

CALL TO ORDER:

President Bartels calls to order the Committee of the Whole Meeting at 6:35 pm.

ROLL CALL:

Roll: Paul VanOstenbridge, Frank Scarpelli, Rob Gorman, Jim Carlini, and President Bartels.
Trustee Ruffulo is not in attendance.

Motion to adjourn to Executive Session by Scarpelli/Carlini.

Roll: 5 Ayes (VanOstenbridge, Scarpelli, Gorman, Carlini, President Bartels), 0 Nays, Motion carries.
Trustee O'Leary arrives at 6:45 pm.

President Bartels calls to order the Committee of the Whole Meeting at 7:15 pm.

ROLL CALL:

Roll: Paul VanOstenbridge, Frank Scarpelli, Dan O'Leary, Rob Gorman, Jim Carlini, and President Bartels. Also in attendance are Paul Nicholson, Sue Behrens and Nick Cinquegrani.

CONSIDERATIONS:

- 1) Route 25/72 Development – TIF Implementation Discussion:
 - a. Santa's Village Site – Development/Redevelopment – Sterling Bay

Kate Crowley and Brian Vandewalle from Vandewalle and Associates are in attendance.

Ms. Crowley would like to discuss the market research they have gone through as well as the Overview of V & A's Preliminary Concept, Land Use and Business Targeting Review, Branding Discussion and Discussion of Development Sites such as Santa's Village, Palumbo, Walmart and River Valley Square.

Kate gives a presentation on the regional area focusing on businesses within a fifteen-mile radius of East Dundee. They are concentrating on where the voids are located, as they would like to see sales tax revenue in our area. Mr. Vandewalle states that they are trying to position the area and build the community. They will distribute these maps to the Board and would like some input back from the Board. He suggests naming the area Dundee Corners for market branding and to build an image so the Village can work with developers. It is decided that the area will be Dundee Crossings for the time being.

Pat O'Connor and Scott Goodman of Sterling Bay state that they acquired the slides and the Zamboni from the auction. None of the groups they were working with could come up with the funding to purchase the rides from Santa's Village. He states that Hugh Wilson's lease has been terminated and that an amusement park doesn't seem likely on this site at this point. The Polar Dome has possibilities, however it is 40 years old and needs serious maintenance. They would like direction from the Board.

Ms. Crowley discusses the redevelopment of the Santa's Village lot working around the Polar Dome. They suggest retail on Route 25 with residential behind it and a possible senior living project on route 72. This would include a reverse frontage road to route 72 that would separate commercial from residential.

Pat O'Connor introduces Greg Pacelli and Joe Dvorak from their brokerage team Colliers, Bennett and Kahnweiler. Also in attendance is Mark Dolemba. One of the gentlemen from CBK has worked on the Prairie Stone project and feels that property will have an effect on our area. He feels that senior housing is a strong market. He states that the challenges are coming up with ideas that will be marketable to the market. The other gentlemen from CBK comments on Vandewalle's presentation and states that it mirrors what they are seeing in the market place. There is interest in townhouse and single-family homes and feels that the retail side will come after there are rooftops in the area. He also feels that there is a market for active adult living.

President Bartels and Mr. Vandewalle agree that senior housing is a smart move, as it will drive healthcare. President Bartels asks Sterling Bay, based on Vandewalle's presentation, if they could provide an alternative plan of what they would like to see on that property. Mr. Vandewalle states that they need to know what the Village will not do as far as developments.

CONSIDERATIONS:

- 1) Route 25/72 Development – TIF Implementation Discussion:
 - b. Route 25 & 72 Development Scenario(s) – Vandewalle & Assoc.

Regarding the Palumbo site, Larry Hollish discusses the TIF area in relation to the Palumbo property. He shows the Board a layout of ideas they have for this property. He states that they would like retail development on route 72 and residential behind it. A physical barrier would be provided for the residents as well as a road connecting from route 72 through to route 68. Also in attendance with Palumbo are Peter Bazos, Russ Skirto and Joe Palumbo.

Trustee VanOstenbridge leaves at 8:30 pm.

Mr. Hollish states that Prairie Stone would like to bring the site to grade and sell it. Therefore, they will probably like to connect to the Village's water supply. Mr. Skirto states that there has been calls coming in and there is some interest for commercial warehouse, but they are currently testing the area for interest. Ms. Crowley states that two box retail stores would fit on Palumbo's property on route 72 and that the intersection of route 72 and Christina Road would be signalized.

Mr. Bazos states that Joe Palumbo's site is not ready because of zoning and they would like to come through with a petition and start moving forward. They hope to be in front of the Board again within a couple of months.

Mr. Crowley also discusses the need for a road going from route 72 to route 25 behind the Walmart site. Mr. Vandewalle feels very strongly that a signature building has to go in the thrift store location. He believes that a multi story building is a good idea for that location as his group feels that it is the key corner of the intersection. He also suggests the Village not wait until Walmart leaves, but rather contact the owner of the thrift store now.

Ms. Crowley discusses the Dominick's mall and states that it should be repositioned and expanded to route 72 so it is visible. Mr. Vandewalle states that the mall and the thrift store corners need to be reinvented.

President Bartels ends the meeting by stating that Palumbo has their concept in place and asks that Sterling Bay look at Vandewalle's vision. Also, the Village should sit down with the property owners of both corners of 72 and 25 and asks that Vandewalle have a discussion with the owners first.

Brian states that we have to start thinking of this as Dundee Crossings that the Village is rebuilding. This is an opportunity. Their next step is to put those things together in one concept. He would appreciate any feedback from the Board, Palumbo and Sterling Bay.

President Bartels states that a motion is needed to amend the agenda to adjourn to Executive Session.

Motion to adjourn to Executive Session by Scarpelli/Gorman at 9:45 pm.

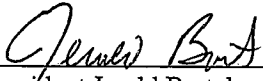
Roll: 5 Ayes (Scarpelli, O'Leary, Gorman, Carlini, President Bartels), 0 Nays, Motion carries.

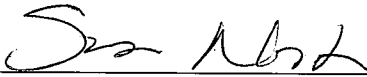
Committee of the Whole
Village of East Dundee
Kane County, Illinois
October 30, 2006

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Respectfully Submitted,

Susan Norton

By: 
President Jerald Bartels

Attest: 
Village Clerk Susan Norton