

SPECIAL BOARD MEETING
Village Hall, 102 South Second Street

February 19, 2015, 7:30 pm
Village of West Dundee

I. CALL TO ORDER:

President Nelson called the Special Board Meeting to order at 7:30 pm.

II. ROLL CALL:

Present were Village President Nelson, Trustees Pflanz, Wilbrandt, Kembitzky, Price, Hanley and Yuscka.

Also present were Village Manager Cavallaro, Village Attorney Brechin, Finance Director Danielson and fourteen (14) people in the audience.

III. PLEDGE OF ALLEGIANCE:

Trustee Wilbrandt led those in attendance in the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Trustee Hanley and seconded by Trustee Price to approve the agenda. Motion passed unanimously by voice vote.

V. VILLAGE PRESIDENT'S REPORT:

President Nelson thanked the Board and audience for attending the meeting on a Thursday night.

VI. REPORTS AND QUESTIONS FROM TRUSTEES: There were none

VII. VILLAGE STAFF REPORTS: There were none

VIII. QUESTIONS FROM THE AUDIENCE: There were none.

IX. CONSENT AGENDA:

- A. Daily Liquor Permit- St. Patrick's Dinner Dance at St. Catherine of Siena
- B. Daily Liquor Permit – Spa Bleu Grand Opening Event
- C. Approval of Minutes: February 2, 2015 Regular Board Meeting

MOTION: Moved by Trustee Yuscka and seconded by Trustee Hanley the Consent Agenda. Upon roll call, motion was approved.

AYES: Trustees Yuscka, Pflanz, Wilbrandt, Kembitzky, Price and Hanley.

NAYS: None

X. NEW BUSINESS:

A. Spring Hill Mall Renovation Plan Presentation

President Nelson introduced Eric Dinenberg, Vice President of Development for Rouse Properties, who gave a presentation on the proposed redevelopment plan for Spring Hill Mall.

Mr. Dinenberg gave a brief background of Rouse properties explaining that it is a publicly traded company and owns thirty-six (36) malls throughout the country. He said the majority of the changes are in the West Dundee portion of the Mall.

He explained that the retail environment is going through a transition period with a focus on entertainment and dining to create more of a community center. He explained the challenges Spring Hill Mall has faced with the competition from Algonquin Commons and the Arboretum in Barrington. He said that it is time to make the Mall more of a destination place and make it more relevant to people's lives providing a variety of uses in one central location.

Mr. Dinenberg said their present area of focus is the JC Penney wing, which is proposed to be renovated up to Center Court. He said the concept plan includes the development of a new movie theater, new dining areas and revamping existing mall space, along with the creation of exterior facing, entertainment and dining, pedestrian plaza with seating and landscaping and repositioning the old food court area.

He said the proposed new and renovated commercial space has been increased to 173,439 square feet. He said that Rouse intends to invest \$37.7 million. Mr. Dinenberg said Rouse is requesting financial assistance in the establishment of a tax increment financing district, shared sales taxes generated from portions of the property, or a business district tax. He said the majority of the changes are in the West Dundee portion of the Mall, but will be seeking a partnership with Carpentersville.

In answer to questions from Trustees, Mr. Dinenberg said Rouse has projects in malls in Taylor, Michigan, Shreveport, Louisiana, Eugene, Oregon and Minneapolis.

Mr. Dinenberg said that tenants sought for the new mall area will be nationally recognized and of the highest quality.

He said adjacent properties should benefit greatly. He reiterated that Rouse is committed to what is relevant today and for the future. He also said there is stability with Macy's Carson's and Sears and he feels the proposed changes to the mall would drive customers to the anchor stores.

In answer to questions on the roadways and parking lots, Mr. Dinenberg said there will be significant changes including reconfiguring the parking lot and construction of a plaza.

Alan Miller, Parsons Road, Dundee, asked about the theater including how many screens and whether or not there would be stadium and/or luxury seating. Mr. Dinenberg said it would be a state of the art theater and he would love to see stadium and luxury seating.

MOTION: Moved by Trustee Price and seconded by Trustee Pflanz to adopt Resolution 15-03, A Resolution of the Village of West Dundee, Kane County, Illinois Expressing an Official Intent Regarding the Potential Establishment of a Redevelopment Plan and Project Area, Negotiation of one or more Potential Redevelopment Agreements, and Other Actions, in connection with the Potential Development and Redevelopment of the Spring Hill Mall and Areas Adjacent or Related Thereto. Upon roll call, motion was approved.

AYES: Trustees Price, Hanley, Yuscka, Pflanz, Wilbrandt and Kembitzky
NAYS: None

President Nelson thanked Rouse for their presentation and said there would be a second presentation in March with the Village of Carpentersville.

XI. MISCELANEOUS: There was none

XII. ADJOURNMENT:

MOTION: Moved by Trustee Price and seconded by Trustee Pflanz to adjourn the Special Board Meeting. Motion was unanimous.

The Special Board Meeting adjourned at 8:12 pm.

ATTEST:

Barbara Traver
Village Clerk

Christopher Nelson
Village President