

West Dundee Village Newsletter

Spring 2021

“ On behalf of the West Dundee community, the Village Board would like to recognize the commitment, dedication, and community service exhibited by our employees, particularly our Police, Fire and Public Works Departments, during these extremely trying COVID times. ”

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SEARS

Continued advocacy for Spring Hill Mall redevelopment, light industrial and residential development, and physical improvements to our community, as well as advancements in community relations and technology to improve municipal services, are the cornerstone of the Board's 2021 goals. See pages 4-6 for more information.

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Business Community Profiles

The Village Newsletter is published as a public information service for Village residents and businesses.

More frequent communication is provided to email subscribers of the Village Newslst (sign up at wdundee.org) and also via [Facebook](#) and [Twitter](#).

Village Board

West Dundee is governed by a Village President and Board of Trustees, elected at-large.

The Village Manager is responsible for the administration of Village activities and services.

VILLAGE PRESIDENT Christopher Nelson

VILLAGE BOARD OF TRUSTEES

Cheryl Anderley	Thomas Price
Patrick Hanley	Dan Wilbrandt
Michelle Kembitzky	Andy Yuscka

VILLAGE MANAGER Joseph Cavallaro

The **Village Board meets** on the **1st** and **3rd Mondays** of each month at **7:30 pm** at **Village Hall** unless otherwise noted. Meeting agendas are posted at wdundee.org. The public is invited to attend and citizen participation is encouraged.

Hours of Operation

VILLAGE HALL 102 S. Second Street	Monday - Friday 8:00 am - 4:30 pm
PUBLIC SAFETY CENTER #1 555 S. Eighth Street (Rt. 31)	Monday - Friday 8:00 am - 5:00 pm
PUBLIC SAFETY CENTER #2 100 Carrington Drive	Monday - Friday 8:00 am - 4:30 pm
PUBLIC WORKS 900 Angle Tarn	Monday - Friday 7:00 am - 3:30 pm

Important Numbers

Police/Fire Emergency	911
Non-Emergency Dispatch	(847) 428-8784
Village Hall	(847) 551-3800
Police Administration (PSC 1)	(847) 551-3810
Public Works	(847) 551-3815
Fire Administration (PSC 2)	(847) 551-3805
Community Development (PSC 2)	(847) 551-3806

Calendar of Events

APRIL

- 1 — Winter Street Parking Ban Ends 12:00 am
- 5 — [Regular Board Meeting](#) 7:30 pm
- 6 — [Consolidated General Election](#) 6 am - 7 pm
- 9 — [Yard Waste Collection Begins](#) 6 am - 7 pm
- 19 — [Regular Village Board Meeting](#) 7:30 pm

MAY

- 3 — [Regular Village Board Meeting](#) 7:30 pm
- 17 — [Regular Village Board Meeting](#) 7:30 pm
- 30 — [VFW Memorial Day Parade & Program](#) 2:00 pm
- 31 — Memorial Day Observed
Village Offices and Recycling Center Closed

JUNE

- 5 — [Saturday Refuse Collection](#) 6 am - 7 pm
- 7 — [Regular Village Board Meeting](#) 7:30 pm
- 11 — [Concert in the Park](#) (Grafelman) 7:00 pm
- 21 — [Regular Village Board Meeting](#) 7:30 pm

JULY

- 5 — Independence Day Observed
Village Offices and Recycling Center Closed
- 9 — [Concert in the Park](#) (Grafelman) 7:00 pm
- 12 — [Regular Village Board Meeting](#) 7:30 pm
- 19 — [Regular Village Board Meeting](#) 7:30 pm
- 21 — [Intelligentsia Cup Pro-Am Bike Racing & Community Event](#) 10 am - 8 pm
- 30 — [Concert in the Park](#) (Grafelman) 7:00 pm

For more events, meeting dates and links, visit the [Community Calendar](#) at www.wdundee.org.

REFUSE COLLECTION WILL BE MOVED TO SATURDAY FOLLOWING THESE UPCOMING HOLIDAYS:

Memorial Day (*collection on Saturday, June 5*)
Labor Day (*collection on Saturday, September 11*)

Local Elections

Election Day for the Consolidated Election will take place on **Tuesday, April 6**. Many local offices will appear on the ballot this election cycle, including the election of three Village Board Trustees and the Village President. Polls will be open from **6:00 am to 7:00 pm** on Tuesday, April 6.

The League of Women Voters of the Elgin Area have facilitated [questionnaires](#) and virtual [candidate forums](#) to help voters learn about candidates for local offices. The [Voter Guide](#) can be found at www.lwvelginarea.org.

Early Voting will take place in Kane County between March 22 and April 5. Early Voting at West Dundee Village Hall will occur from 9am-4pm, March 22-26 and March 29-April 1. Kane County residents may also apply to **Vote By Mail**. The last day a Vote By Mail ballot can be mailed to you is 5 days prior to the election. For a complete [list of Early Voting locations](#), dates and time, or an application for a Vote By Mail ballot, please visit www.kanecountyelections.org, click "Vote", and then "[Early Voting](#)" or "[Vote By Mail](#)".

To [confirm your voter registration](#), [identify your polling place](#), [view a sample ballot](#), obtain information on absentee ballots or find other information about voting, please visit www.kanecountyelections.org.



Municipal Cost Comparison







Each year, the Village conducts a survey of the annual costs to homeowners for municipal services and taxes, comparing West Dundee to our neighboring communities. As reflected in the chart below, **West Dundee continues to offer the lowest direct costs to our residents** as compared to Algonquin, Carpentersville, East Dundee, Elgin and Sleepy Hollow. View the full [Municipal Cost Comparison](#) at www.wdundee.org.

The cost per year for an average household* in West Dundee as of March 2021 is \$2,403 or about \$6.58 per day. This pays for essentially all of the municipal services that residents receive, including water and sewer service, refuse, recycling and yard waste collection, snow removal, code enforcement, leaf collection, Police, Fire and EMS and much more.

Nearly two-thirds of the cost of municipal services for West Dundee homeowners comes in the form of property taxes (the Village of West Dundee line item on tax bills), which can be deducted on the homeowner's income tax return.

Should you have any questions, please contact Village Hall at 847-551-3800 or villagehall@dundee.org.

*HOUSEHOLD ASSUMPTIONS	
Home EAV	\$78,750
Home Market Value	\$236,250
Bags of Refuse per Week	2
Annual Utility Expenditure	\$2,500
Gallons of Water Used Bimonthly	10,000
Number of Vehicles	2

Community	Total Costs (All Fees & Taxes)	=	Property Taxes (Municipal & Fire Protection)	+	Refuse & Recycling	+	Utility Taxes	+	Water & Sewer	+	Vehicle Stickers
	\$2,511	=	\$1,083	+	\$416	+	\$92	+	\$921	+	\$0
	\$2,615	=	\$1,663	+	\$78	+	\$132	+	\$743	+	\$0
	\$2,709	=	\$1,342	+	\$245	+	\$133	+	\$988	+	\$0
	\$3,515	=	\$1,479	+	\$322	+	\$133	+	\$1,581	+	\$0
	\$2,898	=	\$1,085	+	\$275	+	\$133	+	\$1,334	+	\$70
	\$2,403	=	\$1,532	+	\$0	+	\$125	+	\$745	+	\$0

2021 Village Board Goals

At the start of each new year, the Village Board establishes goals. This process helps to both align Village priorities for the year and provide a concise overview to share with residents and business owners. The Village Board Goals for 2021 are summarized below. A [final report on the status of the 2020 Village Board Goals](http://www.wdundee.org) is available at www.wdundee.org.

SPRING HILL MALL

Goal #
1

Continue to Advocate and Plan for Spring Hill Mall Redevelopment:

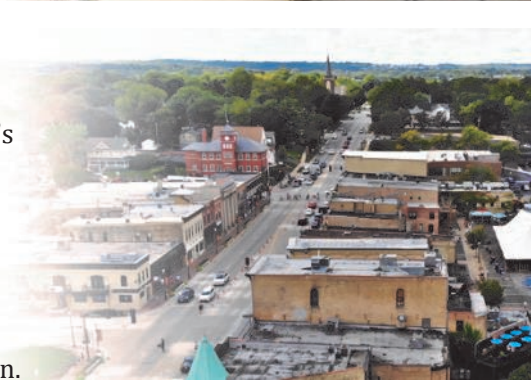
Given ongoing, accelerating challenges related to the retail sector, maintain an active dialogue with the owners of [Spring Hill Mall](#) and a municipal partnership with neighboring Carpentersville. Work with owners of the vacant Sears and Macy's buildings and the mall owner to facilitate single ownership and future plans for redevelopment. If resources permit, consider a formal market study to test the local trade area and accompany the [already-completed, aspirational mixed-use vision](#) for the area.



DOWNTOWN IMPROVEMENTS

Goal #
2

Continue to Implement Downtown Plan: Continue to activate the Village's [Downtown Plan](#) by exploring additional improvements and amenities for public spaces, including the corner park at First and Main and the recent Riverwalk extension. This could include, among other streetscape improvements, wayfinding signs to direct visitors to parking, dining, entertainment, shopping and public amenities. Continue to evaluate redevelopment options for the Village-owned property at 200 Washington.



ROUTE 31 CORRIDOR

Goal #
3

Route 31 Corridor Plans and Development Analyze potential beautification efforts and improved connectivity for the Route 31 corridor, including landscaped median planters, decorative lighting, and additional sidewalks. Implement a policy to transition pole signs on commercial properties to monument-style signs. Work with local property owners and brokers to generate interest in available buildings and land and jumpstart development.



LIGHT INDUSTRIAL

Goal #
4

Light Industrial Campus Development: To attract investment, generate property tax, and generate jobs, pursue new light industrial plans for development in appropriate areas of the Village, including the [Oakview Corporate Park](#) and south Galvin property in the northwest quadrant and the Canterfield Corporate Campus in the southeast quadrant.



RESIDENTIAL DEVELOPMENT

Goal #
5

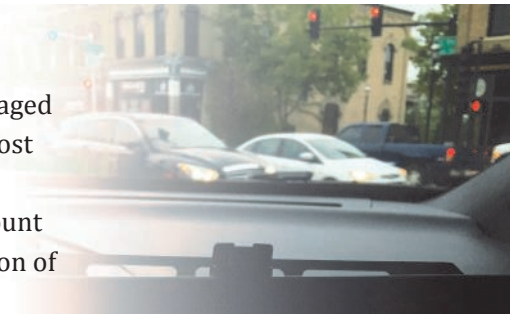
Compatible Residential Development: To increase property values and the Village's tax base, provide housing choice for different stages in life, and grow the local economic trade area, continue to pursue compatible residential development with a mix of housing typologies at suitable sites throughout the Village.



ELECTRONIC TICKETING

Goal #
6

Electronic Ticketing and Squad Car Printers: Electronic ticketing is encouraged by the Kane County Circuit Clerk's Office, who provides the software at no cost to users. The Police and IT Departments will work together to purchase and install ticket printers in the squad cars and police station. A substantial amount of records data entry time and storage space will be saved with the institution of this program.



TRAFFIC SAFETY

Goal #
7

Continue the Residential Traffic Safety Program: The Residential Traffic Safety Program requires officers to spend a minimum of one hour per shift enforcing residential traffic violations. Stop sign violations, speeding violations, pedestrian safety and truck enforcement in the residential neighborhoods and downtown area, are the focus of this program. The [Police Department](#) will continue to strive towards improved residential traffic safety during 2021. New to this effort is the creation of a dedicated Traffic Unit Officer who will spend his duty time primarily on traffic related enforcement and education issues.



SQUAD CAR CAMERAS

Goal #
8

Squad Car Camera Update: The current squad car cameras are outdated and in need of updating. A viable squad car camera replacement has been identified that will integrate seamlessly with the AXON Body Worn Camera system currently in use. Real time sync capabilities, higher quality imaging, higher reliability and storage uploaded to Evidence.com are expected with this upgrade.



COMMUNITY OUTREACH

Goal #
9

Continue Police Dept Community Outreach Programs: Continue support of Shop with a Cop, National Night Out and Coffee with a Cop programs. Depending on the pandemic status, a collaborative National Night Out is anticipated between the Dundee Park District, and the Police Departments of Carpentersville, East Dundee, Sleepy Hollow and West Dundee, to be hosted at Carpenter Park.



EMERGENCY COMMUNICATIONS

Goal #
10

StarCom Radios: StarCom is a emergency communications system that allows for more effective and comprehensive radio communication between first responders in a joint, multi-agency incident command situation. This long term project will benefit all [QuadCom](#) agencies.



SAFE POLICING

Goal #
11

Use of Force Certification: The [Presidential Executive Order on Safe Policing for Safe Communities](#) requires the certification of law enforcement agencies in the continued self-assessment of its own policies and training on use of force and de-escalation techniques, performance management tools, and community engagement. The West Dundee Police Department is currently in the process of certification, which should be completed within the 1st quarter of 2021.



HOA MAINTENANCE

Goal #
12

Develop Comprehensive Outline of Maintenance Responsibilities in HOA Areas: Maintenance responsibilities within the Village's Home Owners Association (HOA) areas are often misunderstood and become the subject of research on a case-by-case basis. This objective proposes development of detailed exhibits that identifies who has the obligation to conduct maintenance on those areas and clearly define what proper maintenance entails.



HVAC SYSTEMS INVENTORY

Goal #
13

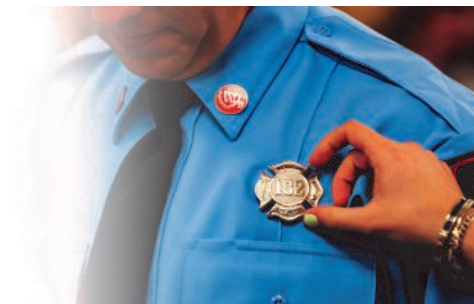
Develop a Complete, Village-Wide HVAC Inventory: Originally conceived as a capital replacement program, this objective instead proposes development of an HVAC inventory to address aging systems throughout the Village facilities. While a capital replacement program can anticipate potential failures and ensure that funding is available, it would also likely result in premature capital spending by replacing systems prior to their actual end of service life. The inventory model is proposed as an alternative means of preparation by identifying systems that are likely to fail in the upcoming fiscal year and ensuring that replacement funds are available in reserve; but also planning to operate those systems to the point of failure to maximize value.



FIREFIGHTER PROFESSIONAL DEVELOPMENT

Goal #
14

Leadership Academy for Fire Personnel: Continue professional development throughout the ranks of the Fire Department, as this is critical to the Department's success. The academy is coordinated to help organizations ensure their future by actively developing their leaders. This program is focused on changing the way officers think about leadership, while also dealing with the three biggest weaknesses of most fire service line officers.



FIRE COOPERATIVE EFFORTS

Goal #
15

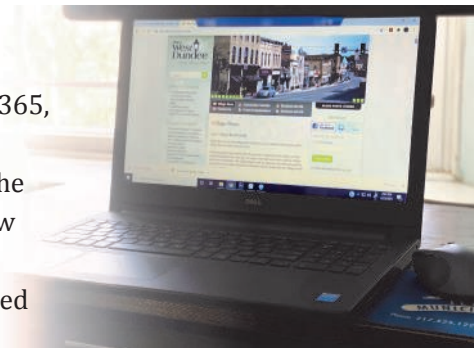
Fire Cooperative Efforts: Continue to pursue cooperative efforts with all of the [QuadCom](#) Fire Departments. A training committee has been implemented with representatives from all four departments. The QuadCom Chiefs will continue to collaborate on ways to better utilize EMD (Emergency Medical Dispatching) and implement EFD (Emergency Fire Dispatching), along with rolling out the StarCom radio system. Each Department will draft new [MABAS box cards](#) that are specific to their Village, while improving coverage to QuadCom during any major incident.



INFORMATION TECHNOLOGY

Goal #
16

Continue Implementation of IT Upgrades: Complete the conversion to Office 365, which should result in great security, reliability, and productivity on an organization-wide basis. Deploy new laptops for the Village Board, complete the current IBM Lotus Notes application migration to Microsoft 365, develop a new Village website, and change from the current wireless point to point system to Comcast fiber, with the goal of less signal interference and more evenly matched upload and download speeds.



Downtown Improvements - Before & After

Downtown West Dundee has seen significant investment, both public and private, over the past 5-6 years. These improvements have not only preserved the historic character of our downtown business district, but also facilitated the creation of new public spaces and amenities, and has drawn new businesses into West Dundee. Following are examples of these transformations.

2015



2021



98 Oregon Avenue, originally a Pump House which provided potable water to Old Town and the old West Dundee Volunteer Fire Department Station House, were in disrepair and were removed in 2017 to facilitate a redevelopment and expansion of the public parking lot and improvements to the Riverwalk. This project marked the expansion of the Riverwalk to the south side of Main Street. This improved public area is envisioned as a site for future community events.

2015



2021



89-93 and 99 W. Main, which had contained multiple commercial units, were in poor condition and difficult to tenant. These properties were purchased by the Village and the structures removed in 2017, allowing for the creation of a public space at the southeast corner of First and Main. This “addition through subtraction” has vastly improved the appearance of West Dundee’s front door. Additional improvements are contemplated for this area during Stage 3 of the Downtown Plan Implementation.

2015



2021



With the removal of 89-93 W. Main, an unobstructed view of Main Street is now available from the newly expanded Riverwalk.

2015



In 2010, the Village purchased the former Ace Hardware at 118 S. First Street. After evaluating potential reuses, the lot was cleared in 2017 to facilitate an expansion of the public parking lot, a long-identified need for the downtown business community.

2021



2015



101 W. Main (left) received a complete façade overhaul and interior renovation in conjunction with the opening of [Bamboozels](#). A renovated interior and updated sign and banner package freshened the look of 98 W. Main (center) for the opening of [bleuroot](#). Both dining establishments opened in the spring of 2017. 101 S. 1st Street was fully redeveloped, inside and out, and divided into three commercial units which now house [Around the Corner Candy](#) (101 S. 1st), [Shine Salon & Dry Bar](#) (103) and [Pucci Pirtle LLC](#) (107).

2021



2015



The interior of 104-106 W. Main (left) was gutted and rebuilt, and the front and back building façades updated by the new owner-occupants, [Motl Accounting](#) and [Payroll Vault](#). 102 W. Main was fully renovated in 2013, and received a façade update in 2020 prior to the opening of boutique plant shop, [Trippots](#).

2021



2015



In 2016, [Around the Corner Candy](#) moved from their original home at 107 S. 2nd as a result of building deterioration. The following the year, the building was removed and the site repurposed for outdoor dining for [Woodfire Pizza](#).

2021



2015



2021



In 2019-2020, 123-127 W. Main received a facelift and an interior build out of two-thirds of the ground level for [Woodfire Pizza](#), in a \$2,000,000 financial investment. The completion of re-divided modern apartments on the second floor is expected this year.

2015



2021



A new coat of paint and improvements to the fieldstone foundation gave the exterior of 205 W. Main Street new life. Architectural details on the interior were restored to transform what had been office space into [The Half Full Nest Vintage Market](#).

2015



2021



128 W. Main, home of [Emmett's Brewing Company](#), received new paint and awnings, as well as a dining room makeover. 124 W Main was fully gutted, updated and built out for CRAFT Donuts + Coffee (closed March 2021) and [124 Lofts](#), which opened in 2018. 122 and 120 W. Main also received new paint and sign packages for [Boxwood Home Design & Cabinetry](#) and [Applied Ecological Services](#).

2015



2021



109 & 111 W. Main were fully renovated, inside and out, in 2016 to create space for [United Career Fairs](#) and [Grid 7 Properties](#) on the ground floor and apartments above. The façade of 113 W. Main, home of [Schol Insurance](#), received an updated look with new awnings.

The Village of West Dundee has partnered with freelance writer and Dundee resident Ms. Erin Sauder to produce a series of articles highlighting West Dundee businesses. The first business owners that Ms. Sauder has interviewed are Ms. Angelike Ajroja of [The Half Full Nest Vintage Market](#) and Ms. Maria Terry of [bleuroot](#). Snippets of these profiles are included here.

The Half Full Nest Vintage Market comes home to roost in West Dundee

When looking for a place to put down business roots, West Dundee was the obvious choice for Angelike Ajroja.

Having called the 60118 zip code home for more than two decades, she has long been drawn to the town's rich history and character.

And it's proven to be the perfect backdrop for the shop she opened in 2019 called [The Half Full Nest Vintage Market](#). Offering a carefully curated collection "of all things lovely for the nest and beyond," the home decor and vintage goods shop is located in a former church building at 205 W. Main St.

Built circa-1882, the building has long drawn the admiration of Ajroja.

"There are few structures that are as enchanting as an historic country church," she said. "It represents a significant piece of the area's history when the earliest pioneers settled here and built their communities around their place of worship."

The Half Full Nest initially began as a blog dedicated to Ajroja's love of design. In early 2019, with her oldest away at college and her youngest soon to be driving, she felt the time was right for her to step back from her corporate executive position of more than 20 years and pursue her passions in the form of a brick-and-mortar shop.

After that decision was made, it's been full steam ahead. These days, Ajroja divides her time in the shop and on the road, hunting for new finds.

She shares more about her business in the full article, available at www.wdundee.org.



thehalffullnest.com



@thehalffullnest



@thehalffullnest



The Half Full Nest Vintage Market

205 W Main Street

West Dundee, IL 60118

(224) 484-8460

angelike@thehalffullnest.com

The full text of the below Business Community Profiles are available at the Village's website, wdundee.org, as well as on social media. Additional profiles will be shared online as they are completed.

For more information on each business, please visit their individual websites or social media pages, as noted on each profile.

Eclectic menu, familial atmosphere go hand in hand at Bleuroot

Visitors to West Dundee's downtown will find a variety of dining establishments to tempt their palates.

Among them, Bleuroot, is for those who love tradition served with a twist.

Overlooking the Fox River at 98 W. Main St., the establishment features a menu of eclectic farm-to-table culinary delights.

But for Maria Terry and Peter Capadona, head chefs and owners, delivering an approachable and comfortable dining experience is just as important. To that end, they tap into their Italian roots, which are steeped in family and kitchens.

"Food is a way of showing love and appreciation, and I enjoy it tremendously," Terry said. "I love visiting the tables and talking to guests and getting to know their dietary needs. I love when regulars come in and I have something new to show them. If you spoke to a few of my guests they would say it feels like home."

And that ties directly into the restaurateurs' mission for Bleuroot, which is to provide "a unique locally sourced farm-to-table dining experience where the food is always fresh and you leave feeling like family."

It's not, however, just the guests that have become like kin to Terry and Capadona.

"The incredible team at Bleuroot has been supportive," Terry said. "Especially during the pandemic...they care, and that is so unique in this industry. They are my second family, absolutely."

She shares more about the business in the full article, available at www.wdundee.org.



bleuroot.com



[@bleurootrestaurant](https://www.facebook.com/bleurootrestaurant)



[@bleurootrestaurant](https://www.instagram.com/bleurootrestaurant)



bleuroot

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