

**REGULAR BOARD MEETING**  
**Village Hall, 102 S. 2<sup>nd</sup> Street**

**July 19, 2021 – 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 Cathy Haley, Cheryl Alopogianis, Cheryl Anderley, Dan Wilbrandt, Tom Price and Andy Yuscka.

Also, present were Village Manager Joseph Cavallaro, Village Attorney Michael Castaldo, Jr., Community Development Director Timothy Scott and Deputy Village Clerk Kim Tibbetts.

There were two (2) people in the audience.

**III. PLEDGE OF ALLEGIENCE:**

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

**IV. APPROVAL OF AGENDA:**

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

**AYES:** Trustee Anderley, Wilbrandt, Price, Yuscka, Haley and Alopogianis

**NAYS:** None

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

**A. Oaths of Office – Planning & Zoning Commissioners: Andrew Wieteska and Ron Meyer**

President Nelson individually called Mr. Andrew Wieteska and Mr. Ron Meyer, respectively, forward to receive the Oath of Office, administered by Deputy Clerk Tibbetts. President Nelson, the Board of Trustees and staff thanked Mr. Wieteska and Mr. Meyer for accepting their appointment to serve on the Planning and Zoning Commission.

**B. Additional Report**

President Nelson noted that a rumor has recently circulated that the Spring Hill Mall Barnes and Noble is slated for closing. He stated that neither he nor staff has received notice from the mall ownership or Barnes and Noble in this regard, but that staff is looking into the validity of this information.

President Nelson stated that he attended the recent Illinois Municipal League (IML) meeting and noted that IML is sending letters to urge the State to request the distribution of funding allocated to non-entitlement communities as part of the American Rescue Plan Act (ARPA).

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

Trustee Price recognized the Village Hall, Police and Fire Department staff for their assistance with the West Dundee River Challenge / Intelligentsia Cup cycling event on July 16, stating that the activities on First Street were a nice addition and the event was well attended.

Manager Cavallaro added that moving the event to a Friday and the inclusion of the community activities that took place, including the kids activities, vendors and entertainment, were the direct result of the efforts and enthusiasm of the Local Organizing Committee (LOC), including Maureen Himmel, Heather Buck, Marty Anderson, Michael Dewey, Tom Baldoni and others. He stated that recap meeting is scheduled for next week between staff and the LOC to discuss the event.

Trustee Price advised that he and Director Scott were asked and agreed to participate in a Chicago Metropolitan Planning Agency (CMAP) workshop with the City of Warrenville, based on the Village of West Dundee's successes in attracting new housing developments to the village, pursuant to recommendations in the 2014 CMAP Upper Fox Valley Homes for a Changing Region evaluation.

## **VII. STAFF REPORTS:**

There were no additional reports other than items on the agenda.

**VIII. QUESTIONS FROM THE AUDIENCE:** There were no questions.

## **IX. CONSENT AGENDA:**

- A. Ratification of Check: July 14, 2021
- B. Approval of Bill List: July 19, 2021
- C. Approval of Minutes (Amended): June 7, 2021 Regular Board Meeting
- D. Special Event and Daily Liquor Permit Request - VFW, Dundee High School All-Class Reunion

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

**AYES:** Trustees Yuscka, Haley, Alopogianis, Anderley, Wilbrandt and Price

**NAYS:** None

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

- A. **701 Wesemann Drive: Economic Incentive - Permit Fee Reduction for a New Light Industrial Building by Opus (Chicago Logistic Service) at the Oakview Corporate Park (Trustee Price)**

Trustee Price noted that this development marks the last of the OPUS owned properties at the Oakview Corporate Park. As with previous developments with Oakview Corporate Park, an economic incentive has been requested in the form of a reduction in development fees. A 30% reduction has been recommended, with a not-to-exceed value of \$15,000.

**MOTION:** Moved by Trustee Price and seconded by Trustee Yuscka to approve an Economic Incentive providing a 30% reduction in development-related fees to a not-to-exceed total value of \$15,000. Upon roll call, motion was unanimously approved.

**AYES:** Trustees Price, Yuscka, Haley, Alopogianis, Anderley and Wilbrandt  
**NAYS:** None

**B. Professional Services Agreement with Hitchcock Design Group for Preparation of Open Space Lands Acquisition and Development (OSLAD) Grant Application (Trustee Anderley)**

Trustee Anderley stated that a professional services agreement with Hitchcock Design Group is recommended for the preparation of an OSLAD Grant application on behalf of the Village of West Dundee, in regards to the development of a regional park on the Village-owned site at the southwest corner of Boncosky Road and Route 31 in partnership with the Dundee Township Park District.

**MOTION:** Moved by Trustee Anderley and seconded by Trustee Alopogianis to authorize the execution of a Professional Services Agreement between the Village of West Dundee and Hitchcock Design Group for preparation of a grant application for the Open Space Lands Acquisition and Development (OSLAD) Grant Program, in an amount not to exceed \$7,500, utilizing Park District Impact Fees. Upon roll call, motion was unanimously approved.

**AYES:** Trustees Anderley, Wilbrandt, Price, Yuscka, Haley and Alopogianis  
**NAYS:** None

**C. Professional Services Agreements with Kane McKenna Related to Southern Development Corridor and Spring Hill Mall Tax Increment Financing (TIF) Districts (Trustee Price)**

Trustee Price explained that two separate professional services agreements with Kane McKenna are recommended, in reference to two separate TIF Districts.

The first agreement is in reference to a proposed new TIF District in the Southern Development Corridor, adjacent to the Voyaguer's Landing Forest Preserve. He explained that the area in question proposes unique challenges, as it was previously a landfill site; As such, it is likely that extraordinary costs will be required to facilitate redevelopment. Establishment of a TIF would allow a vehicle for economic incentives to aid in these costs and redevelopment.

The second agreement is in reference to a review of the existing Spring Hill Mall TIF District.

Manager Cavallaro noted that two TIF Districts currently exist at the Spring Hill Mall property, one each by the Village of West Dundee and Village of Carpentersville, for the mall parcels within each municipality. He noted that, since the creation of the existing TIFs, the Equalized Assessed Value (EAV) of the mall property has continued to decrease significantly, making the existing TIFs essentially unusable, as no new incremental value has been realized. Both communities are exploring the potential to reset their respective TIFs to provide new opportunities to incentivize redevelopment of the mall proper and development of surrounding parcels.

In addition, West Dundee and Carpentersville are working cooperatively to develop an overlay district, which would provide consistency regarding future redevelopment, zoning and allowable uses, and development standards.

President Nelson noted that he has also spoken with Carpentersville Village President John Skillman in this regard. He stated that the timing is very good for such efforts, as with the mall property having been

recently sold, it is hoped that the new owner will have the desire and means to make improvements to the property.

**MOTION:** Moved by Trustee Price and seconded by Trustee Yuscka to authorize the execution of two Professional Services Agreements between the Village of West Dundee and Kane McKenna for (1) Southern Development corridor TIF, at a cost not to exceed \$10,500, and (2) Spring Hill Mall TIF, at a cost not to exceed \$37,500. Upon roll call, motion was unanimously approved.

**AYES:** Trustees Price, Yuscka, Haley, Alopogianis, Anderley and Wilbrandt

**NAYS:** None

**XII. MISCELLANEOUS:** There was none.

**XIII. ADJOURNMENT:**

**MOTION:** Moved by Trustee Price and seconded by Trustee Yuscka to adjourn the Regular Board Meeting. Motion was approved by acclamation.

The Regular Board Meeting adjourned at 7:47 pm.

**ATTEST:**

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Kim Tibbetts  
Deputy Village Clerk

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Christopher Nelson  
Village President