

PUBLIC HEARING AGENDA

VILLAGE OF HOFFMAN ESTATES

**PROPOSED TAX INCREMENT FINANCING DISTRICT ELIGIBILITY
STUDY, REDEVELOPMENT PLAN AND PROJECT FOR THE PROPOSED
HIGGINS-OLD SUTTON TAX INCREMENT FINANCING REDEVELOPMENT
PROJECT AREA**

OCTOBER 21, 2019 AT 6:50 P.M.

**VILLAGE OF HOFFMAN ESTATES COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, ILLINOIS 60169**

- I. Call to order.
- II. Roll call.
- III. Description of the proposed Tax Increment Financial District Eligibility Study, Redevelopment Plan and Project for the proposed Higgins-Old Sutton Tax Increment Financing Redevelopment Project Area.
- IV. Introduction of comments or objections received by the Village Clerk.
- V. Review the Joint Review Board recommendation for the proposed Tax Increment Financing District.
- VI. Comments from the public.
- VII. Adjournment of public hearing.

(Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office).

The Village of Hoffman Estates complies with the Americans with Disabilities Act. For accessibility assistance, call the ADA Coordinator at 847.882.9100.

RESOLUTION AND RECOMMENDATION OF THE JOINT REVIEW BOARD

CONCERNING THE PROPOSED VILLAGE OF HOFFMAN ESTATES HIGGINS-OLD SUTTON TIF DISTRICT

WHEREAS, the Joint Review Board convened at the Village of Hoffman Estates on September 11, 2019, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et. seq.* (the "*Act*"), which was attended and comprised of representatives of certain affected taxing districts of the proposed Village of Hoffman Estates Higgins-Old Sutton Redevelopment Project Area as well as a public member previously selected by a majority vote of the Joint Review Board then present in accordance with the Act; and

WHEREAS, a chairperson was also previously selected by a majority vote of members of the Joint Review Board then present in accordance with the Act; and

WHEREAS, the Joint Review Board did carefully review and consider the proposed ordinances approving the proposed redevelopment plan and project, the public record and planning documents relating to the Higgins-Old Sutton Redevelopment Project Area Redevelopment Project Area, including the Proposed Redevelopment Plan and the Eligibility Report for the Redevelopment Project and Plan, prepared by SB Friedman Development Advisors; and

WHEREAS, after consideration of said matters, the Joint Review Board did agree by a majority vote of the members present, that the proposed Hoffman Estates Higgins-Old Sutton Redevelopment Project Area Redevelopment Plan and Project be approved; that the Higgins-Old Sutton Redevelopment Project Area satisfies the eligibility criteria defined in the Act; that the Village of Hoffman Estates Higgins-Old Sutton Redevelopment Project Area qualifies as a blighted area, as such term is defined in the Act; and further, that the Redevelopment Project and Plan as presented, conforms to the requirements of the Act.

NOW THEREFORE, BE IT RESOLVED BY THE JOINT REVIEW BOARD, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. RECOMMENDATION. The Joint Review Board does hereby submit its advisory, non-binding recommendation to the President and Board of Trustees of the Village of Hoffman Estates, that the Village of Hoffman Estates Higgins-Old Sutton Redevelopment Project Area: (a) satisfies the requirements of the Plan and (b) fulfills the objectives of the Act and therefore that the proposed Village of Hoffman Estates Higgins-Old Sutton Redevelopment Project Area, be approved.

SECTION 3. SEVERABILITY. If any provision of this Resolution or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Resolution shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Resolution to the greatest extent permitted by applicable law.

[SIGNATURE PAGE FOLLOWS]

PASSED this 11th day of SEPT., 2019.

AYES: 7

Members: Amy Nykaia - Barrington Township

Nicole Hopkins - HEPD

Heather Schell - ECC

Mohammed Elahi - Cook County

Jesse Henning - Barrington Public Library District

Ray Romanoff - Public Member
of New. - Village of Hoffman Estates.

NAYS: 1

Members: Susan Harkin CUSD 300

ABSENT: 0

Members: _____

ABSTENTIONS: _____

Members: _____

[Signature]
Chairman, Joint Review Board
Village of Hoffman Estates, Cook and Kane
Counties, Illinois

Attested: [Signature]

**HIGGINS/OLD SUTTON PROPOSED TIF
JOINT REVIEW BOARD MEETING
SEPTEMBER 11, 2019**

NAME	REPRESENTING
Jim Norris	Village of Hoffman Estates
Geoff Dickinson	SB Friedman
Elizabeth Ginsberg	SB Friedman
Susan Harkin	School District 300
Amy Nykaza	Barrington Township
Bev Romanoff	Resident
Mark Koplin	Village of Hoffman Estates
Kevin Kramer	Village of Hoffman Estates
Rachel Musiala	Village of Hoffman Estates
Art Janura	Village of Hoffman Estates
Nicole Hopkins	Hoffman Estates Park District
Heather Scholl	Elgin Community College
Mohammed Elahi	Cook County
Jesse Henning	Barrington Area Library
Dennis Kelly	Barrington Hills Park District
Vicki Kelly	Homeowner, Barrington Hills

**Meeting Minutes
Joint Review Board Meeting
Higgins-Old Sutton Redevelopment Project Area
Village of Hoffman Estates
Frank Alexa Training Room
1900 Hassell Road
Hoffman Estates, IL 60169**

**September 11, 2019
9:00 a.m.**

Joint Review Board Members in Attendance:

Jim Norris, Village of Hoffman Estates
Susan Harkin, Community Unit School District 300
Mohammed Elahi, Cook County
Amy Nykaza, Barrington Township
Nicole Hopkins, Hoffman Estates Park District
Jesse Henning, Barrington Public Library District
Heather Scholl, Elgin Community College

Others in Attendance:

Kevin Kramer, Village of Hoffman Estates
Mark Koplín, Village of Hoffman Estates
Rachel Musiala, Village of Hoffman Estates
Patti Cross, Village of Hoffman Estates
Art Janura, Village of Hoffman Estates
Dan O'Malley, Village of Hoffman Estates
Geoff Dickinson, SB Friedman Development Advisors
Elizabeth Ginsberg, SB Friedman Development Advisors
Ares Dalianis, Franczek P.C.
Bev Romanoff, Hoffman Estates Resident
Dennis Kelly, Barrington Hills Park District
Vicki Kelly, Barrington Hills Resident

I. Call to order

The meeting was called to order at 9:00 a.m. by Mr. Jim Norris.

II. Introduction of Members and roll call

Mr. Norris called roll.

III. Selection of Public Member

Mr. Norris made a motion and Ms. Harkin seconded to nominate Ms. Romanoff as Public Member. A voice vote recorded all ayes. The motion passed and Ms. Romanoff was made the Public Member representative of the Joint Review Board.

IV. Selection of Chairperson

Ms. Romanoff made a motion and Ms. Harkin seconded to nominate Mr. Norris as Chairperson. A voice vote recorded all ayes. The motion passed and Mr. Norris was made the Chairperson of the Joint Review Board.

V. Adoption of Rules Allowing Telephonic Participation

Since all taxing bodies were represented in person no telephonic participation was needed and therefore this item did not apply.

VI. Overview of Joint Review Board's role

Mr. Norris reviewed the role of the JRB by stating, the specific provisions are as follows: "The board shall review (i) the public record, planning documents and proposed ordinances approving the redevelopment plan and project and (ii) proposed amendments to the redevelopment plan or additions of parcels of property to the redevelopment project area to be adopted by the municipality. As part of its deliberations, the board may hold additional hearings on the proposal. A board's recommendation shall be an advisory, non-binding recommendation. The recommendation shall be adopted by a majority of those members present and voting. The recommendations shall be submitted to the municipality within 30 days after convening of the board. Failure of the board to submit its report on a timely basis shall not be cause to delay the public hearing or any other step in the process of designating or amending the redevelopment project area but shall be deemed to constitute approval by the joint review board of the matters before it.

The board shall base its recommendation to approve or disapprove the redevelopment plan and the designation of the redevelopment project area or the amendment of the redevelopment plan or addition of parcels of property to the redevelopment project area on the basis of the redevelopment project area and redevelopment plan satisfying the plan requirements, the eligibility criteria defined in Section 11-74.4-3, and the objectives of this Act.

The board shall issue a written report describing why the redevelopment plan and project area or the amendment thereof meets or fails to meet one or more of the objectives of this Act and both the plan requirements and the eligibility criteria defined in Section 11-74.4-3. In the event the Board does not file a report it shall be presumed that these taxing bodies find the redevelopment project area and redevelopment plan satisfy the objectives of this Act and the plan requirements and eligibility criteria."

He clarified the JRB can talk about any aspect of the proposed project however, the vote and recommendation must be based solely on the redevelopment project area and redevelopment plan satisfying the plan requirements, the eligibility criteria, and the objectives of the TIF Act.

VII. Presentation of Eligibility Study and Redevelopment Plan and Project.

Mr. Norris introduced Geoff Dickinson and Elizabeth Ginsberg of SB Friedman Development Advisors to present the TIF Plan and Eligibility Study. Ms. Ginsberg gave a thorough overview of the eligibility study and Mr. Dickinson reviewed the redevelopment plan and project.

VIII. Discussion and questions

Mr. Dalianis asked if there were any adjacent TIFs. Mr. Norris clarified there was an EDA across Higgins Road but not specifically a TIF. Mr. Dalianis asked if monies could be moved back and forth between the contiguous districts which Mr. Norris said he believed it could not. Mr. Dalianis also confirmed that Poplar Creek Crossing was not in the EDA.

Mr. Kelly of the Barrington Hills Park District, a taxing body not within the proposed TIF district, asked about the specific north-south distance along Rt. 59 to understand the northern boundary line for the proposed district. Mr. Norris responded that it was the parcel line and that was about the location of the north boundary lines up with the existing traffic signal for the Arboretum of South Barrington.

Mr. Dalianis asked if the Iatarola family still owned the parcels. Mr. Norris stated both parcels have separate ownership but members of the family are still involved. He also noted the property went on the market for sale seeking qualified developers several months ago but no developer was selected at that time.

Ms. Harkin stated District 300 would still like an agreement with the Village to hold all parties accountable which would share surplus earlier or end the TIF early if all projects are completed in a timely manner. Mr. Norris recognized the request and the goal of a potential agreement but said he would have to socialize the idea with the Village Board since they would have to approve an agreement. He felt that with six weeks before the public hearing for this TIF, those discussions could take place.

Mr. Janura asked about the history of the 16 acre parcel. Mr. Koplin provided the history of the Plote ownership and poor soils due to the dumping of construction material and debris. Mr. Dalianis asked if legal action should be taken against the dumping violators but Mr. Norris noted the property was purchased prior to annexation to the Village and on an "as is" condition and therefore could be considered a TIF eligible cost now.

Ms. Kelly, requested that the Village demand a higher and better use on the site that will improve her property value if her tax dollars will be used on the projects. Mr. Norris explained it will not be her tax dollars used, it will only be the property taxes which the property owner pays that will be used in the TIF fund and that is the lawful right of the property owner to propose and develop what they see best for their property.

IX. Discussion of statutory objectives, plan requirements, and eligibility criteria of the proposed Lakewood Center TIF District

There was no other discussion at this time.

X. Joint Review Board members vote on recommendation of the Lakewood Center TIF District

Ms. Romanoff made a motion and Ms. Hopkins seconded to recommend approval of the Lakewood Center TIF district. A roll call vote was taken as follows:

Aye – Hoffman Estates Park District, Elgin Community College, Cook County, Barrington Public Library District, Barrington Township, Public Member Romanoff, Village of Hoffman Estates

Nay – Community Unit School District 300

The motion was approved.

XI. Other business

There was no other business.

XII. Adjourn

Ms. Nykaza made a motion and Ms. Harkin seconded to adjourn. A voice vote recorded all ayes. The meeting adjourned at 9:31 a.m.