



Village of Itasca  
Community Development Committee Meeting Minutes  
Tuesday, July 9, 2019  
6:00 p.m.  
Itasca Municipal Complex, Board of Trustees Room

**1. Call to Order**

Trustee Latoria called to order the Community Development Committee Meeting at 6:02 p.m.

**2. Roll Call**

PRESENT: Mayor Jeff Pruyn, Trustee Dino Gavanis (CDC Co-Chair), Trustee Mike Latoria (CDC Chair), Trustee Ellen Leahy, Trustee Kathy Linsner.

ABSENT: Trustee Frank Madaras, Trustee Jeff Aiani.

Others Present: Community Development Director Shannon Malik Jarmusz, Village Planning Consultant Kon Savoy, Community Development Intern Daisy Dose, Village Attorney Chuck Hervas, Village Administrator Carie Anne Ergo, Village Attorney Chuck Hervas, Village Clerk Jody Conidi.

**3. Pledge of Allegiance**

Trustee Latoria led the Pledge of Allegiance.

**4. Audience Participation**

No Audience Participation.

**5. Meeting Minutes**

**a. Community Development Committee Meeting Minutes – June 4, 2019**

Trustee Latoria moved to approve the Community Development Committee Meeting Minutes for June 4, 2019. Trustee Leahy seconded. Motion carried by unanimous voice vote.

**b. Joint Community Development Committee and Capital and Infrastructure Committee Meeting Minutes – June 18, 2019**

Trustee Latoria moved to approve the Joint Community Development Committee and Capital and Infrastructure Committee Meeting Minutes for June 18, 2019. Trustee Leahy seconded. Motion carried by unanimous voice vote.

**6. Old Business**

**7. New Business**

**a. Tax Increment Financing (TIF) and Other Economic Developments**

Trustee Latoria continued discussion about Tax Increment Financing (TIF) from the June 4, 2019 and June 18, 2019 Community Development Committee meetings and Village Administrator Ergo introduced a draft of a concept plan submitted by Gullo International for a mixed-use development for the northwest corner of Irving Park Road and Rohlwing Road.

Village Planner Savoy addressed TIF concerns Trustee Leahy raised about a TIF District used for the failed Huntley Outlet Center area.

#### **4. Audience Participation**

Residents Paula Pattelli, 309 West Grove Street, and Ewelina Latawiec, 424 Home Avenue, stated they represented a group of 80 residents and voiced concerns on the direction of the Village due to rental properties acting as revolving doors for certain types of residents. Other concerns voiced were home sales being down according to Addison Township; roadways needing repaired or replaced such as Catalpa Street and Irving Park Road; bullying at the Itasca Park District; the loss of businesses such as Starbucks; the potential Haymarket DuPage rehabilitation facility; home break-ins and delivery package thefts; irresponsible parents who smoke and don't use swim diapers at the pool; no longer recognizing residents in public areas; and restricting public amenities to residents only.

Mayor Pruyn stated the Village Board cannot restrict residents from renting property; airplane noise on the south side seems to affect house sales; Starbucks is moving because their business model changed; staff are trying to stay on top of business moves; Irving Park Road is maintained by the State of Illinois; Catalpa Street is under construction for a new water main; and residents can voice opinions on Haymarket DuPage at the Plan Commission's public hearing and the Village Board meeting when the proposal for voted upon. Trustee Gavanis added other communities are experiencing similar issues with rental properties, property values, and thefts.

Trustee Latoria stated the Village wants to renovate specific areas including the train depot, a downtown development plan is being discussed, a sign in sheet is needed for open gym hours, and the Police Department should be involved where there is bad behavior.

Trustee Linsner encouraged all residents to come to public meetings and residents can be directed to the correct staff with concerns.

Village Administrator Ergo reported the Park District is working with the Police Department to ban some guests, residents should call Village Hall with issues such as potholes, trash, violations, Metra, or airplane noise and not assume someone else reported the issue, and some areas are not performing as well as the Village Board would like and the Village Board is holding today's meeting to discuss incentives for new development.

Village Attorney Hervas replied the Village Board makes decisions based on evidence and has a legal obligation to hold fair and legal processes through the use of public hearings, staff recommendations, and community input. The public is invited to comment at public hearings and a record is made of the comments.

Trustee Madaras arrived at 6:43 p.m.

Village Planner Savoy addressed concerns Trustee Leahy raised about TIFs being used for the Huntley Outlet Mall. Village Administrator Ergo recapped TIFs can pay for roadway development and financing improvements, but not new construction. The area of Irving Park Road and Rohlwing Road needs the addition of entrances past the medians to increase the traffic flow into the businesses.



Trustee Madaras stated a TIF was not the right tool for the area under consideration because the area already has a developer and existing businesses are doing well and being open to other economic options if businesses came to the Village in agreement.

Mayor Pruyn stated the roads are diminished, the area west of the businesses at intersection has been vacant for many years, conversations are happening with the existing businesses, and there are locations for existing businesses to move into permanently or temporarily.

Community Development Director Malik Jarmusz stated it is ideal to have an existing investor who owns a majority of the property because it helps the Village guide the development.

Village Administrator Ergo stated the Village does not take a risk with a TIF and risk is with the developer and property owner, and if a TIF is not used the property remains in the same condition as before the TIF.

Trustee Madaras referenced a TIF district in Arlington Heights was unable to find a developer and existing businesses were unable to sell their businesses until the TIF expired. Village Attorney Chuck added no one wants to buy property in a TIF district because a small business may get relocated if a bigger business comes and the uncertainty that something is probably going to happen and TIFs are a planning tool for a vision not fitting with what is currently there. Village Planner Savoy added TIFs should increase property value for property owners and can be used to move businesses.

Village Planner Savoy stated a TIF can be limited to a specific project.

Village Administrator Ergo stated the Village can close a TIF early instead of waiting for the TIF to expire, stipulate TIF funds go only to the developer and not a new owner, and decide how aggressively to shape developments. In the development deal, the Village would work with the landowner to use TIF funds to help businesses move to temporary locations, buy property, or assist businesses with lost revenue during down time. The development deal can also guarantee the development plan includes space for returning businesses. The development deal identifies what items the Village wants in the deal, and if the developer is not agreeable to the items, the Village can close the TIF. The TIF and development deal should be done together with the right developer.

Trustee Linsner questioned what residents would support and how existing businesses would be approached. Trustee Gavanis stated there are two separate considerations with the first being the approval of a TIF followed by the details of the development deal later.

Village Planner Savoy stated the next step for TIF consideration is an eligibility report and for the Village Board to approve a resolution of intent to allow further TIF discussions and related expenses to be reimbursed by eventual TIF funds. Village Administrator Ergo added a TIF is really a financing tool and TIF experts are needed for precise knowledge.

Mayor Pruyn stated if the resolution of intent is approved, the Village would invite the taxing bodies to a TIF meeting. Community Development Director Malik Jarmusz added a joint review board would meet with the taxing bodies throughout the entire process. Mayor Pruyn added TIF funds can be used to ease that burden on schools.

Village Attorney Hervas will draft the resolution of intent but recommended a firm with substantial TIF experience be hired to complete the TIF process and documents.

**4. Audience Participation.**

Resident Virginia Gullo Ciaccio, 908 Greenview Road, voiced concern developer Gullo International is carrying vacant properties on both Irving Park Road and Rohlwing Road, and will potentially need to acquire occupied property situated between Gullo's vacant properties in order to pursue a new development.

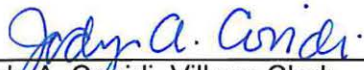
**5. Closed Session**

No Closed Session.

**6. Adjournment**

Trustee Gavanis moved to adjourn the Community Development Committee Meeting at 8:21 p.m. Trustee Leahy seconded. Motion carried by unanimous voice vote.

Submitted this 9th day of July 2019:



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Jody A. Conidi, Village Clerk