

**REGULAR BOARD MEETING**  
**Via Video Conference-Recorded**  
Pursuant to Governor Pritzker's Executive Order  
to Social Distance to fight the spread of COVID-19

**February 2, 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:**

Village President Christopher Nelson, Trustees Dan Wilbrandt, Michelle Kembitzky, Tom Price, Pat Hanley and Andy Yuscka attended via video conference. Trustee Anderley arrived at 7:34 pm.

Village Manager Joseph Cavallaro, Police Chief Tony Gorski, Fire Chief Lance Harris, Community Development Director Tim Scott and John Diehl (Environmental Risk Transfer) were present via video conference.

There was one (1) person in the audience via video conference.

**III. PLEDGE OF ALLEGIANCE:**

Trustee Wilbrandt 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 Yuscka to approve the agenda, as presented. Motion was approved.

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

**NAYS:** None

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

President Nelson thanked the Public Works Department for the great job they did during the storm this past weekend.

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

There were no reports.

**VII. STAFF REPORTS:**

Manager Cavallaro reiterated Present Nelson's comment regarding Public Works for their efforts over the weekend.

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

**IX. CONSENT AGENDA:**

- A. Ratification of Checks: February 1, 2021
- B. Approval of Bill List: February 1, 2021
- C. Approval of Minutes: January 18, 2021 Regular Board Meeting

- D. Class A Liquor License – FatKids Bar & Grill, LLC
- E. Class CC Liquor License – Sonesta International Hotels Corp.

**MOTION:** Moved by Trustee Yuscka and seconded by Trustee Price 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. NEW BUSINESS:**

**A. Recommendation to Purchase Fire Hose**

Trustee Wilbrandt presented this item for discussion to the Board explaining that Chief Harris has done an analysis on the fire hoses and has recommended replacing some due to the age of the fire hoses and deterioration.

He added that Chief Harris is asking for authorization to purchase 16 lengths of 1 ¾ fire hose, 24 lengths of 2 ½ and 10 lengths of 4” fire hose.

Chief Harris said money that was saved from the purchase of turnout gear could be used towards the purchase of the hoses. He added that moving forward the fire department will use a comprehensive hose preplacement plan

**MOTION:** Moved by Trustee Wilbrandt and seconded by Trustee Hanley to approve the purchase of All-American Ponn Supreme hose in the amount not to exceed \$14,978.00 from Air One Equipment, INC. Upon roll call, motion was approved.

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

**B. Light Industrial Concept Plan: Southeast Corridor – Environmental Risk Transfer**

Trustee Price said that St. Louis based Environmental Risk Transfer has expressed interest in land adjacent to the Village for potential light industrial development. He said it would require annexation, entitlement, and potential financial assistance in the form of tax increment financing from the Village due to the site’s challenging characteristics.

Trustee Price said the land is south/southeast of the Haeger land at the southeast corner of the Village that has been planned by its owner for the Canterfield Corporate Campus, He added that the land vacant at the surface was reportedly the site of a former Elgin municipal waste dump and is also west of the Voyageur Landing Forest Preserve.

Trustee Price said that given its former use, potential, cost effective redevelopment options are limited, but with a sound approach to environmental mitigation, these conditions can be effectively developed for light industrial use.

Mr. Diehl, from Environmental Risk Transfer, said his company looks at sites that the market doesn’t respond to due to environmental problems, but that it is his company’s expertise that work to repurposing developmental challenges. He said this land has sat dormant for awhile, but could have uses such as a storage facility or a distribution center as an end user. He said he is looking

forward to going ahead with this site with the Village and obtaining general zoning parameters to find a user.

Trustee Kembitzky said she felt it would be appropriate to create a new TIF for the area rather than adding it to the current Rt. 31 TIF. She also asked about who would do the engineering studies.

Mr. Diehl said his firm does the engineering plans for the site, assumes all environmental risk from the seller, offers specialized insurance products and seeks an experienced local developer as a partner to build a project.

Trustee Hanley asked about liability for the property due to ecological problems if West Dundee should annex it.

Mr. Diehl said he would say the answer is no, but would want the advice of legal counsel.

Trustee Price asked if Mr. Diehl would be the developer. Mr. Diehl said he would not be the developer, but would get the site ready for development, as there are enough qualified developers who can develop the property.

Mr. Diehl said they have done due diligence on the site and further north on the site geo technical conditions are better than the southern portion where there are some environmental challenges. He said the southern site would be appropriate for a parking lot with a building to the north.

**MOTION:** Moved by Trustee Price and seconded by Trustee Yuscka to refer a light industrial concept to the Planning and Zoning Commission for Consideration of Annexation, Zoning, and Potential Tax Increment Financing (TIF) creation or expansion. Upon roll call, motion was approved.

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

## **XI. MISCELLANEOUS:**

Manager Cavallaro said the Board Room floors are almost done, so the February 15, 2021 will be held in person at the Village Hall.

## **XII. ADJOURNMENT:**

**MOTION:** Moved by Trustee Hanley and seconded by Trustee Anderley to adjourn the Regular Board Meeting. Upon roll call, motion was approved.

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

The Regular Board Meeting adjourned at 7:54 pm.

## **ATTEST:**

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Barbara Traver  
Village Clerk

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Christopher Nelson  
Village President