Request – VFW Crawfish Boil

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

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

NAYS: None

X. NEW BUSINESS:

A. U-Haul: 890 W. Main Street – Discussion of Concept Plan

Trustee Price said that U-Haul wishes to expand their self-storage operation and capacity for renting trucks and equipment. He said that in exchange, U-Haul would invest in its buildings and grounds and stabilize and bolster its complementary tenant mix.

Jeff Jones from U-Haul said that the south building would retain the retail space that contains Dollar Tree with the rest of the space being retrofitted for self-storage. He said the other 3 tenants would be given the opportunity to relocate to the east building.

Director Scott added that a portion of the east building's northern end would be demolished to make way for a development pad. He added that the bulk of the downsized building would be leased to a single fitness facility tenant with the remainder reformatted to accommodate relocated tenants from the south building.

President Nelson expressed his desire to have the size of the U-Haul large monument sign reduced in size and his desire to see landscape screening on the property.

Discussion was held regarding landscape screening with the use of layering or terracing by entrance B, use of landscape islands to mitigate the look of all the asphalt parking area, landscaping for the frontages along Routes 72, desire to see low rise or columnar landscaping along Route 31 to have tenant spaces visible, and the number and size of trucks which would be parked there (the largest truck is 24' and no semi trucks, except for a semi which delivers U-Haul packaging).

MOTION: Moved by Trustee Price and seconded by Trustee Wilbrandt to move to recommend that U-Haul Develop and Submit a Formal Plan for Consideration via Required Village Process including the parameters outlined. Upon roll call, motion was approved.

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

NAYS: None

XI. UNFINISHED BUSINESS:

A. Downtown Redevelopment Project, Stage 1- Change Order #2

Trustee Price listed the five change orders that have been submitted by Copenhaver Construction amounting to \$17,894.

Manager Cavallaro said there is an issue with the meadow seed mix used in the park space and said consideration has been given to have sod put down.

Trustee Price said to give the meadow seed mix some time and explained about its growth pattern and also said all landscaping takes maintenance.

President Nelson asked that Becky Gillam evaluate it to see if there is a way of making it right, before using sod, and revisit this issue again.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to approve Change Order #2 to the Downtown Redevelopment Stage 1 Contract with Copenhaver Construction, Inc., in the amount of \$17,894.00 to complete all known items to date beyond the scope of the contract as described above; increasing the total contract amount from \$1,210,230.44 to \$1,228,124.44. Upon roll call, motion was approved.

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

B. Spring Hill Mall – Future Visio Plan Presentation and Consideration of Additional Planning Services

Trustee Price said that the Sizemore Group has been developing a future vision for Spring Hill Mall and the immediately surrounding area.

Bill de St. Aubin, CEO of the Sizemore Group, presented an illustrative summary of the work, showing how a transformation of this type could take place over a time frame of five (5) to twenty (20) years.

Mr. de St. Aubin said the vision suggests a mix of uses, including retail dining, residential, office, civic/institutional (public library, town hall) entertainment, and lodging which he said would broaden the area's appeal and diversify the local economy.

He addressed street networks, which consist of network-created blocks joined by sidewalks/paths to create a built environment that is pedestrian and cycling friendly with the ability to safely, efficiently and effectively share right-of-way with motor vehicles.

He spoke to public space amenities with mixed use buildings on compact, walkable blocks lining mode-sharing streets, green spaces and large storm water retention pond which could be amenitized so that it could be a source of active and passive enjoyment rather than merely utility.

Discussion was held regarding a market study, if there is a demand to build this and if someone wants to build this, housing on the northwest portion on the land, what type of housing on that land (single family, town homes, apartments) and connections to the neighborhood and the Mall area.

President Nelson said this gives a vision for a conversation and a bridge between developers and the community and also conversations with Rouse, Carpentersville and the library.

Mr. de St. Aubin said the next steps and time line consists of hiring an executive architect (within 1-2 years), conducting stakeholder interviews, receiving community preference, conducting a market study, having a detailed master plan and phasing, attracting development partners and tenants, design and construction. He concluded by saying that this is a 4-7 year process per phase.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to direct Sizemore Group to Develop a Scope of Services for Advanced Planning of the Spring Hill Mall Area. Upon roll call, motion was approved.

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

XII. EXECUTIVE SESSION:

A. Section 2(c) (11) of the IL Open Meetings Act: Litigation

MOTION: Moved by Trustee Price and seconded by Trustee Kembitzky to recess to Executive Session for the purpose of discussing litigation. Upon roll call motion was approved.

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

NAYS: None

The Regular Board Meeting resumed at 8:58 pm.

XIII. MISCELLANEOUS / FUTURE AGENDA ITEMS:

Trustee Kembitzky inquired if there is an Ordinance for Airbnbs.

Director Scott said he is looking at other communities to see what has been done. He said condos or apartment living could be acceptable, but agreed with Manager Cavallaro not in private homes.

XIV. ADJOURNMENT:

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

The Regular Board Meeting adjourned at 9:01 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President

EXECUTIVE SESSION
Village Hall - 102 S. Second Street

June 18, 2018
Village of West Dundee

President Nelson called the Executive Session to order at 8:50 pm for the purpose of discussing Section 2(c) (11) of the IL Open Meetings Act: Litigation.

Present were Trustees Anderley, Wilbrandt, Kembitzky, Price, Hanley and Yuscka.

Also present were Village Manager Cavallaro and Attorney Orr.

Discussion was held regarding open litigation.

MOTION: Moved by Trustee Price and seconded by Trustee Hanley to adjourn the Executive Session. Upon roll call, the motion was approved.

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

NAYS: None

The Executive Session adjourned at 8:58 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President