

VILLAGE OF WEST DUNDEE

SPRING 2024  NEWSLETTER

IN THIS ISSUE

- 02 Spring Hill Mall
- 04 Municipal Cost Comparison
- 05 Reyes Coca-Cola Bottling
- 06 Understanding Ambulance Billing
- 07 Lead Service Line Replacement
- 09 Smoke Detectors
- 09 Police Updates
- 11 Fraud Alert





**MIXED-USE TOWN
CENTER VISION**

Source: vernonhills.org

SPRING HILL MALL—THEN, NOW, AND THE FUTURE

For more than 43 years, Spring Hill Mall has been a fixture of the community. Many people remember Spring Hill Mall's opening. Even more remember its heyday—so many fond memories, so many stories, and personal recollections. When the mall was originally under consideration, it brought about change and, as they say, change is hard.

The mall also represented “big”—both as an idea and as a physical presence. Reportedly at the time, some were rightfully leery to ponder whether such a large scale would be incompatible with the Village of West Dundee's quaint essence and identity, inextricably tied to the beloved historic downtown.

Once the path was cleared and the mall came to be, it—and others like it—were considered marvels of convenience. One million square feet of shopping and dining in a climate-controlled space with inline store corridors intended to simulate a Main Street and a central court that could act as a town square...what could be better?

By and large, it's safe to say that the mall-as-we-know-it model reflects its era. Previous moments in time tell a story of evolution, with the “next big thing” supplanting or eclipsing that which preceded it. This is evidenced by a string of retail formats including specialty stores in small towns, suburban downtowns, and city neighborhoods; mail-order catalogs, department stores, strip mall centers, big-box stores, and then supercenters—whose effect on commerce aptly

brought about the term “category killers.” Ultimately, the advent of the internet changed everything, with e-commerce being perhaps the most disruptive force of all in the retail sector.

Combining seemingly limitless products and timely delivery to the doorstep, online shopping has become the preferred method for many. But for all its appeal, the effects have also been devastating to malls and traditional retailing. Often characterized as functionally and economically obsolete, these once places-to-be are often shadows of their former selves. Spring Hill Mall is emblematic of this story of decline.

Rampant brick-and-mortar store closures and bankruptcies, including those from giants that founded modern retailing, have produced empty buildings and vacant sites bordering on derelict. Corporate spreadsheet exercises, often from far away, are—at best—indifferent to what the negative effects of these store closures and the lack of property reinvestment have had on communities, including our own.

In seeing the retail sector's bigger trends and in having to do more with less as sales tax revenues declined, West Dundee has been—and remains—proactive with Spring Hill Mall.

In 2016, the Village's first big move was striking a public-private partnership with the then-owner, Rouse Properties—itself a spin-off

of mall-owner behemoth General Growth Properties—to demolish the vacant JC Penney and create a lifestyle wing. The lifestyle wing featured the Cinemark multiplex theater, on-trend fashion retailer H&M, new outward-facing storefronts, a tree-lined plaza with fire-pits and seating, and what were to be freestanding buildings with restaurants and complementary specialty retail. The owner's inability to pre-lease these approved freestanding structures left them unbuilt, and the project not breathing the hoped-for new life into the aging mall portended poorly for the future.

Recognizing that the scope of the problem was much larger, and that strategic thinking was therefore needed as much or more than tactical intervention, the Village and its experienced planning partner, GA-based The Sizemore Group, created an illustrative redevelopment plan in 2018. Although not necessarily intended to be a “build this” scenario, the conversation-starting exercise served to inspire by exploring how the property could be transformed over time from an obsolete format and nearly vacant state into a new mixed-use town center.

Borrowing on foundational design principles that have allowed Old Town to endure for nearly a century and a half, the plan showed how the Spring Hill Mall area could mix up, accommodate, and right-size various uses. This included—but was not limited to—retail/restaurant/office, residential, entertainment, civic/institutional, and open/park spaces. It integrated the resultant development into its surroundings in a manner reflecting the established character of the Village—a block-based, human-scaled, pedestrian-friendly neighborhood.

While the planning exercise piqued interest, perhaps most importantly, it motivated us to aspire well beyond what the real estate market was telling us—which called for temporary uses like a paintball field or a logistics hub (a pleasant term for a semi-truck-centric warehousing and distribution center). Although there can be suitable places for such operations, we believe citizens would deem these uses unacceptable for what is, essentially, the center of town.

But while then-owner Rouse Properties acknowledged that a brighter future for the property would be mixed-use, as envisioned by our planning exercise, a more involved public-private partnership in both spirit and financing was not enough to jump ahead on the list and see Spring Hill Mall become a priority among the company's vast portfolio. More robust demographics in other markets and area investment flowing to expanded highly trafficked corridors of the region Randall Road and Route 59, preempted their and successor-owner Brookfield Properties' potential interest in reimagining and remaking Spring Hill Mall.

Three years ago, Brookfield Properties sold Spring Hill Mall and other malls in a package deal to Kohan Retail Investment Group, a NY-based company whose model could perhaps be characterized as one of opportunism and limited-to-no reinvestment. With the potential for a fresh start, the Village sought out Kohan's intentions for the property; however, no formal plan of action for the future was ever developed or articulated.

Without a vision for the property and given that its gradual decline was in danger of becoming a precipitous one, the Village consulted with real estate leaders in the private sector. Universally, these experienced players emphasized the importance of clarity and certainty since mall sites are particularly complex, with disparate ownership (anchors apart from the mall) and complicated operating agreements regulating property. It became clear to the Village that to affect real change would require some measure of control, and that likely would only come with property ownership.

Which brings us to where we are today. Through judicious use of tax increment financing (TIF), the Village has acquired the vacant Macy's and Sears stores and their vast parking fields. The Village has a contract to purchase the remainder of the mall which includes the core and its inline store wings, Cinemark, and the former Carson Pirie Scott, located in Carpentersville. With unencumbered ownership of everything but Kohl's in Carpentersville which would remain open, the Village can move toward a clean slate. To be clear, the Village does not intend to be long-term owners or act as developers but rather to serve as a conduit to those with a track record of creating such places.

Fresh uses and relevant market-reflective development providing a genuine sense of place will help us build community, generate new memories, and create lasting value.

At present, the Village is working with its private sector consultant, AECOM (aecom.com), on modeling build-back scenarios to understand the implications of land use decisions, quantify obligations of required extensive new infrastructure, and project potential financial benefits of a reimagined mall area. The output of this analysis will be publicly available.

Change is hard but better times often follow, just as they did for more than three decades after Spring Hill Mall opened. Fresh uses and relevant market-reflective development providing a genuine sense of place will help us build community, generate new memories, and create lasting value. It's time to begin again.

For more information, please visit wdundee.org.

MUNICIPAL COST COMPARISON—BUDGET

Many residents may have seen the *Daily Herald* article earlier this year claiming West Dundee as one of the higher per capita communities for municipal costs.

Unfortunately, the per capita analysis of any number related to municipal services is not an accurate and fair representation and has no bearing on the cost of delivering municipal services.

The analysis did not complete an apples-for-apples comparison as 1) some communities included did not have Fire Departments, nor did the article add back those communities' Fire Protection Districts' per capita levies, which are an additional property tax obligation for those communities and 2) the per capita analysis completely excludes the commercial industrial tax base, of which West Dundee's is sizable—35% of the entire Township, which reduces the overall residential property tax burden.

The Village has done a per-household analysis over the last several years, which portrays a more accurate representation of the cost of providing municipal services. As it is calculated and illustrated, it shows that West Dundee is an extremely good value in comparison to neighboring communities when an appropriate portion of the tax levy is allocated on a per-household basis based on a home value of \$275,000. We are pleased to note that West Dundee offers one of the lowest direct costs to the residents of all our area's municipalities. For West Dundee, the cost is \$2,730 per household per year, or less than \$7.48 a day, to pay for all the municipal services that the residents receive including—but not limited to—refuse, recycling, yard waste collection, code enforcement, snow removal, leaf collection, police, fire, EMS, and utility services. Your portion of property taxes and utility taxes are the only direct contributions to what you pay to West Dundee.

COMMUNITY COST COMPARISON

Community	Property Taxes (Municipal Portion)	Refuse + Recycling Fees	Vehicle Sticker Fees	Utility Taxes	Water + Sewer	Total Costs (All Fees + Taxes)
Algonquin	\$1,350	\$351	-	\$92	\$1,180	\$2,973
Carpentersville	\$1,663	\$78	-	\$132	\$762	\$2,635
East Dundee	\$1,570	\$237	-	\$133	\$1,141	\$3,081
Elgin	\$1,469	\$343	-	\$133	\$1,817	\$3,762
Sleepy Hollow	\$1,221	\$280	\$80	\$133	\$1,909	\$3,623
West Dundee	\$1,684	-	-	\$125	\$921	\$2,730

HOUSEHOLD ASSUMPTIONS

Home EAV	Home Market Value	Annual Utility Expenditure	Cars	Bags of Refuse Per Week	Gallons of Water Used
\$91,519	\$274,558	\$2,500	2	2	10,000 bi-monthly

REYES COCA-COLA BOTTLING ANCHORS THE NEW CANTERFIELD CORPORATE CAMPUS

With its natural surroundings, adjacency to the Fox River, and planned pathways throughout, the nearly 150-acre Canterfield Corporate Campus is a setting unmatched throughout Chicagoland. Served by a new traffic signal on Route 31, the campus is accessed by the boulevard-style Canterfield Parkway East and borders existing light industrial to the south in the City of Elgin.

A more than \$92 million investment has brought the first 40-acre phase of the campus to life, with Transwestern Development Company recently completing two state-of-the-art, architecturally distinguished 250,000-square-foot light industrial buildings.

While one building is speculative and seeking tenants, the other is the new built-to-suit regional home of Reyes Coca-Cola Bottling. The potential economic impact of the campus is vast, with the completed first phase alone expected to generate nearly \$875,000 in annual property tax revenue.

Reyes Holdings is the seventh largest privately held company in the United States with annual sales in excess of \$40 billion. The 200+ jobs created by Reyes will make the company the Village's largest single employer.



INVESTMENT

\$92m

ANNUAL PROPERTY TAX REVENUE

\$875k

JOBS CREATED

200+



UNDERSTANDING AMBULANCE BILLING: WHY IT'S NECESSARY ALONGSIDE TAX DOLLARS

One topic that often arises in discussions about municipal budgets and public services is ambulance billing. You might wonder why ambulance services usually come with a bill in addition to taxes that have been collected and allocated to these services. This aspect of our emergency services system can sometimes be puzzling, but there are clear reasons behind it.

First and foremost, ambulance services are essential to our community's emergency response. When accidents or medical emergencies occur, timely transportation to medical facilities can make all the difference in saving lives and minimizing long-term health impacts. The Village must invest significantly in equipment, personnel training, and infrastructure maintenance to provide ambulance services.

Ambulance billing is a crucial mechanism for recovering costs associated with emergency medical services, supporting the maintenance and enhancement of ambulance fleets, medical equipment, and personnel training. These costs are ongoing and substantial, far beyond what can be covered by tax revenue alone. By charging for ambulance services, the financial burden is distributed more equitably among residents based on usage, ensuring that those who benefit directly contribute to the costs incurred.

In West Dundee, the cost for Advanced Life Support (ALS) care with transport is \$3,717.40, while Basic Life Support (BLS) care is \$2,930.71. It's important to note that West Dundee does not expect residents to cover the balance of any bill not paid by their insurance company. This policy ensures that residents are not burdened with additional expenses beyond what their insurance covers, providing peace of mind during times of medical emergencies.

It's essential to recognize that ambulance billing is not about profiting from emergencies but rather about ensuring the sustainability and quality of our emergency medical services. As residents, your safety and well-being are paramount, and ambulance services play a crucial role in safeguarding the health of our community. By understanding the reasons behind ambulance billing, we can appreciate the necessity of this system and work together to ensure that everyone has access to prompt and reliable emergency medical care when they need it most.

LEAD SERVICE LINE REPLACEMENT

The Village has begun to receive inquiries from residents about when their lead service lines will be replaced. In short, the Village expects the project to be completed over a five-year period beginning in the spring of 2025 at a total estimated cost of \$8,000,000. The details of the project including what has been done to date and the next steps to be taken are as follows.

DEFINITION OF A SERVICE LINE

A service line replacement under this multi-year project will consist of the entire service line as defined by the Illinois Environmental Protection Agency (IEPA): the water service beginning at the connection to the water main, extending into the building, and terminating either 18 inches through or at the shut-off valve before the water meter, whichever is closer. Replacing the entirety of the service line will require access to the property and may include minor plumbing reconfiguration inside the building.

PROJECT COST

The replacement will be done at no out-of-pocket costs to the property owner. Project funding will be accomplished through a combination of grant funding (when and if available), no or low-interest IEPA loans, and utility bill rate adjustments.

COMPLETED TASK—LEAD SERVICE LINE INVENTORY

The Village has compiled a visually verified final inventory of its service lines as part of the recently completed Village-Wide Water Meter Replacement Project. The Service Line Material Inventory is an IEPA requirement, but also a critical first step in developing a replacement plan and applying for IEPA funding.

COMPLETED TASK—PROJECT PLAN

The Village has partnered with Baxter & Woodman Consulting Engineers to develop a multi-year Lead Service Line Replacement Project Plan, which is necessary both for administering the program and to be considered for funding opportunities. The project plan was submitted to the IEPA for review and was recently approved.

ONGOING TASK—PROJECT FUNDING

With an estimated price tag of \$8,000,000, the Village is working with Baxter & Woodman to secure any and all funding available for this project. With the project plan completed and approved, the Village submitted an application to the IEPA for funding consideration in January, which will be scored based on several contributing factors and then approved or denied. The Village anticipates a response in June or July of this year, at which time the actual funding allocation will be determined. Once the approved funding amount is known, the Phase I process will begin. This will include final design, securing property owner waivers, and a competitive bidding process.

WATER TESTING AND ANALYSIS

In the meantime, and during the construction process, the Village will continue to test for lead as prescribed by the IEPA and maintain its successful corrosion control program, as it has for several years. The testing program provides for early detection if lead levels begin to elevate, which is not expected to occur.

ESTIMATED COST

\$8m

START DATE

Spring 2025

PROJECTED FINISH DATE

2030

QUESTIONS OR CONCERNS

For any questions regarding the program or your water quality, please contact Public Works at publicworks@wdundee.org or by phone at 847.551.3815.

SPECIAL NOTICE FOR AVAILABILITY OF UNREGULATED CONTAMINANT MONITORING DATA

Our water system has been sampled for a series of unregulated contaminants. Unregulated contaminants are those that don't yet have a drinking water standard set by EPA. The purpose of monitoring for these contaminants is to help EPA decide whether the contaminants should have a standard. As our customers, you have a right to know that these data are available. If you are interested in examining the results, please contact Adam Peters, Utilities Superintendent at 847.551.3815 or 900 Angle Tarn, West Dundee, IL 60118.

This notice is being sent to you by the Village of West Dundee. State Water System ID#: IL 0890950.
Date distributed: April 2024

HOLIDAY SCHEDULE AND REFUSE PICK-UP INFORMATION

VILLAGE OFFICES AND DEPARTMENTS CLOSURES

05/27	Memorial Day
07/04	Independence Day
09/02	Labor Day
11/28	Thanksgiving
11/29	Day After Thanksgiving
12/24	Christmas Eve
12/25	Christmas Day



REFUSE AND RECYCLING DATES

Due to holidays observed by the Village's refuse contractor, Groot Industries, pick-up will take place on Saturday for the following dates.

06/01	11/30
07/06	12/28
09/07	

THE IMPORTANCE OF REPLACING SMOKE DETECTORS EVERY 10 YEARS

Regarding home safety, few devices are as crucial as smoke detectors. These devices stand as silent spotters, ready to alert us to the presence of fire and potentially save lives. However dependable as they may seem, age is a crucial aspect that is often overlooked. Yes, even our trusty smoke detectors have a lifespan, and knowing when to replace them is vital to ensuring continued safety for you and your loved ones.

You might wonder what the big deal is about the age of a smoke detector. The answer lies in their internal components, particularly the sensors responsible for detecting smoke. Over time, these sensors can degrade, becoming less sensitive or failing altogether. As a result, an aging smoke detector may be less effective in detecting a fire promptly, putting occupants at increased risk.

Experts recommend replacing smoke detectors every 10 years, regardless of whether they function correctly. This guideline isn't arbitrary; it's based on extensive research and testing conducted by safety organizations like the National Fire Protection Association (NFPA) and the Consumer Product Safety Commission (CPSC). These organizations have determined that after a decade of service, the reliability of smoke detectors diminishes significantly.

Replacing your smoke detectors on schedule isn't just ticking a box—it's about safeguarding your home and everyone in it. Newer models

often come equipped with advanced features, such as longer-lasting batteries, wireless interconnectivity, and improved sensitivity to smoke. By staying current with technology, you're enhancing your home's defense against fire hazards.

While replacing smoke detectors every 10 years is crucial, performing regular testing and maintenance on them is equally important. Monthly checks to ensure proper functionality and

routine battery replacements are essential habits to adopt. Remember, a smoke detector is only effective in working order.

When the time comes to replace your smoke detectors, don't delay. Invest in quality devices from reputable manufacturers and consider upgrading to models that offer additional features suited to your home's layout and needs. Additionally, take advantage of the fire department as they offer assistance or guidance on selecting and installing smoke detectors.

As we prioritize the safety and well-being of our families and homes, let's not overlook the importance of maintaining our smoke detectors. By adhering to the 10-year replacement rule and adopting a proactive approach to testing and maintenance, we can ensure that these essential devices continue to serve their vital role effectively.

**It's about
safeguarding
your home and
everyone in it.**

PROTECTING AND SERVING: UPDATES FROM OUR POLICE DEPARTMENT

Noise Complaints

Spring is here and with it comes the pleasure of opening your windows to let the fresh spring air in and listen to the sounds of nature. Unfortunately, opening the windows can also let unwanted sounds in as well. Loud noise from car exhaust and/or music can be intrusive, disrespectful, and annoying to both residents and area wildlife. The West Dundee Police Department requests everyone to maintain non-modified exhaust systems on all vehicles and to TURN DOWN THE VOLUME on all stereos while in residential areas.

Officers are now equipped with Sound Level Meters in order to enforce the Village Noise Control Ordinance. Violators may be cited and subject to fines no less than \$75.00 and no more than \$1,000.00. See Chapter 5 Noise Control for further information.

Dundee Highlands Elementary School Traffic Safety

The West Dundee Police Department places a very high priority on safety concerns for all three of the schools located within our community in terms of direct involvement and resources. In January 2024, due to numerous safety concerns raised by Dundee Highlands parents regarding traffic safety—high-visibility crosswalks, additional signage, and parking restrictions in high pedestrian-use areas around the school were installed. An increased police presence during morning drop-off and afternoon pick-up times was also initiated.

Please review the School Zone & School Bus Safety Tips applicable near all schools. We ask for your continued cooperation and support in creating a safe and pedestrian-friendly environment while traveling past our schools.

SCHOOL ZONE & SCHOOL BUS SAFETY TIPS

Speed Limits

Obey posted School Zone speed limits.

School Buses

Use extreme caution around all school buses and obey their Stop Arm. Never pass a school bus on the right and allow plenty of space for children to enter and exit the bus safely.

Stop and Use Caution

Always stop when directed to do so by signage, a police officer, or a school crossing guard.

No Cellphone Use

Cellphone use is prohibited while driving in School Zones.

Crosswalk Caution

All pedestrians have the right-of-way when in a crosswalk. Never park across a crosswalk and use extreme caution when children are present.

Stay Alert

When in and around School Zones or other areas where children are present, eliminate distractions and STAY ALERT!

Driveway Caution

When entering and exiting driveways, be alert for pedestrian traffic especially if children are present.

Eliminate Music Distractions

Turn down the volume when in residential areas and School Zones. High-decibel level music is distracting to drivers and pedestrians and hinders the effectiveness of warning devices during emergency situations.

SCHOOL ZONE



ILLINOIS STOP ARM LAWS

<p>A diagram of a two-lane road with a school bus in the center. A car behind the bus has a red stop sign, and a car in the opposite lane also has a red stop sign.</p>	Two-lane Roadway Both vehicles must stop.
<p>A diagram of a four-lane road with a school bus in the center. Two cars behind the bus have red stop signs, and two cars in the opposite lane also have red stop signs.</p>	4+ Lane Roadway All lanes on bus side must stop.
<p>A diagram of a one-way road with a school bus in the center. Three cars behind the bus have red stop signs, and three cars in the opposite lane also have red stop signs.</p>	One-way Roadway All vehicles must stop.



FRAUD ALERT

Phone Fraud, Vishing, and Caller ID Spoofing

The West Dundee Police Department has received numerous reports of telephone fraud, many of which incorporate methods known as Vishing and Caller ID Spoofing. Please familiarize yourself with the following terminology to reduce the chances of becoming victimized.

VISHING

is the use of fraudulent phone calls to trick people into giving money or revealing personal information. Vishing is a new twist on an old problem: telephone scams. Vishing frequently involves a criminal pretending to represent a trusted institution, banking establishment, company, or government agency.

CALLER ID SPOOFING

is the use of Caller ID phone numbers of trusted institutions, companies, or government agencies in order to gain the victim's confidence. Many scammers have the technical capability to generate the display of any identity and phone number on most Caller ID equipment.

Scam Trends

Current scam trends show that local banking establishments, the West Dundee Village Hall and Police Department's information has been spoofed and incorrectly displayed on the Caller ID equipment of unsuspecting victims.

In some of these scams, victims have been asked for personal information, bank account numbers, credit card numbers, social security numbers, and payments in the form of gift cards. Please note, Village of West Dundee and West Dundee Police personnel will never call and ask for personal information or payments over the phone. No legitimate entity will ask for gift cards as payment either!

If you feel you have been the victim of Vishing, Spoofing, or other Fraudulent activities, call the West Dundee Police Department by contacting the Quad Com Dispatch Center at 847.428.8784 to file a police report.

Avoid Being Scammed

01

Don't answer calls from unknown numbers.

02

If you answer, insist on the caller's name, identification/badge number, agency, or company name and advise them you will call them back.

03

Be aware of callers who refuse to hang up.

04

Do not confirm any information, press any buttons on your phone, or provide the caller with any of your personal information!

FOR MORE INFORMATION

Federal Trade Commission

consumer.ftc.gov/articles/0208-phone-scams

Federal Communications Commission

fcc.gov/spoofing

West Dundee Police Department

wdundee.org/police



VILLAGE OF WEST DUNDEE

102 South Second Street
West Dundee, IL 60118

PRSRT STD
ECRWSS
US POSTAGE
PAID
EDDM RETAIL

Postal Customer
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PAYMENT**

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