

REGULAR BOARD MEETING
Village Hall, 102 S. 2nd Street

February 19, 2024 – 7:30 pm
Village of West Dundee

I. CALL TO ORDER:

President Nelson called the Regular Board Meeting to order at 7:30 p.m.

II. ROLL CALL:

Present were Village President Christopher Nelson, Village Manager, Joseph Cavallaro, Village Trustees Mark Johnson, Cheryl Alopogianis, Cheryl Anderley, Dan Wilbrandt, Tom Price, and Andy Yuscka.

Also present were Village Attorney Michael Castaldo, Police Chief Anthony Gorski, Fire Chief Michael Spiro, Director of Public Works Eric Babcock, Director of Economic Development Timothy Scott, Community Development Director Thomas Moszczynski, and Finance Director David Danielson.

There were ten (10) people in the audience.

III. PLEDGE OF ALLEGIANCE:

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

IV. APPROVAL OF AGENDA:

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

AYES: Trustees Yuscka, Johnson, Alopogianis, Anderley, Wilbrandt, and Price

NAYS: None

V. VILLAGE PRESIDENT’S REPORT: None

VI. REPORTS AND QUESTIONS FROM TRUSTEES AND WORKING GROUPS None

VII. STAFF REPORTS: Manager Cavallaro reminded the Board that there will be a Committee of the Whole Meeting on the second Monday in March.

VIII. QUESTIONS FROM THE AUDIENCE: None

IX. CONSENT AGENDA:

- A. Approval of Bill List: 02/19/2024
- B. Daily Liquor Permit Request – DTPD Brew at the Zoo
- C. Daily Liquor Permit Request – St. Catherine of Siena Trivia Night
- D. Approval of Minutes: Regular Board Meeting, January 22, 2024

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

AYES: Trustees Yuscka, Johnson, Alopogianis, Anderley, Price, and Wilbrandt

NAYS: None

X. RESOLUTIONS AND ORDINANCES

A. Ordinance Approving Text Amendments to Title 10 – Zoning Regulations of the Municipal Code Related to the R-B Zoning District and Single Room Occupancy

Trustee Price said that The Mansion, a historical icon in the Village, was originally zoned as a B&B but has evolved over the years with long-term rental apartments and single-room occupancy living quarters.

The distinction between single-room occupancy and B&B utilization is the length of stay with single-room occupancy units used as a primary residence temporarily while the maximum stay for a B&B unit is 15 consecutive days.

The current owner desires to change the zoning to formalize the use of how The Mansion is currently being used, as single-room occupancy. To support the continued operation of the site as has been accustomed, while fostering the long-term preservation of this historic property, acknowledging these operations, and providing a path to code compliance, the Planning and Zoning Commission provided text amendments to amend the R-B Zoning District regulations to reflect the current reality of the property.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to adopt an Ordinance Amending Title 10 – Zoning Regulations of the Municipal Code Addressing R-B Residential-Business Zoning District and Single Room Occupancies.

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

B. 120 West Main Street: Ordinance Approving a Second Amendment to a Redevelopment Agreement, as Amended, by and between the Village of West Dundee and 120 Main Dundee LLC

Trustee Price said in March of 2023, the Village approved a Redevelopment Agreement between the Village and 120 Main Dundee LLC that included an economic incentive of \$400,000 to facilitate the rehabilitation of 120 West Main Street for mixed use of restaurant and boutique lodging. On May 15, 2023, the Village approved a first amendment to the Redevelopment Agreement which lowered the incentive to \$150,000. The developer is now requesting a second amendment to the Redevelopment Agreement due to higher costs for the project as envisioned.

The revised economic incentive request is to increase from the amended \$150,000 back to the original \$400,000 recognizing the gap has resulted primarily from increased costs and additional investment required to fully rehabilitate the building and develop a new revenue-providing and traffic-generating business that will add to West Dundee’s downtown business development.

Trustee Price reviewed the economic incentive structure as proposed and a discussion followed about TIF funding versus funding through the Village’s Community Development Fund (Fund 5).

Trustee Anderley preferred the developer to get a zero percent interest loan.

MOTION: Moved by Trustee Price and seconded by Trustee Yuscka to Approve an Ordinance Approving a Second Amendment to the Redevelopment Agreement as Amended, by and between the Village of West Dundee and 120 Main Dundee LLC.

AYES: Trustees Price, Yuscka, Johnson, Alopogianis and Wilbrandt

NAYS: Trustee Anderley

XI. New Business

A. 3rd Quarter Financial Report

Director Danielson presented the Nine Month Financial Report to the Board. He reported that he, Manager Cavallaro, and the Department Directors have spent the last several weeks working on the FY 2024/25 budget and as a result, have a clear understanding of the current year's budget projections. He pointed out that on page 4 of the report, projected revenue estimates for the General Fund are \$108,968 higher than the budgeted amounts and that projected expenditure estimates are \$118,831 lower than their budgeted amounts. He is estimating that the General Fund will end the 23/24 fiscal year with an operating surplus of approximately \$260,000.

A discussion took place regarding Developer Contributions/Donations and the fact that there has been insignificant revenue collected this fiscal year. Director Danielson acknowledged this fact and stated that several projects remain in the planning stage, and he believes that the 24/25 fiscal year will see greater development revenues.

Regarding the Water and Sewer Fund, Director Danielson stated that the Village is now finishing the three-year rate structure that has been in place and the need for a rate change will be discussed during the upcoming budget process.


XII. MISCELLANEOUS / FUTURE AGENDA ITEMS: Trustee Wilbrand said that he has gathered a group of West Dundee residents to assist in the planning of downtown events to utilize the new Pump House and the surrounding area. He hopes the group will generate ideas and energy and can be utilized to help with Heritage Fest, the Bike Race, and other community events. He will report back after the committee meets on ideas that were generated.

XIV: ADJOURNMENT:


MOTION: Moved by Trustee Price and seconded by Trustee Anderley to adjourn the Regular Board Meeting. The motion was approved by acclamation.

The Regular Board Meeting adjourned at 8:40 p.m.

ATTEST:



Mary Jo Pape
Village Clerk



Christopher Nelson
Village President