

DRAFT

Minutes of the Joint Review Board

Village of Arlington Heights

Meeting held via Zoom on Tuesday, January 12, 2021 at 3:00PM

Subject: Proposed Third Amendment to Tax Increment Financing District #4 Redevelopment Plan and Project

Joint Review Board Members Attending:

Tom Kuehne, Chairman of the Joint Review Board, Village of Arlington Heights

Greg Ford, Resident of Arlington heights

Cathy Johnson, School District 214

Ron O'Connor, School District 59

Carrie Fullerton, Arlington Heights Park District

Rob Galick, Harper College

Joint Review Board Members Not Attending:

Arthur Williams, Cook County

Mike Sweeney, Elk Grove Township

Staff Attending:

Bill Enright, Village of Arlington Heights

Call to Order: the meeting was called to order by Tom Kuehne, Chairman of the Joint Review Board.

Roll Call: Tom Kuehne, Greg Ford, Cathy Johnson, Ron O'Connor, Carrie Fullerton, Rob Galick and were present.

Approval of Minutes: None

New Business: Third Amendment to Tax Increment Financing District #4 Redevelopment Plan and Project

Bill Enright, Village of Arlington Heights, presented the proposed Third amendment to the TIF District #4 Redevelopment Plan. This amendment relates to the land use plan for TIF #4, which was established in 2002. A large portion of the TIF District was designated as Commercial on the future land use map. The Village has attempted to redevelop this area for years, and to date one portion of the TIF district has developed for memory care facility. In addition, the Village has acquired several properties in the TIF.

In 2018 the Village commissioned Ehlers Associates to conduct a highest and best use study for the area. The study concluded that the existing 164,000 square foot shopping center could not be sustained in the current market and Ehlers recommended mixed uses with commercial along the frontages and housing in the rear.

This amendment is actually the third amendment to TIF 4, not the second amendment as written in the amended draft. There have been two previous amendments: first in 2013 to amend the future land use map for 5 acres at the northwest corner for the memory care development, which required an amendment to the land use map from Offices Only to Institutional for the 5 acres. It was determined that this was a minor amendment to the TIF 4 Plan thus there was an Ordinance adopted by the Village Board to make this change as State statute does not require the full review process for a minor amendment. The adopted Ordinance was sent to the taxing districts and there were no concerns raised by the taxing district's regarding the amendment.

The Second amendment updates the number of years for the TIF District from 23 years to 35 years per the previously approved legislation by the General Assembly. The Village entered into Agreements with the taxing district's to share some of the future increment during the 12-year extension.

This third amend would amend the future land use plan from "Commercial" to "Mixed Use" which can include uses such as medical office, commercial retail/services, multi-family housing including senior housing. B. Enright displayed the future land use map depicting the proposed change. Currently as "commercial" only commercial type uses could be built. However, we are looking at a mix of uses for 18 acres to allow flexibility with the street frontages remaining as commercial such as offices and restaurants, and rear 8 to 12 acres for multi-family housing or senior housing depending on where market leads us.

B. Enright introduced the Ordinance proposed that would change the land use to be considered by the Village Board. The proposed Ordinance was posted to the Village web site.

The Joint Review Board is to consider the Resolution and Recommendation that was included in the packet which is an advisory recommendation. If the JRB does not recommend approval of a supermajority of the Village Board is required to approve the Ordinance amending the TIF 4 Plan.

Tom Kuehne asked if the Joint Review Board members had any questions?

Cathy Johnson asked how many residential units were being considered for multi-family housing given the potential impacts to the school districts with new students.

B. Enright indicated that a developer had submitted a plan for senior housing with 185 units with a mix of independent, assisted living and memory care. If market rate apartments were proposed maybe 175 to 225 units depending on amount of land involved. There are properties west of International Plaza that if brought into a development project would allow for more density.

B. Enright explained that the Village of Arlington Heights and School District 214, as well as the other taxing districts) have an agreement that the Village share some incremental revenue for the 12 years of the TIF extension and in addition, State law requires that the Village use TIF funds to reimburse the elementary and high school districts for the cost of any new students that live in a TIF assisted

development and are newly enrolled in the schools. That reimbursement is based on a formula outlined in State Statute.

Greg Ford asked what impacts mixed use may have on adjacent residential homes to the north and would there be any restrictions on the redevelopment?

B. Enright indicated that there are 4 to 5 homes to the north and currently there is little buffer between the shopping center and homes other than a fence. With redevelopment, the Village would require a greater buffer with more landscaping. Also, there would be no loading areas nearby.

Tom Kuehne asked if the site includes 1 or 2 floors currently and what would be proposed for height.

B. Enright stated that only 1 building along Arlington Heights Road is two floors, however redevelopment could include 3 to 5 floors.

Tom Kuehne opened the meeting to Public Comments:

Keith Moens asked when this zoning changes to mixed use does commercial still get included and what drives zoning decisions? Is this proposed now because Ryan Companies wants to develop now?

B. Enright answered that the idea for amending the land use comes from the Ehlers study from 2018. The Ryan Companies proposal is driving the need to change the TIF 4 plan now with their project but again it was already anticipated that this change would move forward. This proposal amendment to night is not a change in zoning, it is an amendment to the TIF 4 future land use map. Any future zoning change would be a separate process to rezone.

Tom Kuehne stated that this proposal gives us more flexibility for future development. If a developer were to submit a really good commercial only development would we consider that?

B. Enright said yes, we would. There are a variety of uses and zoning that would be compatible with the mixed-use designation.

Keith Moens asked if this proposal goes along with the South Arlington Heights Road Plan?

B. Enright said this site is not necessarily included in the South Arlington Heights Road Plan but it shares similar attributes such as flexible mixed-use future planned uses.

Tom Kuehne asked then for consideration of the Resolution and Recommendation of the Joint Review Board to approve the proposal.

B. Enright presented the Resolution and Recommendation. This indicates that the JRB held this meeting and considered the public record and that a majority of the Joint Review Board is in favor if that is the will of the Board. We would need a motion to approve this Resolution and Recommendation.

Cathy Johnson made a MOTION to APPROVE the Resolution and Recommendation of the Joint Review Board.

Ron O'Connor SECONDED the MOTION.

Roll Call vote:

Cathy Johnson: Yes

Ron O'Connor: Yes

Tom Kuehne: Yes

Greg Ford: Yes

Carrie Fullerton: Yes

Rob Galick: Yes

B. Enright indicated that there were 6 "Yes" votes and zero "no" Votes. Motion passed 6-0.

B. Enright indicated that the next step in the process is the public hearing of the Redevelopment Commission on February 10 at 7:30PM. Via Zoom webinar. The Village Board will consider this amendment at their meeting March 1st.

Tom Kuehne thanked Bill Enright for his work on this project as thanked the members of the Jot Review Board.

A MOTION to ADJOURN was made by Carrie Fullerton and SECONDED by Cathy Johnson

All were in favor. Meeting adjourned at 3:25PM

Submitted by Tom Kuehne, Chairman of the Joint Review Board

Recording Secretary, Bill Enright, Village of Arlington Heights