

ECONOMIC DEVELOPMENT COMMISSION

MINUTES

February 26, 2020, at 7:00 PM

Village Hall, 1 N. Prospect Avenue, Clarendon Hills, Illinois

- I. **CALL TO ORDER.** The meeting of the Economic Development Commission was called to order at 7:00 pm.
- II. **ROLL CALL.**
 - Present: Vicky Hurst, Dena Arendt, Mark Haraburda, and Jan Morel
 - Absent: Chair Don Price
 - Others Present: David Farra and Lad Kucera
- III. **APPROVAL OF MINUTES** - None
- IV. **OLD BUSINESS – Status Reports**
 - a. **Zoning Ordinance Modernization Project.** Mr. Ungerleider reported that the ZBA/PC and Village Board adopted a comprehensive amendment to the Village’s Zoning Regulations. Last Thursday the ZBA/PC conducted a public hearing with regard to comprehensive amendment to the Village’s Official Zoning Map. One of the administrative steps required by the adopted comprehensive text amendments is that the Village revise its zoning map so that it is consistent with the new zoning regulations. On February 20, 2020, the Zoning Board of Appeals unanimously recommended APPROVAL of the proposed Village-Initiated Comprehensive Map Amendment to the Village of Clarendon Hills Official Zoning Map 1) rezoning existing properties from R-4 Multiple-Family Residential District to R-3 Multiple-Family Residential District; 2) rezoning existing properties in the O-R Office Research District to the O-T Office-Transitional District; 3) rezoning existing properties located in the R-1A Residential and Limited Office District to L-O Limited Office District; and 4) rezoning existing public and institutional properties from R-1 Single-Family Residential District to P-I Public-Institutional Office District.
 - b. **Downtown Revitalization Project.** Mr. Ungerleider reported that once ComEd reroutes service away from the inbound platform, expected during the first week of March, the contractor will begin excavation in preparation for the new retaining wall and shelters. The Project streetscape improvements, including the Village Hall front lawn, is scheduled to begin later this spring. BNSF continues to hold up the proposed Prospect Avenue crossing gates improvements. The project, with the exception of the new crossing gates and the outbound station, is on schedule for completion in fall 2020.
 - c. **Designation of the Downtown Tax Increment Financing District.** Mr. Ungerleider reported that last week the Village Board conducted the required public hearing for the proposed designation of a Downtown Tax Increment Financing District. No comments from the public or other effected taxing bodies, offered comments at the hearing. The Village Board is now scheduled to consider the ordinance officially designating the Downtown TIF on March 16 and April 2, 2020.
- V. **NEW BUSINESS**
 - a. **Downtown Tax Increment Financing District Incentive Policy.** Mr. Ungerleider explained that a incentive policy will be needed with the pending designation of the Downtown TIF District. He presented examples of programs and policies from various municipalities describing incentive programs and procedures. The

EDC is now expected to develop a 2-3 page policy statement for Village Board consideration providing priorities and procedures guidelines for types of incentive programs and how they might be delivered. Mr. Ungerleider noted that initial funding from the district would have to be provided by, or loaned, since the District will not generate form the start.

The EDC members reviewed the examples and noted that they like how the City of Urbana' programs were organized. EDC identified that there were at least two types of projects: 1) new development and 2) rehabilitation of existing buildings. While the members were not able to come to a general agreement of which type of project should take priority, they did come to a limited understanding that the scope and cost of each will be different.

EDC members agreed that incentive programs could considered in "levels", low-village investment and higher-investment projects. Potential uses of TIF funding include rehabilitation projects that bring buildings/properties into compliance with current code and structural standards, market-driven improvements improving buildings so that they are better equipped to meet market demands, infrastructure improvements serving the village and the subject property, and environmental remediation projects hindering investment of the subject property. EDC members asked staff to research the general cost of fire suppression systems and general build-out of older buildings.

Funding support could be offered via a set grant, loan, loan interest buy-out, or payout based on property performance (increment generated).

EDC agreed to meeting again in the next 35-45 days to review a preliminary draft policy statement.

VI. **DISCUSSION ITEMS.** None

VII. **ADJOURNMENT.** A motion was made and seconded to adjourn the meeting at 8:30 PM. The motion passed unanimously by a voice vote.

Respectively Submitted,



Dan Ungerleider
Community Development Director

References

- Downtown Economic Development Tools Study (www.clarendonhills.us/dtedtools)
- Downtown Master Plan (www.clarendonhills.us/dtmp)
- Downtown Tax Increment Financing District (www.clarendonhills.us/dttif)
- Ogden Avenue Tax Increment Financing District (www.clarendonhills.us/ogdentif)