

**SPECIAL COMMITTEE OF THE WHOLE MEETING**  
**Village Hall, 102 S. Second Street**

**February 19, 2018 – 6:15 pm**  
**Village of West Dundee**

**I. CALL TO ORDER:**

President Nelson called the Regular Board Meeting to order at 6:20 pm.

**II. ROLL CALL:**

Present were Village President Christopher Nelson, Trustees Cheryl Anderley, Dan Wilbrandt, Michelle Kembitzky and Andy Yuscka. Trustee Tom Price arrived at 6:58 pm. Pat Hanley was absent.

Also present were Village Manager Joseph Cavallaro, William de St. Aubin, CEO of Sizemore Group and Phil Carlson, Spring Hill Mall General Manager.

**III. APPROVAL OF AGENDA:**

**MOTION:** Moved by Trustee Yuscka and seconded by Trustee Anderley to approve the agenda as present. Motion passed unanimously by voice vote.

**IV. VILLAGE STAFF REPORTS:** There were none

**V. ITEMS FOR DISCUSSION:**

**A. Spring Hill Mall Area Planning Presentation and Discussion**

Phil Carlson, General Manager of Spring Hill Mall, introduced himself and spoke to his experience with previous malls.

Mr. de St. Aubin, CEO, Sizemore Group gave a brief synopsis of his experience and of his company. He presented a slide presentation regarding planning, architecture and design, mixed use, town centers and specific projects his firm worked on in the Southeast.

He pointed out that over 80% of shopping malls are at the risk of dying. He stated that the experiential economy is growing in place of traditional retail brick and mortar, with more money being spent at restaurants than in grocery stores in 2016 for the first time in U.S. history.

He said that to address these changes that public and private organizations have begun working together to re-imagine and retrofit malls that are at risk of becoming obsolete or vacant, to improve the quality of life in the urbanizing suburban areas previously anchored by local and regional malls.

Mr. de St. Aubin presented case studies and the mall retrofit process. He addressed the evolution of Malls which began as: (1) open land, (2) suburbs, (3) major interchange (4) suburban centers, (5) malls and (6) urban malls.

Mr. de St. Aubin said the Sizemore Group is now combining their expertise in town center planning with suburban mall retrofit expertise to help reshape suburban centers towards the urban experiential economy. The experiential preference is impacting not only how and where consumers want to spend, but also how we create favorable places.

He said the retrofit process begins by establishing goals with the client and community through vision sessions with the clients, community workshops and interviews. He said there are steps to this process, including the need to identify barriers, doing a market analysis survey, transit access issues (needs a network to get around), civic spaces, public greens , jobs, sports complex (brings people in) and connectivity, i.e. bike path.

A brief discussion ensued with President Nelson saying the Village has an excellent partner in Rouse. He said the Village has a struggle with density and transit and asked what the trends for the future are. Trustee Price said we need to look at the demographics as most millennials like to live in Chicago. Trustee Kembitzky said walkability is an important point to be looked at.

Mr. de St. Aubin said there are two trends: housing explaining millennials need a place to rent and baby boomers are also looking for housing. He said the trend is retail on the first floor, a venue, amenities and condos or apartments on the upper floors. He added that the medical environment also drives traffic and people look for convenience

He said he would schedule a meeting with Community Development Director Scott to collaborate and test ideas.

**VI. MISCELLANEOUS / FUTURE AGENDA ITEMS:** There were none.

**VII. ADJOURNMENT:**

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Price to adjourn the Special Committee of the Whole Meeting. Motion was approved by voice vote.

The Special Committee of the Whole Meeting adjourned at 7:14 pm.

**ATTEST:**

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Barbara Traver  
Village Clerk

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Christopher Nelson  
Village President