

**CALL TO ORDER:**

President O'Leary calls to order the Committee of the Whole meeting of the Village Board at 7:00 pm.

**ROLL CALL:**

Trustees Gorman, Carlini, Cichowski, Lynam, Mahony, and President O'Leary.

Trustee Ruffulo is absent.

Also in attendance are Village Manager Frank Koehler and Kate Crowley and Justin Yonker from Vandewalle and Associates.

**NEW BUSINESS:**

**1) Presentation: Vandewalle and Associates presents the working progress for the Downtown Planning Study**

Ms. Crowley discusses the economic development history starting with the adopted comprehensive plan, implementing recommendations, completing an economic opportunity analysis, creating a TIF district, developing a vision for Dundee Crossings and receiving grants from Kane County and IDOT for the Route 72 corridor study. Most recently they have been meeting with the car dealers on Route 25.

Mr. Yonker discusses research on the downtown area which included evaluating building conditions to determine if they were historic or in need of redevelopment. They held a public forum with residents and suggestions included realigning River street so they meet across Route 72, extending Hill Street, the redirection of Water Street, the addition of a pedestrian/bike bridge and streetscape unification improvements.

Mr. Yonker feels that there are 4 key spots for redevelopment.

- 1) North end of Van Buren – capping off River Street.
- 2) Moving south towards Route 72 – framing in river site, adding mixed use of business with living space above.
- 3) Route 72 and River Street South – higher end restaurants on Route 72 and a pedestrian bridge across the river south of route 72.
- 4) The last area of improvement would be residential area south of the previous point.

Ms. Crowley discusses implementation including a key site assembly and funding for façade improvements. She feels that a TIF district gives the village the most flexibility. When asked what she would do first, she states the development of the residential downtown.

**Dundee Crossings Update:**

- PAL Group – they have committed to reserving 300 feet for retail will start working on the property next spring.
- Walmart – unknown at this point, but still working with them and other developers.
- River Valley Square – working with Dominick's to release space and mall owner to encourage revitalization.
- Auto Dealers – met with current dealers to understand their concerns. They would like to see more activity and new car dealers in the area.
- Santa's Village Reuse – meeting with developers but Wal-Mart situation is unknown.
- Market Positioning Materials – mailing out postcards which sends persons to the website.

President O'Leary states they met with Joe Palumbo and he presented a three-phase plan. They would like to start construction on a couple of buildings in the spring.

**2) Discussion Vandewalle Contracts**

Kate Crowley reviewed portions of the contract pointing out areas covered by grant money and opened discussion to any questions.

Ms. Crowley and Mr. Yonker leave the meeting at 9:15.

**EXECUTIVE SESSION: None**

**A) Miscellaneous - Vandewalle Updated Action Item List.**

President O'Leary indicated that the action item list with updates would continue to be a part of each board packet.

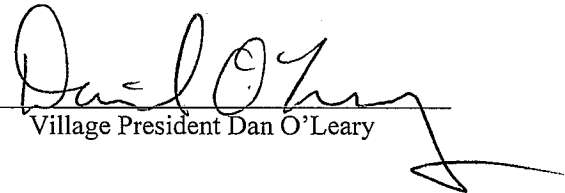
**ADJOURNMENT:**

Motion to adjourn the COTW meeting by Gorman/Mahony at 9:35 pm.  
A voice vote was unanimous.

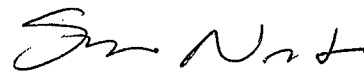
Respectfully Submitted,

Susan Norton

By:

  
Village President Dan O'Leary

Attest:

  
Village Clerk Susan Norton