

**COMMITTEE OF THE WHOLE MEETING
Public Safety Center #2, 100 Carrington Drive**

**January 12, 2015 - 6:30 pm
Village of West Dundee**

I. CALL TO ORDER:

President Nelson called the Committee of the Whole Meeting to order at 6:30 pm.

II. ROLL CALL:

Present were Village President Christopher Nelson, Trustees Billy Pflanz, Dan Wilbrandt, Michelle Kembitzky, Tom Price, Pat Hanley and Andy Yuscka.

Also present were Village Manager Joseph Cavallaro, Finance Director David Danielson, Police Chief Andrew Wieteska, Fire Chief Randy Freise and no audience.

III. APPROVAL OF AGENDA:

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

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

V. REPORTS AND QUESTIONS FROM TRUSTEES: There were none.

VI. VILLAGE STAFF REPORTS: There were none.

VII. ITEMS FOR DISCUSSION:

A. Economic Development Plan Discussion:

The Economic Development Plan (EDP) that was presented to the Village Board at the October 20, 2014 Regular Board Meeting was reviewed in greater detail. A page by page look at the plan was undertaken, with President Nelson soliciting comments from the individual Trustees.

Several specific areas were discussed as follows:

- A review of the Target/Best Buy parcel, discussing a potential change in zoning and use for the property from B-2 Commercial to Multi-Family Residential.
- The Spring Hill Mall corridor was discussed, in terms of diversification of uses in terms of bringing in more patrons and businesses.
- Around the Corner Candy was discussed as being added as a feature of the downtown area.
- Carrington Crossings subdivision was discussed in detail, including a review of the overall site plan in order to give the Board members an understanding of the existing configuration and layout, and plat of subdivision that exists.

- The property located at Route 31 and Boncosky Road was discussed in terms of whether a lower density use would be appropriate and economically viable from a development perspective, as well as a stipulation requiring owner-occupied units.
- The creation of a possible look book featuring images of the types of development, signage and construction that the Village believes is appropriate and warranted for West Dundee.
- Issues related to the function of the Appearance Review Commission and maintaining a business-friendly environment, based on comments from the draft downtown report was discussed.
- A general statement was made regarding the overall draft Downtown Plan and looking at what West Dundee can do for and in our downtown that no other community does, in terms of trying to recommend or create a use for the downtown that is unique to West Dundee as an attraction.

Discussion was held regarding the next steps for the overall EDP. It was commented that the EDP is a basic statement of policy by the West Dundee Village Board and that it should be formally adopted by the Board.

President Nelson indicated that he will make the desired changes to the EDP document and upon its completion it will be placed on a future agenda for the Village Board's adoption.

Based on the February agendas, this is expected to occur at the first meeting in March for formal consideration and adoption.

VIII. ITEMS SCHEDULED FOR FUTURE MEETING DATE:

- Formal adoption of the Economic Development Plan for the Village of West Dundee

IX. ADJOURNMENT:

MOTION: Moved by Trustee Pflanz and seconded by Trustee Kembitzky to adjourn the Committee of the Whole Meeting. Motion was unanimous.

The Committee of the Whole meeting adjourned at 7:50 pm.

ATTEST:

Joseph Cavallaro
Village Manager

Christopher Nelson
Village President