

REPORT OF THE PROCEEDINGS OF
The COMPREHENSIVE PLAN SUBCOMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

December 13, 2017

Project Title: Comprehensive Plan Amendment – South Arlington Heights Road Corridor Plan

Petitioner: Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL

Requested Action:

- Amendment to the Comprehensive Plan adopting the South Arlington Heights Road Corridor Plan

Attendees: George Drost, , Chair, Plan Commissioner
Jim Tinaglia, Trustee
Mary Jo Warskow, Plan Commissioner
Joe Lorenzini, Plan Commissioner
John Sigalos, Plan Commissioner
Terry Ennes, Plan Commissioner
Bill Enright, Deputy Director Planning

Presentation

B. Enright summarized the draft corridor plan goals and objectives. This corridor was designated as a priority corridor in the 2015 Comprehensive Plan for the Village. Staff has since developed a plan to guide future public and private improvements along the corridor. The plan represents a 5 to 10 year vision for the area to enhance this important gateway into the Village. Staff made a presentation to the business community along the corridor in September and invited over 150 property and business owners. The presentation was held at the Double Tree Hotel and attended by approximately 20 person. Staff then conducted an on line survey and over 600 persons responded. The results of the survey are summarized in the staff report.

Meeting Discussion

Commissioner Drost asked about the budget implications of some of the proposals.

B. Enright indicated that there are several options that will be explored depending on what elements are implemented. Some improvements can occur as parcels redevelop, while others will require other funding sources such as Special Service Areas, Tax Increment Financing, General Fund, among others.

Trustee Tinaglia added that the State is sharing less revenue with municipalities, so that local funding will be necessary. He thinks the Board will be supportive of these types of improvements which will enhance the corridor.

Commissioner Lorenzini asked about the business district tax concept.

B. Enright indicated that that is typically an additional sales tax for goods purchased within the defined business district.

Commissioner Warskow had concerns with the impact of a TIF district on residents.

B. Enright indicated that if a TIF district were created, it would have minimal impact as the EAV is such a small percentage of the overall EAV of the overlapping taxing districts that the impact is small for residents. TIF is not a definitive idea for this area but may be explored if it's determined necessary to fund projects to improve the corridor.

Commissioner Ennes thought that the survey was interesting. He thought that maybe a followup survey that we more scientific focusing on prioritize projects should be looked at.

Commissioner Drost asked if staff could summarize and quantify the written responses to the survey that were more open ended questions.

Commissioner Warskow asked that the Plan incorporate language on promoting sustainable development in the area.

All subcommittee members were supportive of the plan and recommended moving forward to Plan Commission for a public hearing.

The meeting adjourned at 7.15pm.

George Drost, Chair
Comprehensive Plan Subcommittee
Bill Enright, Recorder