

President Bartels calls to order the Committee of the Whole meeting of the Village Board at 7:30 pm.

ROLL CALL:

Trustees Ruffulo, VanOstenbridge, Gorman, Carlini, Scarpelli and President Bartels.
Trustee O'Leary is not in attendance.
Also in attendance are T.J. Moore, Trish Terrill and Chief Mee.

President Bartels explains that a letter was sent to the business owners at the River Valley Mall stating that the meeting is at 8:00 pm, therefore, he would like to wait until that time to start the meeting.

Motion to recess the meeting until 8:00 pm by Ruffulo/VanOstenbridge.

Roll: 6 Ayes (Ruffulo, VanOstenbridge, Gorman, Carlini, Scarpelli, President Bartels), 0 Nays, Motion carries.

Motion to reconvene the meeting by Scarpelli/Ruffulo.

Roll: 6 Ayes (Ruffulo, VanOstenbridge, Gorman, Carlini, Scarpelli, President Bartels), 0 Nays, Motion carries.

Motion to have Mr. Moore moderate the meeting by Ruffulo/Gorman.

Roll: 6 Ayes (Ruffulo, VanOstenbridge, Gorman, Carlini, Scarpelli, President Bartels), 0 Nays, Motion carries.

CONSIDERATIONS:

1) Discussion and open forum regarding River Valley Square Mall

Trustee Gorman states that he will be giving a presentation on the history of what the Board has been involved with regarding development in East Dundee. He proceeds through the presentation explaining the factors involved with economic development such as the Comp Plan, the TIF, and hiring Vandewalle as consultants. The Board is building a foundation, establishing a vision and marketing that vision.

Debby Pyznarski, Lincoln Properties – She hopes to work with the Board with these changes, however, the tenants have short-term concerns, as they need foot traffic. SMI is committed to improving the center, but they need to know there is a future in East Dundee.

Reese Arroyave, Owner of the Domino's Pizza – Received calls from Trustees O'Leary and Scarpelli as well as Chief Mee. He appreciates the response but feels it is reactive instead of proactive. He requests that the Board reinstate the Economic Commission and include some persons from the businesses in East Dundee to work along with the Board members and Vandewalle. Trustee Carlini suggests quarterly meetings for the local businesses.

Emin Tuluce, Seven Hills Properties – Owner of the River Valley Shopping Center phase II informs the Board that the Dollar Tree is leaving the plaza. He cannot make financial sense out of this property. He needs the Board's help in order to keep the plaza and if things don't turn around quickly he will get out. He feels there's a need for rooftops to support the businesses and any number would help. Trustee Scarpelli states that there are only two areas of developable land. Trustee Gorman ensures that the Board is not saying no to development, but some are looking for the right project.

Debby Pyznarski, Lincoln Properties – Feels this is not just a lack of rooftops, but that the plaza is losing cars because of the closing of Santa's Village and Dominick's. She informs the Board that they are not just looking at grocery stores and that Dominick's places their own tenants.

Trustee Gorman feels the Village should go after an anchor store as it is working at Routes 59 and 72 where there are no rooftops. The traffic is there, but we need to get persons to make the turn into the plaza. Trustee Carlini states that electronic signs pull people in.

James Knaack, 6423 Deerpath – Doesn't feel that we are short on rooftops and states that the Jewel closed where there were plenty of rooftops. President Bartels adds that the Village cannot guarantee that a new development will shop at River Valley Mall. Trustee Scarpelli feels we need to create a destination.

Jack VanAcker, Summit – Feels that East Dundee is a great residential area and doesn't want to lower the standards.

Jerry Dorf, 630 King Court – He is concerned about the negative impact the strip mall will have if it continues to deteriorate. Who will want to live next to it then? He would like to see a sense of urgency from the Board. He suggests building some rooftops to show that the Village is progressing and requests the Board create a timetable.

Trustee Carlini feels we had a destination with Santa's Village. He sees Dominick's as an opportunity, but it takes time to do things right.

Trustee Ruffulo conveys his concerns about the shopping center. He invites any suggestions and states that the Board will revisit the Economic Committee. They are currently working on the budget and are considering using the Home Rule Sales Tax money to hire someone to fix some of these issues right away, over and above Vandewalle's duties. This is how serious they are taking this situation.

Trustee VanOstenbridge states that it was good to hear this type of engagement and feels that the Village is on the right long-term track with Vandewalle. For the short-term, there are no easy fixes. However, dealing with the PAR situation would be a good short-term solution and he would like to see that happen.

Trustee Scarpelli states that no one knows why some retailers leave. However, the Board needs to figure out if this Village can support a big box retailer. Rooftops will show that the Village is moving in the right direction. But he is concerned whether retailers will stay since it will be a decade before there is land available for more development.

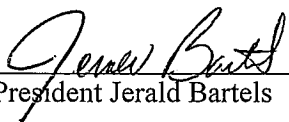
President Bartels states that there are things that need to be addressed. We need to be flexible with what we would like to have and what is economically feasible. However, the TIF district needs development. He too feels it was good to bring everyone together and that the Village should schedule these meetings on a regular basis, as communication is important.

ADJOURNMENT:

Motion to adjourn the Committee of the Whole meeting by VanOstenbridge/Carlini 9:30 pm.

Roll: 6 Ayes (Ruffulo, VanOstenbridge, Gorman, Carlini, Scarpelli, President Bartels), 0 Nays, Motion carries.

Respectfully Submitted,
Susan Norton

By: 
President Jerald Bartels

Attest: 
Village Clerk Susan Norton