

# **APPROVED**

## **MINUTES OF A MEETING OF HOUSING COMMISSION COMMISSIONS ROOM, VILLAGE OF ARLINGTON HEIGHTS SEPTEMBER 9, 2025 - 7:00 PM**

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### **IN ATTENDANCE:**

#### Commissioners

Present: William Delea Marina Reynaga  
Gabriel Nagy Ken Kiefer - Chairman

#### Commissioners

Absent: David Miller Dave LoSavio  
Janice Krinsky

#### Staff Present:

Nora Boyer, Housing Planner/Staff Liaison  
Michael Lysicatos, Asst. Dir. Planning & Community Development  
Emily Rodman, Dir. Planning & Community Development

#### Others Present:

Theresa Bateman, Dir. Of Development, Urban Street  
Robert Burke, Managing Partner, Urban Street  
Tim Wells, Executive VP, Urban Street  
Jake Victor, Northpointe Development  
Lane Manning, Affordable Housing Partner, Dream Lane Real Estate  
Keith Moens, Arlington Heights resident  
Fred Vogt, Senior Citizens Commission  
Peg Lane, Arlington Heights Resident  
Brian Harrison, Disability Commission  
Linda Wayne, Southminister Presbyterian Church  
George & Kathy Motto, Southminister Presbyterian Church  
Jean Wood, FUMCAH  
Rob Brodecki, Resident & Safe Streets Alliance

### **I. CALL TO ORDER**

The meeting was called to order at 7:00 pm by Commissioner Kiefer.

### **II. ROLL CALL**

Present: W. Delea, G. Nagy, M. Reynaga, & K. Kiefer

Absent: D. Miller, J. Krinsky, & D. LoSavio

### **III. APPROVAL OF MINUTES**

A motion was made by Commissioner Delea, seconded by Commissioner Nagy to approve the minutes of the August 20, 2025 meeting with a few typographical corrections. The motion was approved by voice vote 4-0.

Commissioner Kiefer addressed the people for acknowledging Nora Boyer's retirement and thanked her for her 30+ years of service to the community and the wonderful job she has done.

**IV. REPORTS - None**

**V. OLD BUSINESS - None**

**VI. NEW BUSINESS**

**A. Affordable Housing Plan Review – Golf Crossing Apartments/Urban Street Group/International Plaza/TIF IV**

**Introduction**

Commissioner Kiefer thanked the public for their attendance, and explained that tonight the commission is the audience for the developers for the housing ordinance, and they will have many more approvals to gain. Most recently this project received Design Commission approval. Public comment will be heard and asked that the comments be respectful of everyone's time.

**Staff Presentation of Staff Report**

Ms. Boyer briefly summarized the staff report that was in the Housing Commission packet online. The developer has been working with the Village on this development. A mixed-use development, and this meeting is in regards to the affordable housing component of the proposal, but there are commercial spaces in the overall development. The residential component is 7 buildings, one of the which is reserved to be affordable senior housing, as a standalone building. The Village has been working with the developers since 2022. The developer has been through a number of preliminary reviews in 2022, including Conceptual Review Committee of the Planning Commission, the Housing Commission, and most recently the Design Commission. The Village Board approved a Memorandum of Understanding in November, 2023. The affordable housing plan for the senior housing building has been received.

The staff report reflects the Housing Commission is charged with reviewing the proposal's compliance with the Village's Inclusionary Housing Ordinance and Inclusionary Housing Guidelines. A table has been prepared in the staff report comparing the proposal with the Ordinance. The Ordinance requires the affordable units created be affordable in perpetuity. The petitioner has agreed the units in the affordable building would be for persons 62 years or older and to keep the affordable units affordable in perpetuity. The number of required affordable units is 31, based on 10% of the total number of proposed residential units in the development. The proposed building is actually 40 units, so that it includes 31 units that are affordable. According to the Villages definition in the Ordinance this means units will be affordable at 60% of area median income or below. There are some units planned that are affordable at 80% of area median income and below, totaling of 40 units. The developer is proposing 12 units affordable at 30% of area median income and below, and 19 units 60% of area median income and below for that total of 31 units, and then also 9 units at 80%.

The Ordinance also requires the units be dispersed throughout the development. The proposal differs from that requirement, and is therefore non-compliant. Exterior and interior appearances, features, and materials proposed are compliant. The proposed senior building will have the same exterior appearance as the other 6 market rate buildings, and they have also agreed the interior finishes will be comparable. The Ordinance has requirements regarding floor area and minimum sizes of units as compared to the market rate units in the development. The proposed development is compliant with this requirement. The Ordinance

requires that the bedroom mix for the affordable units (meaning the percentage of studio/one bedroom/2 bedrooms/3 bedrooms), be the same for the affordable units as the market rate units. The proposal is not compliant on that point, but the petitioner did provide justification as to why that bedroom mix would be different in this case, which is tied to it being a senior building rather than a family or larger households.

The Ordinance requires the affordable units be constructed simultaneously with the market rate units, unless it is demonstrated that is not feasible. The petitioner has provided a phasing calendar. The construction of the affordable building would occur in the second phase, whereas some of the other building the market rate buildings are beginning in a first phase. This is due to the calendar of the Illinois Housing Development Authority with regard to the low-income housing tax credit financing and approval, the petitioners will explain this further.

The proposed parking is compliant and will be provided at no additional cost beyond the rent for the unit. The affordable guidelines expressed those preferences for the affordable units is to be given to persons with disabilities, senior citizens, current Arlington Heights residents and employees of Arlington Heights businesses. The proposal does comply with the preference for veterans and persons with disabilities, but the primary intended financing source for the affordable building from the Illinois Housing Development Authority does not permit the local residents' priority or the local business priority. What was provided instead was that along with the tenant selection plan they've provided a marketing plan, which illustrates how information will be readily available to the Village residents so they can be kept aware of when the waiting list open and when applications are being taken. The residents will receive information about the availability of units as soon as possible in order to access those units. Staff has received the tenant selection plan and that marketing plan. Finally, the petitioner providing affordable units under the Ordinance is required to do a compliance reporting on an annual basis. The petitioner has agreed to do provide these reports, so they are compliant.

Staffs' recommendation is that the Housing Commission recommend to the Village Board approval of this affordable housing plan.

Commissioner Kiefer reiterated that any developer that comes to the Village to build a multi-unit structure, has to come before the Housing Commission so the Commission can review the proposal's adherence to the Inclusionary Housing Ordinance. This is a unique where the developer is seeking approval for partial compliance with the Ordinance, and the developer will address those issues in detail in their presentation.

### **Applicant Presentation**

Ms. Bateman introduced Golf Crossing, located at the northeast corner of Arlington Heights Road and Gold Road. She noted that with staff's help, they have discovered the obstacles the site had both physically and financially, and have learned about the Villages objectives and to create a mixed-use community that will serve a wide range of residents and commercial retailers. The 17.6-acre development includes a commercial/retail component along Golf Road and seven residential buildings, with six market rate and one affordable housing building. This community would have a maximum total of 304 dwelling units with 40 of them designated senior affordable housing. The petitioner has partnered with Northpointe to develop the affordable housing component.

This distinctive property has one major access point up along Golf Road and will have 2 additional secondary entrances North and South access along the Arlington Heights western border. The property is also been revised to incorporate more additional open space, amenity areas, pedestrian friendly walkways. All seven buildings will look and operate similarly.

The petition provided a detailed overview of the buildings, models, and amenities. Construction will start with the multifamily buildings and will be completed two years. Phase 2 of the development will include the construction of the retail lots. The affordable housing portion of the development will be started upon receiving the affordable housing funding from IHDA.

Mr. Victor with Northpointe Development thanked the Village for the opportunity to bring affordable housing to Arlington Heights. He explained this will be a development serving seniors 62+ years of age, with high quality finishes. He noted senior veterans and persons with disabilities (62+) will have a preference, with back ground checks, rental history checks, etc. He explained how Northpointe will work with the community to lease up the property.

The unit mix for senior housing include one and two-bedroom units. Mr. Victor explained seniors in communities Northpointe has previously built don't just want one-bedroom units, they want space for storage when they're selling their home, space for their grandchildren to sleep. Northpointe believes it is important there is a diversification of one and two-bedroom units throughout the property. He then provided an overview of the rent and income for the senior building compared to the market rental.

### **Public Comment**

1. Ms. Peg Lane, retired Special Education teacher, expressed a dislike of the placement of the location of the senior housing building, not part of the other buildings on the property.
2. Ms. Linda Wayne, would like to see the affordable housing integrated throughout the 7 buildings, not just in one building, and all built at the same time and not in phases.
3. Mr. George Motto, resident, sated it is a wonderful project, and noted this is the type of project he hears people in the Village want. His concern is the development cannot happen until building 7 is complete. The Village of Arlington Heights Board of Trustees has set their 2<sup>nd</sup> Strategic Priority for affordable housing, so he thinks we need to make this a priority to get the building built.
4. Mr. Keith Moens, resident. He believes if this project happens in phases, it will weaken the intensity of our inclusionary housing ordinance. He is very concerned about the correct number of affordable units and the allocation of TIF funds. He feels the project is bad for the affordable housing of the Village of Arlington Heights and is non-compliant with the Ordinance.
5. Mr. Rob Brodecki, resident. He noted his is concerned about the phasing of the building and that Building seven may not ever get built. He wants to know how the Village guarantees TIF money [so support the overall project] when the petitioner cannot guarantee the affordable development will be built.
6. An resident who did not identify herself asked what would guarantee the affordable housing would be built?
7. Mr. Fred Vogt, resident. Expressed concerns with the phasing of the project. He wondered if Building Seven would ever get built. He suggested development of Buildings four, five and six could be tied to the construction of Building Seven. He suggested building seven be moved further east to give it more of a community feel.

Commissioner Kiefer closed the public comment, and asked the developers to come forward to address the questions asked during public comment.

Mr. Burke explained that Urban Street was approached by the Village to bring a solution for this location. Initially, they did not see a solution for it, but they were able to reach an

understanding with the Village on how the property could be developed. The delays in this process have been financial and Urban Street is currently negotiating with the Village on timing, as part of the Redevelopment Agreement. Urban Street agrees there has to be a guarantee the affordable housing component will be constructed.

Ms. Bateman acknowledged that it was a great suggestion to move Building seven east of where it is on the drawings to make it feel more inclusive to the other buildings.

Mr. Victor explained that Building Seven has to be on its own property because it will have different ownership/investors. The property will need to be managed independently, but will have some shared amenity spaces.

Ms. Rodman explained that Urban Street has been an active negotiation with the Village for a couple years now, and has picked up the pace in recent months related to the redevelopment agreement. The redevelopment agreement is the document that will govern the public financing component of the development, so it commits Urban Street and their partner developers to delivering a certain product. It also commits the Village to providing a certain amount of public financing should they deliver the product as outlined in the agreement. This agreement falls strictly under the purview of the Village Board and those are ongoing negotiations that cannot publicly share at this point in time. She reiterated that that from the Village's perspective, it is very important to us that these affordable units be delivered as part of the project. This is an entire project the Village is potentially financing through TIF. The Village is not financing only the commercial portion or only the multifamily portion, it is a complete project and the expectation is the entire project will be delivered. The Village is working to come to an agreement with Urban Street to provide assurance the product does get delivered and if not, that there is an appropriate recourse for the Village to take so Village has the opportunity to secure this product through some other means. She noted she cannot go into those details but that is something the Village is very concerned about.

Ms. Rodman further explained the redevelopment agreement will be considered by the Village Board at the same time the of the petitioner's entitlements. The Housing Commission is one portion of this project consideration, they also have to go through the Plan Commission for their land use approvals to actually construct the project. The Plan Commission will make a recommendation on the land use/zoning requests, which will then go the Village Board for consideration. This will occur at that same meeting the Village Board considers the redevelopment agreement. The redevelopment agreement would be included in the agenda packet and made public at that point in time. This would be the opportunity for the public to comment on the provisions of that agreement.

Ms. Bateman shared that in creating a solution for the Village and this property, Urban Street felt it was advantageous to work with a specialty development partner [Northpointe Development] to present the affordable housing for the project in its best ability for the community.

An unknown male asked about the time clock on the TIF for the property. Ms. Rodman explained the TIF expires in 2035. TIF districts are in place for 23 years so this one is about 11 years left. The Village's policy as it relates to public financing through the TIF, is to provide only TIF dollars that are generated by the project itself that we are funding. TIF law would technically allow us to use TIF dollars that are generated anywhere within the District towards financing certain improvements. However, the Village's policy which is typical of many municipalities, is the project has to generate the funding itself. In order for the project to do that it has to be constructed with enough years left in the TIF for it to generate the revenue

that then comes back to the project to help finance it. The later in the TIF, the closer to the sunset of the TIF you get, the less time there is for those dollars to be generated to then go back into financing the project.

Commissioner Kiefer opened comments to the other Housing Commissioners.

Commissioner Nagy expressed how this project should attract the seniors to stay in the community. He does not feel segregation builds community. He believes have closer generates greater value, and neighbors look after each other. He would like to have diverse units within the project, offering support and a welcoming feeling. He believes this generates more respecting for the senior population.

Commissioner Reynaga sated she would like to better understand why the units are not being dispersed amongst the market rate unis, as well as, having the bedroom mixes being similar to the other units. She asked if one-bedroom units are most common? She inquired as to what would happen if the petitioner was unable to lease all 40 units.

Ms. Bateman explained through their many models, market availability for the community, these were the solutions that we developed that would best be successful.

Mr. Victor stated that providing the correct amount of mix of units is what is most important and based on other similar projects they've built, there is a preference for one-bedroom units. He noted that the is always a waiting list for these types of developments, and the State of Illinois currently has a waiting list of 350 applications, so they have no concerns about their ability to rent the units.

Commissioner Delea asked how many of the projects that apply for funding get approved.

Mr. Victor replied approximately 50-55% get approved.

Commissioner Delea stated he is worried that if this project does not go through it will send the wrong message to the next developer. He feels it is important the Village follow the Ordinance we have in place.

Commissioner Keifer asked about how the tenants are selected for the 12 units at 30% AMI. He inquired about whether there are restrictions on how they can lease space because the funding they will be receiving?

Mr. Victor responded there are no restrictions around where they can or cannot draw folks from. They market it to local organizations and engage the local community to ensure local seniors are put on a wait list or interest list. Specifically with the 12 – 30% AMI units, working with the Illinois Housing Development Authority, eight of those units have to be enrolled in the Statewide Referral Network, which is where they have to draw those residents for those eight units. The need for affordable housing will create a large wait list.

Commissioner Keifer asked Urban Street about the hardship that necessitates why they cannot comply in full with the Inclusionary Housing Ordinance.

Mr. Burke listed purchase price, site condition, utility improvement, rental rates, and the commercial element requested by the Village.

Commissioner Keifer reiterated the reason for the Housing Commission to review the project at hand. This project has a lot of good elements, and the Village has worked hard to bring this project in this location. He encouraged the Housing commission to look at this project for what we are here for, to look at it wholistically, and he reiterated he wants this project for the community.

Commissioner Nagy reiterated that he would like to see the 40 units integrated in all seven buildings.

Mr. Burke stated Urban Street is not taking this project lightly and they are working to make the project the best it can be. He explained that it took years of work to get to this point and they are not backing down. They will continue to move forward because of the level of engagement they've already done engineering the site.

Ms. Rodman reminded the Commission the Village does have the MOU that is in effect. Urban Street is being held to deadlines within that MOU that obligate them to move this project forward. In addition to that, the Village has a ticking clock on the TIF that necessitates this project moving forward through the process. It is not realistic to go back and rework the affordable housing component of this plan at this point in the process. She made it clear that staff has pushed them extremely hard in the last couple of years to look at this project from every angle. She reiterated the Village's preference would also be to see the affordable housing units integrated into the site in accordance with the Inclusionary Housing Ordinance. She believes Staff has pushed them probably more than they would have liked to try to make this work fully in compliance with the Ordinance and Urban Street does not feel like they can do that. From the Village's perspective and the feedback staff received early on from the Village Board, this is a project they would like to see come to fruition.

Commissioner Nagy still has concerns about the lack of integration of the units in the development. He believes this is going to be an issue when it goes before the Board regarding those in favor and against integration.

Commissioner Reynaga would like to see the units built, but believes it is a hard decision because the Ordinance was made for a reason and Urban Street is not meeting the requirements. With the understanding of the TIF deadline and the need for the senior housing market, if there is an assurance in the agreement between the two parties to build Building Seven would be best. She concurs with the idea to move Building Seven east.

Commissioner Keifer made a motion that the Housing Commission recommend to the Village Board approval of the Golf Crossing Affordable Housing Plan as presented at the September 9<sup>th</sup>, 2025 Housing Commission Meeting, with Commissioner Reynaga seconding the motion to open for discussion.

Commissioner Nagy continued to express his opposition of the 40 units not being integrated across the development.

An amendment to the motion from Commissioner Keifer is the recommendation to the Village Board to approve the Golf Crossing Affordable Housing Plan as presented at the September 9<sup>th</sup>, 2025 Housing Commission Meeting, with the understanding that the Village Board will include a suitable guarantee in the redevelopment agreement, and recommend that the developer reevaluate moving Building Seven to the east if feasible. Commissioner Delea with a second. On a vote the motion 2-2, the motion was failed.

## **VII. OTHER BUSINESS**

### **A. Next Meeting and Agenda Items**

The Housing Commission's next meeting will be on October 15, 2025.

Commissioner Nagy would like to discuss options for senior housing on vacant land in the Village.

Commissioner Delea asked that there not be any sketches or drawings presented, as he feels that Commissioner presenting such a proposal that could be overstepping.

Commissioner Nagy questioned that his thinking is a conflict of interest. A disagreement ensued.

Commissioner Keifer expressed the Housing Commission's role is figure out how to get a developer to come in and propose a project, and would not feel comfortable if a Commissioner came in with an idea and then all of a sudden a developer is presenting the Commissioner's idea.

Ms. Boyer acknowledged staff can review what this process may be reasonable to discuss at a Housing Commission meeting and provide some guidance in the near future.

Commissioner Keifer asked for the conversation to end.

Ms. Rodman notified the Commission she would be the point of contact for the commission going forward until Ms. Boyer's replacement is found.

Ms. Boyer thanked all the Housing Commissioners past and present, she expressed it has been an honor to practice her passion and values as my job for 30 years. She noted that she knows the Commissioners serve because of what the community means to them. Things don't always go as planned, and there are different points of view and She expressed appreciation for the Commissioner sharing their differing points of view and acknowledged they are here on their own time and they are people who believe in their community and stand by their community. This is what has kept her going all these years, so she thanks them for that.

Commissioner Keifer again thanked Nora for all of her passion and commitment to the Village.

## **VIII. ADJOURNMENT**

**A motion was made by Commissioner Delea, seconded by Commissioner Reynaga to adjourn the meeting. The motion was approved by voice vote. The meeting ended at 10:01pm.**

**Next Regularly Scheduled Meeting: Wednesday, October 15th at 7:00 pm**