

Minutes of the Comprehensive Plan Subcommittee

Wednesday, January 13, 2021 6:30pm

Meeting held via Zoom Webinar

Members In attendance:

Chairman George Drost

Trustee Jim Tinaglia

Commissioner John Sigalos

Commission Joe Lorenzini

Staff Present:

Bill Enright, Assistant Director Planning and Community Development

Agenda Item: Comprehensive Plan Amendment TIF District #4

Discussion:

Chairman Drost called the zoom webinar to order and B. Enright called the Roll.

B. Enright presented the background for the Village request to amend the Comprehensive Plan Land Use map for 18 acres within TIF District #4. The amendment would change the future land use designation from Commercial to Mixed Use. The reasoning is to allow for more flexibility in development of this Tif 4 area. In addition a couple years ago Village consultant Ehlers Associates conducted a highest and best use study for the site and concluded that the site could no longer support a large 165,000 square foot commercial center but that there is demand for mixed uses such as multi family residential including senior housing, and demand for medical offices, services, smaller retailers and restaurant uses along Golf Road. If area redevelops, the frontages should remain commercial with residential at the rear.

The current Comprehensive Plan is Red for commercial including International Plaza and three homes to the west, and vacant lots owned by Village. Staff recommends changing map from Red to Blue "Mixed Use". Also concurrent with this process the Village proposes amending the TIF 4 Redevelopment Plan and land use map, which went to the Joint Review Board yesterday and received unanimous support. Both the TIF 4 Redevelopment Plan and the Village Comprehensive Plan need to match so we are on dual processes for amending the land use maps o each plan. The next steps include the Plan Commission pubic hearing on January 27 and then the Redevelopment Commission public hearing on February 10. Both amendments will then be forwarded to the Village Board on March 1st. Tonight the Comprehensive Plan subcommittee is to review this proposal and make a recommendation to the Plan Commission.

Chairman Drost opened the meeting for discussion among the Committee members.

Trustee Tinaglia asked is there are any uses excluded from the proposed Mixed Use designation?

B. Enright indicated that mixed uses are not consistent with single family nor Industrial uses. The underlying zoning is primarily commercial B-2 so any changes in land use would require a zoning change/PUD so the Village has control over what develops.

Trustee Tinaglia indicated that this is a very good plan and vision for future redevelopment and he reiterated that the existing zoning stays as is and changes to zoning would require rezoning or a PUD. The Village needs to make this a viable piece of property and he fully supports this amendment.

Commissioner Sigalos thought that this change makes all the sense and this is consistent with a recent project reviewed by Conceptual Plan Review Committee for a mixed use project with senior housing.

Commissioner Lorenzini agreed that this change will help to facilitate redevelopment. He asked if this site was still part of a TIF district?

B. Enright indicated that yes this was still part of the 35 acre TIF District #4, which was extended to 35 years.

Chairman Drost said that this amendment is an example of meeting the market place for development need, responding to the new economy with changes in commercial and we need to be ahead of the curve. He then opened the meeting to public comment.

Public Comment

George Motto asked about senior housing in this area and is there coordination on affordable housing with other commissions? Is there an overall vision for affordable housing and does this committee work on that?

Chairman Drost indicated that this meeting is about the Comprehensive Plan whereas the type of housing would be discussed as part of a separate process. This Committee does not work on affordable housing issues.

B. Enright stated that issues related to affordable housing are issues that the housing commission would work on. The Village Board in 2020 adopted a new inclusionary housing Ordinance for certain development which is outlined at the Village web site.

Trustee Tinaglia indicated that this is a steering committee for future land uses but when a developer brings in a project, it will be reviewed by the various commissions and Village Board for issues related to affordable housing if the project included housing.

Keith Moens asked who makes the decision if affordable housing is included in a project? Mr. Moens reference the staff report for Ryan Companies and that the decision on affordable housing had already been made.

B Enright indicated that the Village Board makes that decision once a development project goes to the Village Board for consideration. Inclusionary Housing is a separate issue from tonight's topic. The Village Board has previously approved the inclusionary housing Ordinance. With respect to Ryan Companies, the staff report is merely reflecting the approved Inclusionary Housing Ordinance approved by the Board.

Ms. Cayer asked if property taxes for the single family homes to the north would be affected by rezoning?

B. Enright said that tonight does not include a rezoning. He indicated that future redevelopment for mixed use should not impact the assessed values for the homes to the north.

Motion to approve the amendment to the Comprehensive Plan was made by Commissioner Lorenzini and Seconded by Commissioner Sigalos.

Roll Call Vote:

Commissioner Lorenzini: Yes

Commissioner Sigalos: Yes

Trustee Tinaglia: Yes

Chairman Drost: Yes

Motion to Adjourn made by Trustee Tinaglia and Seconded by Commissioner Lorenzini.

All voted in favor to Adjourn. Meeting Adjourned at 6:58pm

Submitted by Chairman Drost

Recorded Bill Enright

