



Village of Arlington Heights  
Comprehensive Plan Subcommittee  
Virtual Meeting  
January 13, 2021  
6:30 PM

**I. CALL TO ORDER**

- A. In response to the COVID-19 pandemic, this meeting is being held virtually which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/38eBXYq>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at [benright@vah.com](mailto:benright@vah.com). Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 12:00 p.m. on January 13, 2021.

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

- A. Comprehensive Plan Amendment Tax Increment Financing District #4

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or [drobb@vah.com](mailto:drobb@vah.com).



**Comprehensive Plan Subcommittee  
1/13/2021**

**Item:** Comprehensive Plan Amendment Tax Increment Financing District #4

**Department:** Planning & Community Development

**Requested Action**

In order to facilitate redevelopment of the Tax Increment Financing District #4, Staff is recommending an amendment to the Village Comprehensive Plan Land Use Map for approximately 18 acres within the TIF district. The proposed recommendation is to amend the Village's Comprehensive Plan Land Use Map from "Commercial" to "Mixed Use".

**Recommendation**

It is recommended that the Comprehensive Plan Land Use Map for approximately 18 acres within TIF District #4 be amended from "Commercial" to "Mixed Use" as shown in Exhibit A of the Staff memo.

**ATTACHMENTS:**

**Description**

Staff Memo

**Type**

Memorandum

## Memorandum

To: Comprehensive Plan Subcommittee  
From: Bill Enright, Assistant Director Planning and Community Development  
Date: January 7, 2021  
Subject: Proposed Amendment to the Comprehensive Plan Land Use Map: Tax Increment Financing District #4

### Background

In order to facilitate redevelopment of Tax Increment Financing District #4, staff is proposing an Amendment to the Village's Comprehensive Plan Land Use Map for approximately 18 acres within TIF District #4. The amendment would change the land use designation from "Commercial" to "Mixed Use". This will allow for more flexibility in how the area, specifically International Plaza and adjacent properties to the west, redevelops. The mixed use designation would allow for a mix of commercial, office, multi family housing, senior housing, among others.

In 2018, the Village Board commissioned a highest and best use market study for TIF #4 by the consulting firm Ehlers Associates. This study evaluated the market and trends in development and determined that the TIF District could not support the existing 164,000 square feet of commercial space at International Plaza. Ehlers recommended a mix of uses such as market rate rental multi family, senior housing, and medical offices at the rear of the site and then along the Arlington Heights Road frontage and the Golf Road frontage, commercial space for service and restaurant uses.

Concurrent with this proposed amendment, staff has moved forward with an amendment to the Tax Increment Financing District #4 Redevelopment Plan and Project Land Use Map to also change 18 acres from "Commercial" to "Mixed Use". It is a requirement of State Statute that the TIF Redevelopment Plan Land Use Map match the Village's Comprehensive Plan Land Use Map. The TIF #4 amendment is proceeding forward as part of a separate process but will come before the Redevelopment Commission in February. Attached as Exhibit A is the proposed Comprehensive Plan Land Use Map. Exhibit B is the current Comprehensive Plan Land Use Map.

## Recommendation

It is recommended that the Comprehensive Plan Land Use Map for approximately 18 acres within TIF District #4 be amended from "Commercial" to "Mixed Use" as shown in Exhibit A.

# Comprehensive Plan Land Use Map

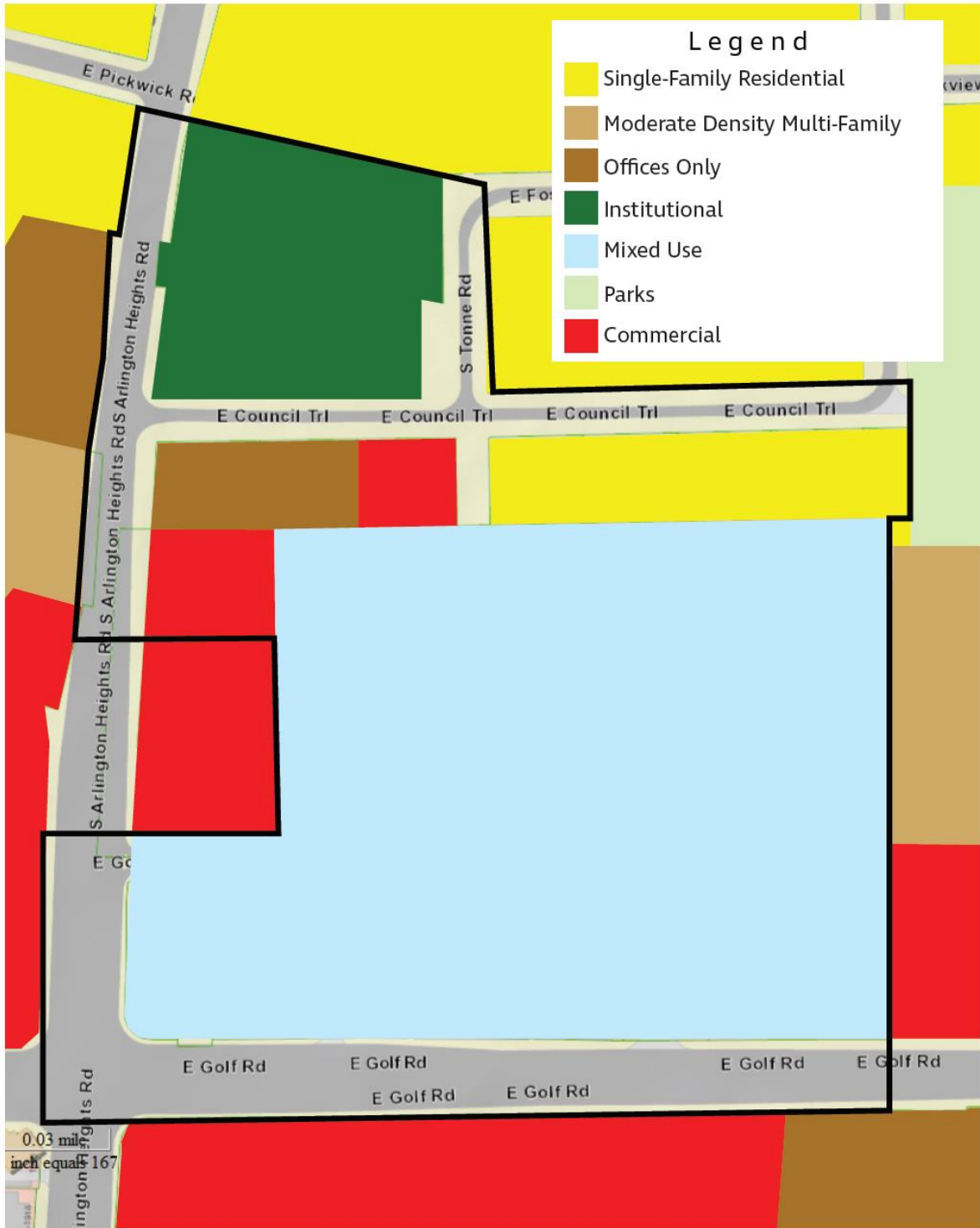


Exhibit B – Current Comprehensive Plan Land Use Map

