

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

**December 2, 2019 - 7:30 pm
Village of West Dundee**

I. CALL TO ORDER:

President Nelson called the Regular Board Meeting to order at 7:26 pm.

II. ROLL CALL:

Present were Village President Christopher Nelson, Trustees Cheryl Anderley, Dan Wilbrandt, Michelle Kembitzky, Pat Hanley and Andy Yuscka. Trustee Tom Price arrived at 7:28 pm.

Also present were Village Manager Joseph Cavallaro, Police Chief Tony Gorski, Community Development Director Tim Scott and six (6) people in the audience.

III. PLEDGE OF ALLEGIANCE:

Trustee Anderley led the Board and those in attendance in the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

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

V. VILLAGE PRESIDENT'S REPORT: There was none.

VI. REPORTS & QUESTIONS FROM TRUSTEES & WORKING GROUPS:

Trustee Kembitzky advised that the cookies for Friday night's Dickens activities have been reduced by 30% to avoid overages.

VII. VILLAGE STAFF REPORTS:

Director Scott advised that the Spring Hill Senior Residences will be move-in ready soon, and that site improvements will occur in the spring.

Manager Cavallaro stated that the final days for leaf collection will be Thursday and Friday of this week.

VIII. QUESTIONS FROM THE AUDIENCE:

- A. Items on the Agenda: No Questions or Comments
- B. Items not on the Agenda: No Questions or Comments

IX. CONSENT AGENDA:

- A. Approval of Bill List: December 2, 2019
- B. Approval of Minutes: November 18, 2019 Village Board Meeting
- C. Dickens in Dundee Event Approvals and Parade Resolution

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

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

X. RESOLUTIONS AND ORDINANCES:

A. 2019 Tax Levy Ordinance

Trustee Kembitzky noted that the Tax Levy request increased by less than 5% over last year's levy from \$4,725,560 to \$4,958,459, and that the increase is largely related to personnel costs including cost of living increases, step plan salary increases and new positions recently authorized. She noted that the property tax increase to an average home valued at \$250,000 will be approximately \$33.00.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Hanley to approve an Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Commencing May 1, 2019 and Ending on April 30, 2020 for the Village of West Dundee. Upon roll call, motion was approved with a vote of 5 to 1.

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

B. 2019 Tax Levy Ordinance - Special Service Area #4

Trustee Kembitzky noted that the Tax Levy for SSA #4 is to fund natural wetlands maintenance obligations within the Carrington subdivision. This tax levy applies only to property owners within the Carrington subdivision.

Based resident concerns and a reassessment of the maintenance program and obligations of the Village and HOA, an increase of \$15,000 is requested for this year's tax levy, for a total levy of \$60,000. Based on mutual agreement between the Village and HOA Board, the intention is to fund some of the HOA's maintenance obligations this year, and transition those costs to the HOA, to be funded through homeowner assessments, over the next few years.

MOTION : Moved by Trustee Kembitzky and seconded by Trustee Yuscka to approve an Ordinance adopting the Tax Levy of the Special Service Area #4 within the Village of West Dundee. Upon roll call, motion was approved unanimously.

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

C. 2019 Tax Levy Ordinance - Special Service Area #6

Trustee Kembitzky noted that the Tax Levy for SSA #6 is to fund the repayment of bonds issued in 2010 related to Spring Hill Gateway Center. This year's levy amount is \$107,157.50. This tax levy applies only to property owners within the Spring Hill Gateway Center.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Hanley to approve an Ordinance adopting the Tax Levy of the Special Service Area #6 within the Village of West Dundee. Upon roll call, motion was approved unanimously.

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

D. 2019 Tax Levy Ordinance - Special Service Area #9

Trustee Kembitzky noted that the Tax Levy for SSA #9 is to fund maintenance obligations and repayment of bonds issued for improvements within the Downtown Business District. This year's levy amount is \$40,000. This tax levy applies only to property owners within the Downtown Business District.

President Nelson asked if it would be possible to roll back this tax levy next year. Manager Cavallaro advised that the need for funding for bond repayment obligations will continue. Attorney Orr noted that TIF proceeds cannot be used for maintenance.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Yuscka to approve an Ordinance adopting the Tax Levy of the Special Service Area #9 within the Village of West Dundee. Upon roll call, motion was approved with a vote of 5 to 1.

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

E. 2019 Tax Abatement Resolution - 2010 General Obligation Bonds

Trustee Kembitzky noted that the Tax Levy for the 2010 Bond Issue is recommended to be abated again this year, as Home Rule Sales Tax receipts continue to be utilized for this bond repayment.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Price to approve an Ordinance adopting Certificate of Full Reduction of Taxes Heretofore Levied for the Payment of General Obligation Bonds, Series 2010A and 2010B, of the Village of West Dundee. Upon roll call, motion was approved unanimously.

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

F. 2019 Tax Abatement Resolution - 2015 General Obligation Bonds

Trustee Kembitzky noted that the Tax Levy for the 2015 Bond Issue is recommended to be abated again this year, as Home Rule Sales Tax receipts continue to be utilized for this bond repayment.

MOTION: Moved by Trustee Kembitzky and seconded by Trustee Hanley to approve an Ordinance adopting Certificate of Full Reduction of Taxes Heretofore Levied for the Payment of General Obligation Bonds, Series 2015, of the Village of West Dundee. Upon roll call, motion was approved unanimously.

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

G. Ordinance Rezoning Property at 16N560 Highland Drive to R-1 Single-Family Detached Dwelling District and Amending the Village's Official Zoning Map

Trustee Price advised that, based on the annexation of the property at 16N560 Highland Drive on November 4, 2019, and the recommendation of the Planning and Zoning Commission, it is recommended that the property be rezoned as R-1 Single-Family Detached Dwelling.

Director Scott noted that the property is non-conforming based on its current zoning of RE-1, and conforms to R-1 zoning and would create cohesion within the subdivision should neighboring properties choose to annex into West Dundee in the future.

Trustee Kemitzky noted that the property is now required to comply with all Village regulations, including boat and trailer storage, and is also afforded refuse collection as part of the Village's program.

MOTION: Moved by Trustee Price and seconded by Trustee Anderley to adopt an Ordinance Rezoning Property Located at 16N560 Highland Drive and Amending the Official Zoning Map of the Village of West Dundee. Upon roll call, motion was approved unanimously.

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

NAYS: None

H. Recreational Cannabis Ordinances - Zoning and Use

Trustee Price provided an introduction, noting that two Ordinances are being presented for consideration to provide regulations related to cannabis businesses within the Municipal Code, one that would amend Title 10: Zoning Regulations and another that would add a new section to Title 3: Business and Licensing.

He noted that an amended draft ordinance related to Business and Licensing has been provided with the additions of Sections M, N and O as advised by Attorney Orr.

Trustee Price asked Attorney Orr for clarification about aspects of the State legislation relating to persons under age 21.

Trustee Hanley clarified that only a cannabis dispensary and not cultivation, cannabis lounges or other cannabis related businesses would be allowed.

An unidentified audience member asked what areas within West Dundee were being considered for the location of a cannabis dispensary. Manager Cavallaro advised that the zoning under consideration is the B-3 Service Business District, which is currently limited to the Route 31 Corridor.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to adopt an Ordinance Amending Title 10 Zoning Regulations of the West Dundee Municipal Code providing regulations related to cannabis dispensaries. Upon roll call, motion was approved unanimously.

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

NAYS: None

MOTION: Moved by Trustee Price and seconded by Trustee Anderley to adopt an Ordinance Amending Title 3 Business and Licensing of the West Dundee Municipal Code providing regulations related to the use of cannabis. Upon roll call, motion was approved unanimously.

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

NAYS: None

XI. NEW BUSINESS:

A. Recommendation to Authorize Village Hall HVAC Repair

Trustee Yuscka noted that after the Board authorized the contractual repair of one of the three HVAC units at Village Hall, another HVAC system failed and requires identical service. Based on the solicitation of quotes, Leith Heating and Cooling, who repaired the first unit and has successfully completed a number of HVAC projects for the Village, provided the lowest quote for the work. Manager Cavallaro noted that all of the HVAC units at Village Hall are over 25 years old.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Hanley to authorize the contractual repair of the heating and air conditioning systems at Village Hall through Leith Heating and Cooling at a cost of \$12,544. Upon roll call, motion was approved unanimously.

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

NAYS: None

B. Authorization to Solicit Proposals for Demolition of 200 Washington Street

Trustee Yuscka stated that the bid specs and RFP for the demolition of the 200 Washington Street building are being presented for approval based on the Board's direction to move forward with demolition in line with the Downtown Plan.

Manager Cavallaro advised that, once approved a 60-day lease termination notice would be sent to the remaining tenant, One Cut Above the Rest.

Trustee Price inquired about tree removal as identified in the bid specs, and asked that the mature tree on the site remain intact until its removal is necessary for an approved redevelopment of the site.

MOTION: Moved by Trustee Yuscka and seconded by Trustee Hanley to authorize the solicitation of proposals for the demolition of the structure at 200 Washington Street, pursuant to the bid specifications provided by National Land Development Corporation as amended to preserve the mature tree on the site. Upon roll call, motion was approved unanimously.

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

NAYS: None

XII. MISCELLANEOUS: There was 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 8:02 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President