

REGULAR BOARD MEETING
Public Safety Center #2, 100 Carrington Drive

June 16, 2014 - 7:00 pm
Village of West Dundee

I. CALL TO ORDER:

President Nelson called the Regular Board Meeting to order at 7:00 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, Community Development Director Cathleen Tymoszenko, Fire Chief Randy Freise, Public Works Director Richard Babica, Finance Director David Danielson and Police Sergeant Dan Haines. There were fifteen (15) people in the audience.

III. VILLAGE PRESIDENT'S REPORT:

President Nelson introduced the Buck Family of West Dundee -- Dennis, Heather, Parker and Peyton -- winners of the "Mayor for a Day" distinction.

(Village President's Report continued below.)

IV. PLEDGE OF ALLEGIANCE:

The Buck Family led the Board and those in attendance in the Pledge of Allegiance.

V. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Yuscka and seconded by Trustee Pflanz to approve the agenda as presented. Motion was approved unanimously by voice vote.

VI. REPORTS AND QUESTIONS FROM TRUSTEES:

Trustee Wilbrandt commented on the successful completion of the Route 31 and 72 intersection improvements, thanking the Public Works Department for their involvement in the project.

VII. VILLAGE STAFF REPORTS:

Director Babica noted that the modifications to the Randall Road Water Treatment Facility and Water Tower have been completed and have been effective in mitigating the presence of hydrogen sulfide in the water supply.

Director Babica advised that the Earth Day, Every Day volunteer effort scheduled for June 21 will focus on cleaning up the berm along Sleepy Hollow Road between Glenmoor and Kittridge.

Manager Cavallaro reminded the Board of the Downtown Redevelopment Plan Public Workshop on June 18, noting that an article on the process and opportunities for participation would be included in the upcoming Village Newsletter.

VIII. QUESTIONS FROM THE AUDIENCE:

A resident of the Carrington Reserve subdivision inquired as to what agency maintains the buffer and center lane island at Carrington Drive and Randall Road. Director Babica advised that these areas are part of the adjacent commercial property and are the responsibility of that property owner.

III. VILLAGE PRESIDENT'S REPORT (Continued):

Four groups consisting of a combination of Board members and senior staff members, went out to walk the Carrington Reserve subdivision to review the status of the neighborhood and identify any areas of concern.

The meeting reconvened at Public Safety Center #2 at 8:35 pm. President Nelson asked that comments and notes from each group be submitted to Manager Cavallaro for compilation and follow up.

IX. CONSENT AGENDA:

- A. Approval of Bill List: June 16, 2014
- B. Ratification of Debit Purchases: May 2014
- C. Approval- IDOT MFT Audit Report #01-059
- D. An Ordinance Establishing Prevailing Wage Rates
- E. Electrical Aggregation Contract

MOTION: Moved by Trustee Hanley and seconded by Trustee Wilbrandt to approve the Consent Agenda. Motion passed unanimously.

X. UNFINISHED BUSINESS:

A. Chubby Bullfrog Economic Development Incentive (Trustee Price)

Trustee Price advised that Chubby Bullfrog Bar & Grill is seeking economic assistance for the construction of an outdoor dining area. He reminded the Board that the original request was for a \$1,650 façade grant. The proposal before the Board is for a 50% rebate of new sales tax generated by Chubby Bullfrog's outdoor dining area over the next 5 years, up to a maximum rebate of \$1,500.

Mike Morrison of Chubby Bullfrog indicated their appreciation for the assistance.

MOTION: Moved by Trustee Price and seconded by Trustee Kemitzky to approve an Economic Incentive Agreement with Chubby Bullfrog Bar and Grill LLC for a sales tax rebate note to exceed 50% of the new sales tax generated over a 5 year period, in a total amount not to exceed \$1,500. Upon roll call, motion was approved unanimously.

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

NAYS: None

B. Bootleggers Economic Development Incentive (Trustee Price)

Trustee Price provided an overview of the discussion to date regarding the location of Bootleggers Kitchen and Pub at 629 S. Eighth Street. Director Tymoszenko noted that the Village

has been working with the new property owner and proposed business owner, Mr. George Arsoniadis, to craft a hybrid façade grant/code compliance incentive program to bring this high visibility property in the Route 31 corridor back into active use.

The proposal before the Board is to provide (1) a \$50,000 grant provided upon completion of the improvements, (2) a \$50,000 loan provided upon completion of the improvements and (3) a 50% sales tax rebate for 5 years or until the \$50,000 loan is repaid to the Village.

The proposed agreement stipulates that if the business does not continue to operate for a period of at least 5 years, all monies that have been paid out by the Village to Mr. Arsoniadis would be required to be repaid. It was noted that the property requires significant improvements prior to being reopened, and that the improvements will remain even if the Bootleggers establishment does not, setting up the property for continued active use.

Mr. Arsoniadis indicated his approval for the proposal and provided some graphics related to the renovation plans. He noted that the investment is now anticipated to total \$275,000. Director Tymoszenko advised that elevations, interiors and signage would be reviewed by the Appearance Review Commission at the next meeting.

Trustee Kembitzky requested confirmation of the applicability of the proposed improvements as qualified expenses pursuant to the written façade grant program guidelines. Manager Cavallaro noted that the Board has the authority to approve the scope of the incentive program beyond the written guidelines, and confirmed that the reimbursable project costs are outlined in Exhibit A of the agreement.

MOTION: Moved by Trustee Price and seconded by Trustee Wilbrandt to approve an Economic Incentive Agreement as included within the Board Packet with Northern Illinois Restaurant Group, LLC for Bootleggers Kitchen and Pub at 629 S. Eighth Street in an amount of \$50,000 grant and a \$50,000 loan with a 50% sales tax rebate for a period of 5 years to be used in repayment of the loan, contingent upon attorney review. Upon roll call, motion was approved.

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

XI. MISCELLANEOUS: There was none.

XIV. ADJOURNMENT:

MOTION: Moved by Trustee Price and seconded by Trustee Hanley to adjourn the Regular Board Meeting. Motion passed unanimously by voice vote.

The Regular Board Meeting adjourned at 8:55 pm.

ATTEST:

Kim Tibbetts
Deputy Village Clerk

Christopher Nelson
Village President