



## A Vision for 110 Railroad Street

Presented by:





# Why Now? Why Here?

## East Dundee is ready for its next chapter



- Trail improvements and infrastructure upgrades have laid the foundation.
- Downtown is gaining momentum with new businesses and public investment.
- The Village needs a civic and cultural anchor to unify these efforts.



# The Vision



# The Vision





# The Power of Place

Great communities are built intentionally.



- Gathering spaces create civic pride.
- Walkable design encourages engagement and economic activity.
- Heritage Station connects East Dundee's history to its future.

# The Vision



Residential



Performing Arts Center



Commercial/Mixed-Use



# Heritage Row





# The Rail Flats



\*THE RAIL  
FLATS



# Station House





# The Depot Shops



# Performing Arts Center

## A Cultural Heart for East Dundee.

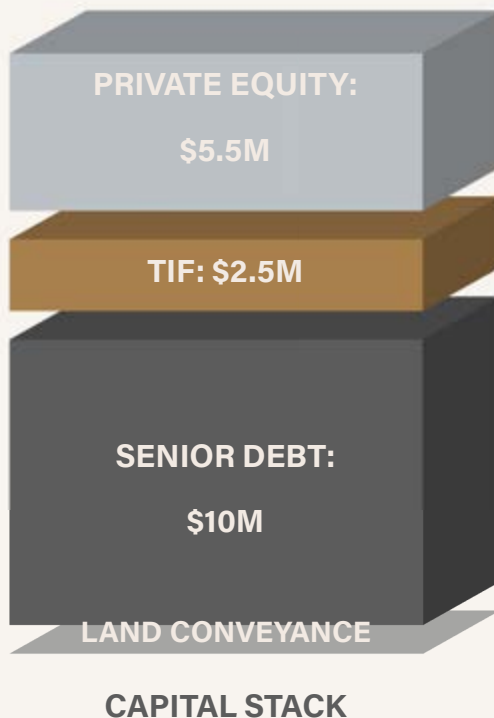


- Lease-to-own structure with a regional nonprofit.
- Black-box mainstage with classrooms, lobby, and public plaza.
- Integration with Meier Street and the Village Green.



## A Public-Private Partnership.

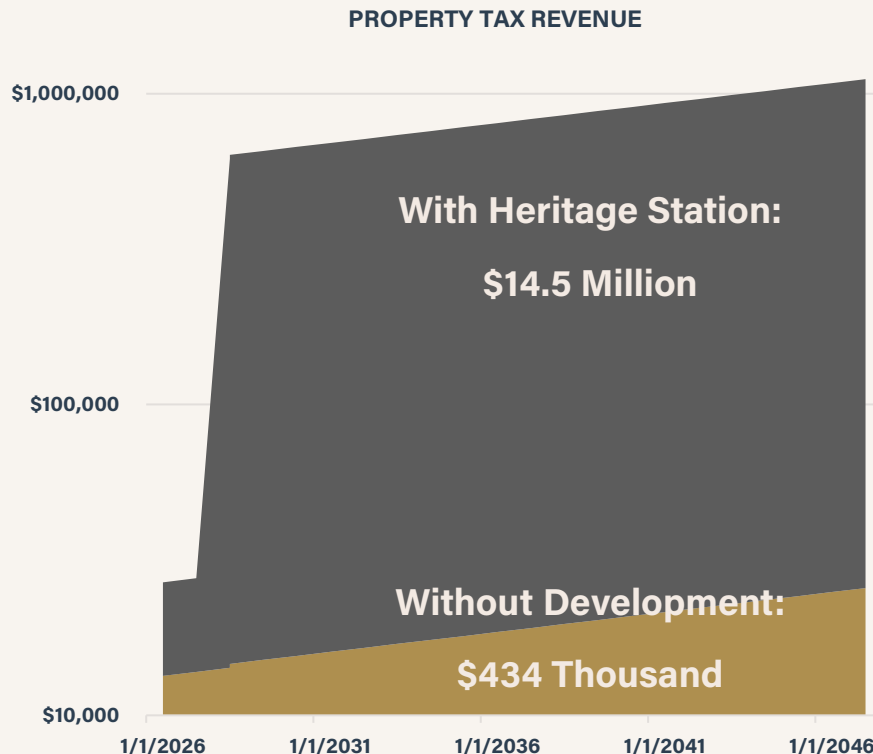
*Leveraging \$2.5M in TIF for \$18M in development value*



- \$18M total project cost.
- \$15.5M from private capital.
- \$2.5M TIF-backed note + \$10 land conveyance.
- All public funds directed to civic/public-facing components.

# ROI & Benefits

## High-Return, Long-Term Value.



- \$10.1M projected TIF increment (23-year PV).
- 6:1 leverage of private to public dollars.
- Durable cultural, economic, and social returns.



# Why Sightwell

## Locally Rooted. Proven. Legacy-Minded.



Parkside Place –  
Clarendon Hills  
In-Progress | Mixed Use  
| TIF



Kildahl House – West  
Dundee  
Adaptive Re-Use |  
Boutique Lodging



110 N Brockway – Palatine  
Mixed-Use | Restaurant |  
Office | TIF



124 W Main – West  
Dundee  
Adaptive Re-Use |  
Coffee Shop | Boutique  
Lodging



120 W Main – West  
Dundee  
Adaptive Re-Use |  
Restaurant | Boutique  
Lodging



Emmett's Brewing Co. –  
West Dundee  
Adaptive Re-Use |  
Restaurant | Office

- 20+ years of community-focused development in the Fox Valley.
- Proven mixed-use and hospitality execution
- Committed to long-term stewardship, not transactional development.

# Next Steps

## From Vision to Reality.



Developer Selection & RDA Negotiation  
July-September 2025



Board approval to  
authorize RDA  
negotiations.



Pre-Development & Entitlements  
Oct 2025-Mar 2026



Community engagement  
and design refinements.



Construction Drawings & Financing  
Apr-Sep 2026



Groundbreaking in late  
2026; full activation by  
summer 2028.



Site Work & Vertical Construction  
Oct 2026-Dec 2027



Commissioning & Occupancy  
Jan-Jun 2028



Grand Opening & Public Programming Launch  
Summer 2028



# Closing



Where Art, Commerce, and Community Meet