

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: COMPREHENSIVE PLAN AMENDMENT TIF 4 - PC #21-001

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting held virtually in response to the COVID-19
pandemic, which permits the public to fully participate via their computers or using their phones,
on the 27th day of January, 2021 at the hour of 7:30 p.m.

MEMBERS PRESENT:

- TERRY ENNES, Chairperson
- BRUCE GREEN
- GEORGE DROST
- JOHN SIGALOS
- MARY JO WARSKOW
- LYNN JENSEN
- JOE LORENZINI
- JAY CHERWIN
- SUSAN DAWSON

ALSO PRESENT:

BILL ENRIGHT, Deputy Director of Planning and Community Development

CHAIRPERSON ENNES: This meeting of the Arlington Heights Plan Commission is called to order.

Bruce, you have the flag, would you do the pledge?

COMMISSIONER GREEN: I would be happy to. If you guys would all join in? I know it's tough.

(Pledge of Allegiance recited.)

CHAIRPERSON ENNES: Thank you.

COMMISSIONER GREEN: Good job, guys!

CHAIRPERSON ENNES: Can we get the roll read?

MR. ENRIGHT: Certainly.

CHAIRPERSON ENNES: By Bill.

MR. ENRIGHT: Yes.

Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. ENRIGHT: Commissioner Dawson.

(No response.)

MR. ENRIGHT: Chairman Ennes.

COMMISSIONER GREEN: Unmute, Sue.

CHAIRPERSON ENNES: Here.

COMMISSIONER DAWSON: Right, here. I think I was in the, I didn't come in, I was in like, I was watching you guys do the pledge like as an attendee, like watching, not on the panel. So, I went out and came back in, but you did a wonderful job with the pledge, everybody.

COMMISSIONER GREEN: There we go. That's the right thing to do.

CHAIRPERSON ENNES: Did you kneel?

COMMISSIONER GREEN: I never grab a knee during the pledge, Terry, you know me.

CHAIRPERSON ENNES: Okay, no, no, I meant Sue.

Anyways, so we have the first item of business on our agenda today is the minutes from the last hearing. I do not have the number in front of me. Does anybody have that?

COMMISSIONER GREEN: It's the December 2nd, 2020, Trammell Crow Senior Living.

CHAIRPERSON ENNES: Trammell Crow, yes.

COMMISSIONER GREEN: Yes.

CHAIRPERSON ENNES: Has everybody received and reviewed? Can we have a vote on the approval of that?

COMMISSIONER DROST: I'll make that motion to approve those minutes.

CHAIRPERSON ENNES: Is there a second?

COMMISSIONER JENSEN: I'll second.

CHAIRPERSON ENNES: Thank you, Lynn. All in favor?

(Chorus of ayes.)

COMMISSIONER GREEN: You've got to do a roll call vote, Terry.

CHAIRPERSON ENNES: Right. Anyone opposed?

MR. ENRIGHT: Roll call.

COMMISSIONER GREEN: We have to do a roll call vote on that, Terry.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Was not in attendance.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. ENRIGHT: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

So, we'll move on to the next item of business. I believe that will be handled by the Plan Commission. Village Planning Department.

MR. ENRIGHT: Yes, it's a Village of Arlington Heights petition.

CHAIRPERSON ENNES: Yes.

MR. ENRIGHT: So, I'll make the presentation. I'm Bill Enright, Assistant Director of Planning for the Village of Arlington Heights.

The petition tonight, the public hearing is for an amendment to the Comprehensive Plan for 18 acres within TIF District No. 4 which is located at the northeast quadrant of Arlington Heights Road and Golf Road. The TIF District as a whole is about 37 acres, about 12 or so is public right-of-way. So, this amendment tonight being proposed to the Village's overall Comprehensive Plan affects about 18 acres, and I'll pull that up on the screen in a minute.

What the proposal is, currently these 18 acres are designated as commercial on the Village's Comprehensive Plan, which would call for future development as

either retail stores, restaurants, professional offices, medical office, service type uses, basically your typical shopping centers. Of course, most of this property is International Plaza which is a shopping center.

The amendment that we're proposing is to amend the Village's land use future plan for this area, these 18 acres, from commercial to mixed use. The mixed-use designation is similar to our downtown which allows for a variety of uses dependent upon market conditions. We wanted to be more flexible with how we view this area given the constraints of the commercial market that has been a trend for quite sometime. But also, a couple of years ago, in 2017-early 2018, the Village Board commissioned a study by Ehlers Associates, and they did a highest and best use market study of this TIF District. They advised that the area could not sustain long term the existing shopping center which is about 164,000 square feet, in addition to the additional land that's within the TIF adjacent to the west that could be part of an overall master development if this area is redeveloped.

So, the Village is looking towards, with that study, some of the recommendations were to go with mixed use development. The market study showed a very high demand for senior housing, which is no surprise. We've been seeing that trend for a number of years now. Also, medical office, but also professional offices, and potentially some restaurants, although, you know, this is pre-COVID, but hopefully post-COVID some of those types of uses will come back.

So, the recommendation from Ehlers was to maintain some of the commercial presence along Golf Road and Arlington Heights Road, but allow for, you know, mixed uses like senior housing or market rate apartments, but also, because they saw a demand for that as well, but also for medical offices. So, you could see some medical office, for instance, along the frontages of the roads with senior housing in back. We did have a proposal from Ryan Companies for senior housing in the rear of the International Plaza site with some medical office, professional office, and potentially some restaurants fronting Golf Road to take advantage of the traffic signal.

So, this amendment is, we're kind of in a dual track with amending the Village's Comprehensive Plan which is what the subject matter of this public hearing is, but then also amending the TIF for redevelopment plan which is on a separate concurrent track for the same amendment to the land use plan for the TIF #4. That will be coming to the Redevelopment Commission on February 10th for public hearing. The Redevelopment Commission is basically the same body of the Plan Commission, but you'll convene then. So, you'll see the same thing, but it will be, instead of an amendment to the Comprehensive Plan tonight, on February 10th it will be an amendment to the TIF #4 plan specifically, and the two need to match each other. So, we first have to amend the Village's Comprehensive Plan, and then follow up with the amendment to the TIF #4 redevelopment plan consistent with state law.

So, I'm going to share my screen here just to show the land use map for the area that we're proposing. So, if I can, oh, sorry. Yes, right now my map itself is, for some reason, not popping up on here.

COMMISSIONER WARSKOW: Yes, it gave you an error message. You might have to close down and re-open that document.

MR. ENRIGHT: Yes, so let me try and share that again. Yes, it's still doing the same thing. So, let me see if I can --

COMMISSIONER CHERWIN: It's the same one on the website, right, Bill?

MR. ENRIGHT: Yes, it's available on our website on Novis, and I'm going to try and back out of that to see if I can pull it back up. If I'm able to.

So, again, it comprises mostly about 13 acres is International Plaza and about five acres is adjacent to the West International Plaza. Some of those properties the Village already owns, so we're looking at an amendment to 18 acres of land. Let's see here. It's taking me a while to get through.

CHAIRPERSON ENNES: Bill, who currently owns International Plaza?

MR. ENRIGHT: A Golf, LLC. They're based in Deerfield. They've owned the property since the mid-90's, probably '93 I think. So, they still own it. It is under contract with Ryan Companies. So, we'll see how that progresses.

CHAIRPERSON ENNES: Is that subject to zoning changes and stuff to make it right for them?

MR. ENRIGHT: Yes, that would be subject to coming before the Commission of the Whole.

CHAIRPERSON ENNES: Bill, you're trying to pull up the light blue, it's not a rectangle, the square with the corner from Arlington Heights Road and Golf? So, that's larger than International Plaza, right?

MR. ENRIGHT: Right. Yes, okay, here we go. Everybody can see that now, I suppose?

CHAIRPERSON ENNES: Yes.

MR. ENRIGHT: Okay, so most of this blue area is International Plaza. Now, the Village owns three parcels at the corner that we purchased, and then right here there's three little homes, and then the Village also bought this parcel up here. So, this total blue area is about 18 acres. It's currently shown on the Village's Comprehensive Plan as red, which is commercial. You can see Golf Terrace here, like I said there's three houses here. The Village already owns this parcel up here and then the three corner pieces, and then International Plaza is over in this area.

So, the amendment would give us a lot more flexibility by changing the land use designation to mixed use, and mixed use can allow a variety of uses. It can be commercial which can include offices or service uses or restaurants. It can include moderate density to high density market rate housing. It could also include senior housing. So, there's a variety of uses that could be appropriate for mixed use designation. But whatever gets developed here in the future would require a rezoning and a planned unit development, so that would be a full public process for that.

So, basically, that's what we're proposing, is an amendment to the Village's Comprehensive Plan for this TIF District for this portion. So, at that point, I'd like to open it up to questions.

CHAIRPERSON ENNES: Okay, do any of the Commissioners have questions? Well, Bill, do you show if we have any public visitors on the call?

MR. ENRIGHT: We have a couple of citizens attending.

CHAIRPERSON ENNES: Do we know if any of those citizens have a question or would like to make a remark?

MR. ENRIGHT: Well, since you've opened up the public portion, we do have one hand raised from a Ms. Cayer. So, I will go ahead and allow her to ask her question.

Okay, Ms. Cayer, please feel free to speak.

QUESTIONS FROM AUDIENCE

MS. CAYER: All right, I was looking through the minutes for the --

CHAIRPERSON ENNES: Ms. Cayer? Ms. Cayer? For our court reporter, would you please spell your name?

MS. CAYER: Melissa Cayer, C-a-y-e-r. I was looking for the Joint Review Board meeting minutes from July online and I couldn't find them.

MR. ENRIGHT: They're not completed yet. They will be posted online in advance of the Redevelopment Commission. So, that's not until February 10th, so it will be posted on February 5th.

MS. CAYER: Then is there a community member as a member of the Joint Review Board?

MR. ENRIGHT: Well, this is not the Joint Review Board tonight, this is our Plan Commission. The Joint Review Board meeting was held on January 12th that reviewed this, and yes, there was a public member, Greg Ford.

MS. CAYER: And how is that public member getting on that board? Appointed by the Mayor?

MR. ENRIGHT: Yes, appointed by the Village Board of Trustees.

MS. CAYER: Okay, thank you.

CHAIRPERSON ENNES: Thank you, Ms. Cayer.

Bill, anyone else?

MR. ENRIGHT: No one else has raised their hand.

CHAIRPERSON ENNES: Okay, we'll close the public portion of the hearing, unless somebody else does have a question from the public, and go to any questions from the Commissioners.

COMMISSIONER DROST: I don't have a question, but I was expecting Lynn Jensen to add his comments about creating a more flexible environment for development in Arlington Heights. Meeting the market I think was the speech, and you've shared a Wall Street Journal article about resiliency of boards and municipal organizations to be more responsive to the needs, to the current conditions, as COVID is sort of advancing the future right now.

COMMISSIONER JENSEN: Right, I did send that on to Sam, and he forwarded it on to Bill. Bill wrote a very nice e-mail memo back which he circulated to the Plan Commission indicating that the Staff really has a very flexible view about the requirement for commercial space in some of these developments. In the past, it did seem to me we were a bit rigid in requiring commercial space when I didn't think the trend would support that. But Bill has allayed my concerns, and he circulated that I believe to the whole Plan Commission.

I thought, I liked what you said, it reflected the flexibility that the Staff has. Maybe you've had it all along, it just didn't come through in the reports, but I do appreciate that because I think the commercial environment landscape is going to change even further, and I didn't want us to be requiring some commercial space that would be unused and be a cost to the petitioner.

COMMISSIONER DROST: That is, you know, something that I think many of us on the Plan Commission had really taken as a view, that we need to change with the times

and we've seen this acceleration of change in this COVID period. So, thank you, Bill. Thank you, Lynn.

CHAIRPERSON ENNES: This mixed-use classification will provide that, correct?

MR. ENRIGHT: I believe so, yes.

CHAIRPERSON ENNES: Because any development that comes within that area is going to have to come back to be reviewed, so, you know, whether it's good or, you know, whether we think it will work?

MR. ENRIGHT: True. The property is currently zoned commercial, so any change in zoning or any planned unit development would need to be reviewed by the Plan Commission via the public process and approved by the Village Board.

CHAIRPERSON ENNES: Okay.

COMMISSIONER DROST: I think that's good to get it on the record, you know, as to kind of a philosophy or kind of a sense of this panel.

CHAIRPERSON ENNES: Okay, any other questions about the amendment?

COMMISSIONER SIGALOS: No, I'd just like to weigh in. I agree that we have to change with the times, and to designate this area as all commercial isn't happening, it was not working. So, we have to go to the mixed use which will help develop this parcel of property. So, I'm fully supportive of it.

CHAIRPERSON ENNES: Any other comments? Sue?

COMMISSIONER DAWSON: I agree. I think it's a great use. I like what you're doing to change the use. I think it will make better use of the property.

CHAIRPERSON ENNES: Okay, Bill, we should be having a motion then? Unless there's some other comment or questions?

MR. ENRIGHT: Yes. The Staff report had a suggested recommendation if anybody has that in front of them; otherwise, I can read it out to make a motion.

COMMISSIONER GREEN: I would like to make that motion; I have it in front of me.

A motion to recommend that the Comprehensive Plan Land Use Map for approximately 18 acres within TIF District No. 4 be amended from "Commercial" to "Mixed Use" as shown in Exhibit A of the Staff memo.

COMMISSIONER CHERWIN: I second.

CHAIRPERSON ENNES: Okay, we have a second. We should have a roll call vote.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Chairman Ennes.

CHAIRPERSON ENNES: Yes. So, we have unanimous approval.

MR. ENRIGHT: Yes.

CHAIRPERSON ENNES: That's very good. I should, I need to make a comment that I should have made at the beginning of the meeting during our COVID times. That is that I find that public health concerns related to the Corona virus pandemic render in-person attendance at the regular meeting location not feasible, and therefore, we are having this online Zoom meeting. Sorry, I missed that.

Can we have a motion to adjourn the meeting?

COMMISSIONER JENSEN: So moved.

COMMISSIONER CHERWIN: Second.

CHAIRPERSON ENNES: Roll call.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: And Chairman Ennes.

CHAIRPERSON ENNES: Yes.

So, thank you all for meeting tonight, and Bill for the presentation.

(Whereupon, the above-mentioned meeting was adjourned at 8:01 p.m.)