

REDEVELOPMENT

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

COMMISSION

RE: TAX INCREMENT FINANCING DISTRICT #4: THIRD AMENDMENT TO  
REDEVELOPMENT PLAN AND PROJECT (RC #21-003)

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Redevelopment 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 10th day of February, 2021 at the hour of 7:30 p.m.

MEMBERS PRESENT:

- TERRY ENNES, Chairperson
- JOHN SIGALOS
- BRUCE GREEN
- JOE LORENZINI
- MARY JO WARSKOW
- SUE DAWSON
- GEORGE DROST

ALSO PRESENT:

BILL ENRIGHT, Deputy Director of Planning and Community Development

CHAIRPERSON ENNES: So, this meeting of the Arlington Heights Redevelopment Commission, virtual meeting, is called to order. This meeting is being held virtually which permits the public to fully participate via their computers or use of their phones. We find that the public health concerns related to the Corona virus pandemic render in-person attendance at our regular meeting not feasible.

So, Bill, if you would call the roll?

MR. ENRIGHT: Certainly.

Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. ENRIGHT: Commissioner Warskow. Please unmute.

COMMISSIONER WARSKOW: Here.

MR. ENRIGHT: Thank you, and Chairman Ennes.

CHAIRPERSON ENNES: Here.

The minutes that we received from the Joint Review Board in our packet?

MR. ENRIGHT: Yes?

CHAIRPERSON ENNES: Those aren't for us to approve?

MR. ENRIGHT: No, they are not. They're for information purposes.

CHAIRPERSON ENNES: Yes, okay. That's what I thought.

So, for this meeting, for the purposes of this meeting, we do not have minutes to approve. The only report that I'm aware of is, Bill, just for you to confirm that public notice was given?

MR. ENRIGHT: Yes.

CHAIRPERSON ENNES: The records show that that was. I don't believe there's any old business?

MR. ENRIGHT: There is not.

CHAIRPERSON ENNES: Okay, so we'll move right on to the new business, the Tax Increment Financing District No. 4, Third Amendment to Redevelopment Plan and Project, RC #21-003.

Bill, if you would give us your report on that?

MR. ENRIGHT: Certainly. Thank you, Chairman Ennes, and members of the Plan Commission and members of the public who have joined. The meeting tonight is the Redevelopment Commission. The Redevelopment Commission of the Village is comprised of our Plan Commission members, so they serve dual roles depending upon the purpose of the meeting.

Generally speaking, the Plan Commission, the members that are participating tonight serve on the Plan Commission and most zoning cases and so forth. On the rare occasion, we convene the Redevelopment Commission typically related to Tax Increment Financing as required by state law. So, this is the Redevelopment Commission. It operates the same way as any other board and commission in terms of the protocols, and eventually we'll get to public input a little bit later in the meeting.

We're here tonight with a requested action by the Village of Arlington Heights in order to facilitate the redevelopment of TIF District No. 4, which is at Golf and Arlington Heights Roads. Staff is recommending an amendment to the TIF District No. 4 Redevelopment Plan and Project by amending the future land use map for approximately 18 acres within the TIF District. The proposed recommendation is to amend the future land use plan from commercial to mixed-use for these 18 acres. The TIF District as a whole is larger, it's about 35 acres, so this is a large portion of the TIF; therefore, we're going through the amendment process.

In the packet which is also up on NOVIS, I just want to make public that as of yesterday morning, our website was up running. However, over the weekend, it was offline due to the third-party vendor that we use had complications, I believe with their programming, their server. So, people weren't able to get to the agenda items until yesterday. However, we did post the agenda at Village Hall as required by law 48 hours in advance. So, the Village has fully complied with posting the agendas. The NOVIS posting is merely a public convenience, it's not an absolute requirement, but it was up and running as of yesterday.

One note to make with respect to this particular amendment, when the Village first filed the TIF plan a couple of months ago, we made a couple, just minor edits to it. We had been referring to the TIF plan when originally filed as the second amendment tonight. However, this is actually the third amendment. The first amendment was to change the land use for about five acres at the northwest corner of this TIF District from offices to institutional to allow the development of the memory care homes. Then the second amendment was amending the redevelopment plan to reflect the extension of the TIF from 23 years to 35 years which was approved by the State of Illinois General Assembly. So, the Village followed that up with an update to the plan just to merely reflect that the TIF runs 35 years and not 23 years. This particular TIF was created in 2002. So, I just want to make that clarification.

As you mentioned earlier, Chairman Ennes, the Joint Review Board reviewed this proposed amendment on January 12th, 2021, and the Joint Review Board recommended approval six to zero. The Joint Review Board consists of various taxing districts, and those present at that meeting were School District 59, School District 214, the Village of Arlington Heights, the Harper Community College, and the Arlington Heights Park District, as well as the public member Mr. Ford. So, it was a unanimous recommendation by the Joint Review Board.

In your packets, and included on the NOVIS, was the Joint Review Board recommendation. It's called a resolution recommendation, and that was forwarded and that included all the signatures from those six supporting members of the Joint Review Board. So, I just want to make that clear that that's part of the statutory requirement for TIF districts when you amend a TIF district or create a TIF district, that the taxing districts are part of the review process.

What we're recommending is that the Redevelopment Commission approve a proposed third amendment to the TIF District No. 4 Redevelopment Plan and Project. I want to share with you the, let me see here, the actual change that we're recommending. I'm going to have to pull this up.

As part of the proposed amendment, the Village of Arlington Heights had to introduce the ordinance that will be acted on by the Village Board of Trustees on March 1st; however, this ordinance is made part of the public record now and is part of the review

process. It's basically a standard ordinance but it recommends the approval of the proposed amendment to this TIF District. This ordinance was forwarded as part of the NOVIS packet to the members of the Redevelopment Commission, and the public certainly has access to it as part of this plan. I won't obviously read through it, but it's available and I'm sure everybody has had the chance to read it.

I did want to get into what the actual change we're recommending is. Let me see here. As I mentioned, we're amending the land use plan for a portion of the TIF District. Currently, the TIF District is comprised of about 35 acres, so that's outlined in black. But the portion that we're looking at changing includes International Plaza Shopping Center in this area, including three single-family homes along Golf Terrace, three properties at the corner of Golf and Arlington Heights Road the Village owns, and as well as the back half of a parcel that fronts in Arlington Heights Road that the Village of Arlington Heights also owns. So, all this area in blue constitutes mixed-use which allows more flexibility.

CHAIRPERSON ENNES: Bill, are you looking at your use plan, the colored plan?

MR. ENRIGHT: Yes.

CHAIRPERSON ENNES: Could you go to that? Because we still have the --

COMMISSIONER GREEN: Outline.

CHAIRPERSON ENNES: Your file outline.

COMMISSIONER GREEN: The picture is not there.

MR. ENRIGHT: The picture is not here?

COMMISSIONER LORENZINI: No. We just have your --

CHAIRPERSON ENNES: Directory.

MR. ENRIGHT: Interesting.

CHAIRPERSON ENNES: While you're going to make that change, if I can point out for LeGrand that Commissioner Dawson has joined us.

(Commissioner Dawson joined the virtual meeting.)

MR. ENRIGHT: Is that showing up?

COMMISSIONER GREEN: No.

CHAIRPERSON ENNES: No.

COMMISSIONER LORENZINI: Try releasing the screen first, Bill, and then try and pick it up again.

MR. ENRIGHT: We had this technical glitch previously. Let's bring you back out of that.

But as I mentioned, the area that we're looking at is comprised of International Plaza, the corner pieces and three single-family homes, as well as a portion of the vacant lot that the Village owns. If I can't do it, I've got no other way to show it unless technical --

CHAIRPERSON ENNES: Is that everything except for the Manor Care?

MR. ENRIGHT: No, it doesn't include any parcels that front Golf Terrace and the south side of Golf Terrace. Those would remain as is, and then the frontage of the parcel the Village owns fronting Arlington Heights Road.

CHAIRPERSON ENNES: Okay.

MR. ENRIGHT: So, I'm having some technical glitches on that, but I will be able to pull up, hopefully, on my phone to be able to show the actual land use map. So, I don't

know if you can, yes, I don't know if we're going to be able to see that. No.

CHAIRPERSON ENNES: Well, I think for the most part we're familiar with it. We're concerned about the audience --

MR. ENRIGHT: Right.

CHAIRPERSON ENNES: -- but if you're going to get to it in your presentation a little bit later?

MR. ENRIGHT: Well, this is the presentation.

CHAIRPERSON ENNES: Oh, okay.

MR. ENRIGHT: So, this is what we've got.

CHAIRPERSON ENNES: Okay. Okay, I'm sorry.

MR. ENRIGHT: I'm just trying to pull up some of my files.

CHAIRPERSON ENNES: Sure.

MR. ENRIGHT: If we can. I think George Drost has also joined us.

(Commissioner Drost joined the virtual meeting.)

CHAIRPERSON ENNES: Okay.

MR. ENRIGHT: Is it showing up?

CHAIRPERSON ENNES: Yes.

MR. ENRIGHT: Okay, I apologize for that.

CHAIRPERSON ENNES: No, no problem.

MR. ENRIGHT: I'm not sure why that does it other times.

So, the area in blue is currently shown as red on the Village's Comprehensive Plan as well as the TIF 4 Redevelopment Plan. That would allow for commercial type uses, like restaurants, office uses, retail uses. It would not allow for residential uses or institutional uses.

So, the objective here is, the area in blue is 18 acres out of the total TIF. You can see the total TIF is outlined in black. So, with the mixed-use designation, that allows us a lot more flexibility for future development. We've had a plan submitted to us by a developer who is looking to do commercial along Golf Road with some mix of offices and restaurants, and then in the back part at about eight acres, to do about 178 to 180 senior housing units, a combination of independent housing and assisted living and memory care. That may or may not move forward, but if it were not to move forward, we would also want to look at the possibility of, you know, apartments here to medium density or even high density in the R-7 type district.

So, a few years ago, the Village did a study, we hired consultant Ehlers & Associates, and they did a highest and best use study for this area, for the TIF District. They determined that the 164,000 square feet of commercial for International Plaza is not really viable long term, especially given now the changing market. But the Ehlers study did find a high demand for some commercial along the frontages, but also for medical office, professional office, senior housing, and high demand in even apartment houses. So, the purpose of this mixed-use designation is to allow us a lot more flexibility as we work with developers in trying to get this area developed which has been a long process in the making.

So, that's really the reasoning behind the proposed change, and that would conclude my presentation at this point if you have any questions.

CHAIRPERSON ENNES: Okay, let's turn it over to the Commissioners. Are there any questions?

COMMISSIONER GREEN: No, I don't have any. No.

CHAIRPERSON ENNES: No, I think we're pretty familiar with this.

Well, if we can open the public portion of the hearing, are there any members of the public that are at this meeting virtually that would like to present a question?

MR. ENRIGHT: There is one individual raising their hand.

CHAIRPERSON ENNES: Okay, would you recognize them?

MR. ENRIGHT: Yes. Okay, Melissa Cayer, your mic is live.

MS. CAYER: Okay, I'm just --

CHAIRPERSON ENNES: Melissa? Could you please spell your name for us, for the court reporter? And then go ahead with your question.

### **QUESTIONS FROM AUDIENCE**

MS. CAYER: M-e-l-i-s-s-a C-a-y-e-r. So, the senior assisted living facility, are they required to purchase a liquor license?

MR. ENRIGHT: Well, we're not talking tonight specifically about a particular project. We're just talking about the underlying land use plan for the TIF 4 Redevelopment Plan. But regarding your question aside from that, no.

MS. CAYER: What if they offer guests meals for purchase?

MR. ENRIGHT: I don't know that to be what they're going to be doing, but that's not part of a, you know, public discussion or need. I mean, if and when a project moves forward for senior housing, it will have to go through a zoning process in front of the Plan Commission and Village Board. So, that would be the time to ask those types of questions. Typically, senior housing I think does offer meals, and I think most facilities do allow some guests on certain occasions.

MS. CAYER: Okay, thank you.

CHAIRPERSON ENNES: Thank you, Melissa.

Is there anyone else in the audience that has a question?

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

CHAIRPERSON ENNES: Okay, so then the public portion of this hearing is closed, of this meeting is closed. I'll go back to the Commissioners one more time.

Any questions with the Commissioners about this approval? The request for change/amendment?

(No response.)

CHAIRPERSON ENNES: Seeing none, is there a, we can proceed to a motion. Is there a motion to approve?

COMMISSIONER GREEN: I'll make that motion to approve.

CHAIRPERSON ENNES: Bruce Green.

COMMISSIONER GREEN: Read this, Bill?

MR. ENRIGHT: Yes, if you could enter it into the record please.

COMMISSIONER GREEN: Okay, that **the Redevelopment Commission recommends approval of the proposed Third Amendment to the TIF District No. 4 Redevelopment Plan and Project.**

CHAIRPERSON ENNES: Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON ENNES: John Sigalos. You're muted, John.

MR. ENRIGHT: I heard him.

COMMISSIONER SIGALOS: Yes, I second.

CHAIRPERSON ENNES: Okay, and Bill, would you take a roll call vote unless there's any questions?

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Warskow.

CHAIRPERSON ENNES: You're muted.

COMMISSIONER GREEN: Come off mute, Mary Jo.

COMMISSIONER WARSKOW: Sorry. I keep moving to something else and then I forget I have to flip back on.

MR. ENRIGHT: Is that an affirmative vote?

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. ENRIGHT: Commissioner Drost. Please unmute.

CHAIRPERSON ENNES: George?

MR. ENRIGHT: George, if you could unmute?

COMMISSIONER DROST: Okay, I'm unmuted now. Aye.

CHAIRPERSON ENNES: Your vote? Aye.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

MR. ENRIGHT: Okay, the motion passes.

CHAIRPERSON ENNES: So, we have a 100 percent approval?

MR. ENRIGHT: Yes.

CHAIRPERSON ENNES: Very good.

MR. ENRIGHT: Recommendation to approve.

CHAIRPERSON ENNES: Right. Okay, is there any other business?

MR. ENRIGHT: None.

CHAIRPERSON ENNES: Seeing none, I'll take a motion for adjournment this evening.

COMMISSIONER DROST: I'll make that motion.

CHAIRPERSON ENNES: And a second? Thank you, George.

COMMISSIONER GREEN: I'll second that.

CHAIRPERSON ENNES: And Bruce seconded.

So, we need a roll call vote on that also.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Green.

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COMMISSIONER GREEN: Yes.  
MR. ENRIGHT: Commissioner Sigalos.  
COMMISSIONER SIGALOS: Yes.  
MR. ENRIGHT: Commissioner Warskow.  
COMMISSIONER WARSKOW: Yes.  
MR. ENRIGHT: Commissioner Dawson.  
COMMISSIONER DAWSON: Yes.  
MR. ENRIGHT: Commissioner Lorenzini.  
COMMISSIONER LORENZINI: Yes.  
MR. ENRIGHT: Chairman Ennes.  
CHAIRPERSON ENNES: Yes. So, thank you all for attending this evening,

and we'll see you in the near future.

MR. ENRIGHT: Yes, and this will be going to the Village Board on March 1st at their meeting.

The meeting has been adjourned and thank you all for participating. I appreciate all your help.

CHAIRPERSON ENNES: Thanks, Bill. Thanks, Commissioners.  
(Whereupon, the meeting was adjourned at 7:52 p.m.)