

**MINUTES OF A COMMITTEE OF THE WHOLE MEETING OF THE BOARD OF TRUSTEES  
OF THE VILLAGE OF HARWOOD HEIGHTS  
HELD ON THURSDAY, NOVEMBER 10, 2011**

- A. **CALL TO ORDER** at 7:00pm by Mayor Arlene C. Jezierny
- B. **PLEDGE OF ALLEGIANCE**
- C. **ROLL CALL –**

Mayor	Arlene C. Jezierny
Clerk	Marcia L. Pollowy
Trustees	Mark Dobrzycki Michael Gadzinski Demetrios Mougolias Therese Schuepfer Lawrence Steiner Lester Szlendak
Attorney	Rob Bush

Also present: Attorney Mark Heinle  
Chief Mario Ricchio

**D. AGENDA ITEMS**

**TIF – Phase II**

- Attorney Rob Bush updated the board on the next step in the TIF Study process; Phase II.
- In order to proceed with the TIF, the first step was to get a preliminary determination as to whether the TIF area was going to be eligible under the state statutes; that process was done in Kane McKenna's initial work under Phase I of the TIF Study.
- In order to move forward, the board must engage in some statutorily required steps. One step is to prepare a redevelopment plan. Since Kane McKenna did the study for Phase I, they would likely be the consultants to proceed with the Phase II Study. Kane McKenna would then meet with the joint review board of the other taxing bodies, have a public hearing before the board would then have to decide in a consideration of a final TIF Ordinance whether or not to create the TIF.
- These are steps set out in the statutes in order to make the process deliberative and step by step and there are investments that any municipality that wants to engage in a TIF has to make in order to take the steps to get there.
- Attorney Mark Heinle reviewed the original letter from Kane McKenna dated April 25, 2011 that listed all the steps/actions under each Phase in the TIF process. Phase II has 10 steps that need to be done in order to complete the redevelopment plan.
- The TIF Redevelopment Plan includes looking at the village's current comprehensive plan that was recently adopted, it will also include village board input, joint review board input and public hearings for residents input.
- The difference between the TIF Redevelopment Plan versus our new Comprehensive Plan is that under the statute the TIF Redevelopment Plan is created to give some idea as to what kind of increment the village might be expecting and what kind of development in the areas that are identified within the TIF, not just the comprehensive plan which indicates a certain area as commercial. The Redevelopment Plan has to be more specific: commercial as far as retail, restaurants etc.
- The Redevelopment Plan is created with the consultation of the village board, the process is about a 5-week period of time and then a draft plan is submitted to the village board for review and any recommended changes back to the consultants. After review and any changes it will come back to the board for approval.
- Some of the other communities that Kane McKenna have been involved in with our Village Attorneys in the creation of TIF's are: Brookfield, Lyons, Bellwood, Glen Ellyn Carol Stream & Lisle. Attorney Bush stated that none of the above mentioned towns have cancelled their TIF's and that the Village of Lyons TIF has been the most successful with a multi-storied apartment building, a Starbucks, a Jimmy Johns and a Walgreens; it's been

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- in effect for about 15-years. Bellwood's TIF has been in effect for 7-years. There is a TIF Registry that is available online to see who currently has a TIF in the State of Illinois and for how long.
- Discussion ensued regarding conversations that several board members have had with the various taxing body representatives who have expressed their feelings that they're not happy about the village pursuing a TIF District. Some of the feelings are due to the lack of knowledge regarding a TIF.
  - Mayor Jezierny indicated that she wanted to keep the taxing bodies in the loop and at a Community Workshop meeting prior to the Phase I Study the Village Attorney gave those taxing body representatives in attendance a brief overview on the village's wishes to do a TIF Study. All the taxing body representatives from the schools, the library, the park district and the fire district were also invited to the meeting where the presentation was given by Kane McKenna on the results of the Phase I TIF Study; again to keep them informed about the process.
  - The Phase II Study is not an indicator that the village is approving a TIF District; it's just another step in the process. This study will form a Joint Review Board, which will include all principal representatives from the taxing bodies, to participate in the Redevelopment Plan process.
  - If the village wants to pursue attracting redevelopment for the old Village Hall property, the Tornado property, the ITW property, the Carson Ribs property or the Custom Tape property we have to make sure that our water tower, water system and infrastructure is able to accommodate any redevelopment project. Where do we get the money to make these improvements? Do we turn away developers?
  - Trustee Schuepfer indicated that the village needs to move forward with potential redevelopment and not take a backseat and accomplish nothing. Stated that the Phase II Study is the major educational process, it is the investigative process where data is collected to determine if the village makes the decision of a "TIF" or "NO TIF." Phase II is an interim phase; Phase I was a preliminary phase.
  - A discussion ensued regarding educating the taxing bodies on the TIF and also the cost associated with the Phase II process, \$15,000 - \$25,000 and whether that money could be used elsewhere for a part-time office employee, an additional police officer, etc.
  - The TIF Phase II Study cost was compared to the cost for the Lawrence Avenue Streetscape project where 20 properties were assessed taxes for 20-years under the creation of the SSA.

**Public Comment**

**E. EXECUTIVE SESSION**

None

**ADJOURNMENT**

Motion by Trustee Schuepfer seconded by Trustee Mougolias to adjourn. On a voice vote, all present being in favor, the motion carried and the Committee of the Whole Meeting of the Board of Trustees of the Village of Harwood Heights was adjourned by Mayor Arlene C. Jezierny on Thursday, November 10, 2011 at 7:40pm.

Respectfully submitted,

  
Marcia L. Pollowy, Village Clerk