

JOINT REVIEW BOARD MINUTES (second meeting)

Olde Schaumburg Centre Tax Increment Financing (TIF) Proposed Amendment to the  
Redevelopment Plan and Project

December 17, 2007  
Village of Schaumburg  
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1. CALL TO ORDER

The meeting of the Joint Review Board (JRB) was called to order by Chairman Tom Dailly at 6:26 p.m.

Members Present: Tom Dailly, Chairman, Village of Schaumburg  
Larry Weniger, Schaumburg Township  
Reverend David Hudak, St. Peter Lutheran Church  
Steve East for David Torres, School District 211  
Adam Sesso, Schaumburg District Library

Members Absent: Robert Breuder, William Rainey Harper College  
George Longmeyer, Commissioner, Schaumburg Park District  
David Torres, School District 211  
Jacquelyn Harder, Cook County Dept. of Planning & Development  
Mohsin Dada, School District 54

Others Present: J. Christopher Huff, Director of Community Development,  
Village of Schaumburg  
Doug Ellsworth, Director of Finance, Village of Schaumburg  
Kathleen Field Orr, Attorney, Kathleen Field Orr & Associates  
Todd Wenger, Landscape Planner, Village of Schaumburg

2. REVIEW OF THE AMENDMENT TO THE REDEVELOPMENT PLAN

Mr. Huff, Director of Community Development, states that there are three basic amendments proposed to the original and as previously amended redevelopment plan. Mr. Huff reported as follows:

**I. Exterior Restoration of American Indian Center**

This significant building within Town Square is owned by the Village. The original plans for Town Square included the realization that a major cultural facility was necessary in order to provide the types of facilities and institutions typical of a downtown area. As the architecture emulates the original culture after nation building had begun, the use currently within the building highlights the people who occupied this region before the period of nation building began. Over time any wood building will require major exterior restoration. Village analysis has determined that this building does require restoration to its various components: siding, eaves, soffit, fascia, etc. The roof has already been replaced and restored. Cost to make restorations is anticipated at \$524,663.

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### **II. Property Purchases**

Mr. Huff states within the OSC, property purchase has been restrained. However #35 East Schaumburg Road a single family residence and #9 South Roselle Road a discount furniture store both represent under utilized land within the growing OSC district. Both properties are also out of architectural character with the surrounding area and should be redeveloped with appropriate uses, architecture, density and scale.

A. Of particular concern from an economic utilization vantage, #35 East Schaumburg Road includes a small 1,288 square foot single family home on .58 acres of land. At one time that form of development with very low density was consistent with surrounding development. However with continuous growth in the village, this density and utilization of land resource is no longer optimal when compared with surrounding land utilization and floor area ratios. Current floor area ratio is less than 5%. Appraisal and purchase of #35 East Schaumburg Road is anticipated to cost \$541,000. Chairman Dailly asks if an elderly lady lives there now. Mr. Huff states yes, Mrs. Loraine Flentge, a very lovely woman. Chairman Dailly states that she has been there a long time. Mr. Huff believes she built the house and the proposal would be to negotiate a purchase with the property owner and allow Mrs. Flentge to live there as long as she would like to and make as easy as possible for her. If she would want to move out, she can do that as well.

B. Conspicuously out of character, #9 South Roselle Road is a mid 20<sup>th</sup> century commercial building of 3,450 square feet on .17 acres of land. It is very deficient and does not meet the developmental requirements for commercial buildings in Schaumburg overall. It is also of a design which detracts from the architecture of the district and includes severe parking and access problems. Appraisal, purchase and demolition of #9 South Roselle Road are anticipated to cost \$292,000. Chairman Dailly asks if this is the furniture store. Mr. Huff states yes.

### **III. Quindel Avenue Municipal Parking Lot.**

Mr. Huff states the Redevelopment Activity #2C from the "Olde Schaumburg Centre Tax Increment Redevelopment Project and Plan" as originally adopted in 1989 specifically includes the objective: Parking and Circulation Improvements. Mr. Wenger is the Village of Schaumburg Landscape Planner and when this project was being discussed over the past six to seven months, Mr. Wenger was very good at deciding what would work at this location and will show his presentation.

Chairman Dailly asks before the presentation starts he has a few comments and states the Village has been trying to address the mismatch of items in this location and Lou Malnatis' problem with turning into the lot because it is so close to Roselle Road. Chairman Dailly states that this is a good time because the furniture building is up for sale and the Village working with Mrs. Flentge on the purchase of her home. Improving the parking area has been in discussion for a number years. It also reminds him of the Bloomingdale/Lake Street area and how it was redeveloped and it works so much better.

Mr. Wenger starts his power point presentation and states that as far as funding goes, it is divided up into two different projects and is a lot to take in one fiscal year. The first parcel that we concentrated on was the Alexian Medical facility, which has quite a bit of unutilized parking and portions of land which

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consists of 150,000 square feet. Staff would like to create a public parking field in the lower southeast quadrant. There will be approximately 130 stalls with the possibility to expand to additional 30-40 stalls. New rights of way will be created by having Quindel Avenue meet up directly to Schaumburg Road, creating that Schaumburg Roselle connection. Mr. Huff states that many people cut through the parking lot now. Mr. Wenger states that they would like to maintain the narrow character of the roadway and maintain the historic elements. We are also looking at the area behind the Turret house and Lou Malnati's. Mr. Wenger states that it will not create a huge volume of additional parking but will clean up the area and it would look much better. Currently, the area does not have great lighting and we would like to create a whole pedestrian network that links up with our municipal area in the lower quadrant.

Mr. Weniger asks if the parking already exists. Mr. Wenger states not exactly and many of the items do not currently exist.

Mr. Russo asks if what they mean by a reduction of curb cuts would be the islands. Mr. Wenger states that there is currently a curb cut by Lou Malnati's and the Furniture store and we would like to eliminate that and create a pedestrian thoroughfare. We would need a small far easterly portion by Easy Street to create where Langle Avenue would go south through there to get that interconnect.

Mr. Huff states that they need approximately 15' or 20' of the Easy Street parking lot. Mr. Weniger asks if the Village would have to buy that property. Mr. Wenger states yes, it would be a budgeted item.

Reverend Hudak questions if Langle Avenue would go all the way up to Schaumburg Road. Mr. Wenger states that it would be a dedicated right-of-way, but technically you could drive through, yes. Mr. Wenger states that they would like to include many amenities that are located throughout the district that encourage pedestrian involvement and reflect the character of the Olde Schaumburg Centre such as; add brick columns, fencing, benches and receptacles. This would encourage people to utilize the area and give it a safe environment. On Quindel Avenue, we would like to add a raised crosswalk to identify the area where the pedestrians will cross in that area and would help to slow down vehicles. Alexian would lose some of the parking on their lot, but we would have an agreement that they could use parking in this whole area.

Mr. Weniger asks if that would be a right hand turn only on Schaumburg Road. Mr. Wenger states that currently it is full access through there now.

Reverend Hudak always thought that it was such a hodge podge back there and thinks this is a really good improvement.

Mr. Huff states so that is the three basic amendments that are before you and concludes the presentation.

Mr. Weniger asks if everything has been discussed with Lou Malnati's and the rest of the property owners and they are all in favor. Mr. Wenger states yes. Mr. Huff states that there have been discussions for the past four or five months. Mr. Weniger asks if this would disrupt any of the other businesses. Mr. Huff states no, that it is just a reconfiguration of the parking lot.

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Reverend Hudak states that it appears that it would enhance access to the areas.

Chairman Dailly asks if there are any questions or comments. Mr. Weniger states that it seems like a good idea.

Ms. Orr states that we need a motion to recommend in order to proceed to public hearing on January 22, 2008.

**V. Recommendation.**

Staff recommends **approval** of the proposed amendment to the Olde Schaumburg Redevelopment Plan for property purchase and all associated construction costs for the Quindel Avenue Municipal Parking Lot. Staff recommends **approval** of the proposed amendment to the plan for property purchase and demolition of #9 South Roselle Road and property purchase for #35 East Schaumburg Road. And staff also recommends **approval** of the proposed amendment to the plan for exterior restorations on the American Indian Center.

**A motion was made by Reverend Hudak, seconded by David Torres, to recommend to the Village Board to proceed with the amendment to the Olde Schaumburg Centre Tax Increment Financing District Redevelopment Plan as presented and proceed to the Public Hearing scheduled for 6:30 pm, Tuesday, January 22, 2008.**

**MOTION CARRIED**

3. **OTHER BUSINESS**

Mr. Weniger asks when the next meeting will be. Ms. Orr states in one year. Chairman Dailly states the first one will be in November.

Mr. Huff reiterates that on January 22, 2008 at 6:30 pm in Parker Hall at Village Hall we will conduct a public hearing. Ms. Orr states that the Village Board should review no less than 14 days or more than 90 days from the hearing date.

4. **ADJOURNMENT**

A motion was made by Larry Weniger, seconded by Chairman Dailly, to adjourn the meeting at 6:49 pm.  
**MOTION CARRIED**

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Respectfully Submitted,

Esther Peneff, Recording Secretary  
Community Development Department

I have reviewed these minutes and they accurately reflect the motions of the Olde Schaumburg Centre  
Tax Increment Financing (TIF) Proposed Amendment to the Redevelopment Plan and Project Meeting of  
the Joint Review Board.

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J. Christopher Huff, Director of Community Development

Sign in sheet – Committee / Other



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