



**Annual Meeting of the  
Village of Buffalo Grove  
Joint Review Board  
Board Meeting  
December 7, 2021 at 3:00 PM**

Jeffery S Braiman Council  
Chambers  
Fifty Raupp Blvd  
Buffalo Grove, IL  
60089-2100 Phone:  
847-459-2500

**I. Call to Order**

1. Open Meetings Act Compliance

*Pursuant to orders issued in response to the COVID-19 pandemic, this Joint Review Board meeting is closed to in-person, public attendance. The meeting is being held via a Zoom web conference, which permits the public to fully participate via Zoom on a computer, tablet or phone. Details on how to access and participate in this online virtual hearing are available below.*

*Join Zoom Meeting:*

*<https://us02web.zoom.us/j/82680569230?pwd=Q1YxdW1yV0tScFBScG9PTm1Vakl3Zz09>*

*Meeting ID: 826 8056 9230*

*Passcode: 006654*

**II. Roll Call of Members**

**III. Nomination and Selection of Public Member**

**IV. Nomination and Selection of Chairman**

**V. Approval of the Minutes of the May 21, 2020 Joint Reivew Board**

1. Joint Review Board - Board Meeting - May 21, 2020 2:00 PM

**VI. Annual Review of Performance and Other Issues**

1. The 2020 Buffalo Grove Lake Cook Road TIF District

**VII. Adjournment**

The Joint Review Board will make every effort to accommodate all items on the agenda by 10:30 p.m. The Board, does, however, reserve the right to defer consideration of matters to another meeting should the discussion run past 10:30 p.m.

*The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 459-2525 to allow the Village to make reasonable accommodations for those persons.*

**Joint Review Board Meeting**  
**May 21, 2020 – 2:00 PM**  
**Draft Meeting Minutes**  
**Virtual Webinar**

The meeting was called to order at 2:03 PM by Christopher Stilling, Deputy Village Manager for the Village of Buffalo Grove.

Mr. Stilling provided a brief review of the purpose of the meeting and outlined his role as the liaison to the Joint Review Board for the proposed TIF district. In this role, he noted he will not be a voting member of the Board. He explained that due to COVID-19 the meeting was made virtual to mitigate the spread of COVID-19 and provided the guidelines for virtual public meeting under the Governor's Order.

Mr. Stilling conducted roll call for the agencies involved in the Joint Review Board.

**The representatives present include:**

Chair (Village of Buffalo Grove) - Dane Bragg  
 Public Member- Marc Spunt  
 Cook County- Mohammed Elahi  
 Lake County- Marah Altenberg  
 Buffalo Grove Park District- Ryan Risinger  
 Indian Trails Library- Susan Beal  
 Vernon Library- Cynthia Furst  
 District 21- Melissa Morgese  
 District 96- Jon Hitcho  
 District 102- Stacy Bachar  
 District 125- Sean Carney  
 District 214- Cathy Johnson  
 Lake County District 532- Ken Gotsch  
 Vernon Township- Todd Gedville

**Representatives not present include:**

Harper College  
 Wheeling Township  
 Wheeling Park District

Mr. Stilling announced the public member of the Joint Review Board, Marc Spunt – a resident of the Village of Buffalo Grove.

Jon Hitcho made a motion to appoint Marc Spunt as the public member of the Joint Review Board.

Ken Gotsch seconded the motion.

All in favor by voice vote, no nays. Motion passes.

Mr. Stilling announced the chairperson of the Joint Review Board, Mr. Dane Bragg – Village Manager for the Village of Buffalo Grove.

Ryan Risinger made a motion to appoint Mr. Dane Bragg as the chairperson for the Joint Review Board.

Cynthia Furst seconded the motion.

All in favor by voice vote, no nays. Motion passes.

Mr. Stilling turned the meeting over to the Village of Buffalo Grove Attorney, Patrick Brankin.

Mr. Brankin introduced himself to the Board and provided a background of the development of the current proposed TIF district and the purpose of the meeting. Additionally, Mr. Brankin outlined the next steps in the process.

Chairperson Bragg asked if anyone had any questions regarding the meeting and or the Joint Review Board. No questions were raised.

Chairperson Bragg explained the Public Hearing notice for the proposed TIF District. The documents and notice of the hearing was mailed via certified mail to all required taxing bodies. This public hearing will take place on June 22, 2020 at 7:30 PM. The forum for the meeting has not yet been determined and will be evaluated based on the governor's order at that time.

Chairperson Bragg turned the meeting over to SB Friedman representative Jeff Dickenson to present the 2020 Buffalo Grove Lake Cook Road TIF District Eligibility and Feasibility Plan.

Mr. Dickenson introduced himself to the Board as the Village's TIF District consultant and provided a brief overview of the development of the plan in conjunction with the Village of Buffalo Grove to develop the redevelopment project area (RPA).

Mr. Dickenson took the Board through his presentation which described the purpose of a TIF, why a TIF was being considered in the proposed targeted area and how that area was identified, the impact and the properties that are being considered, and the remaining steps in the process.

Mr. Dickenson concluded and determined, through the eligibility findings, that the vacant property of the RPA qualified to be designated as a "blighted area" using the one-and two-factor tests, and the improved portion of the RPA qualifies as a "blighted area", with six (6) of the thirteen (13) eligibility factors present, five (5) being the threshold, to a meaningful extent with the RPA.

Chairperson Bragg opened up discussion for the Joint Review Board members as it related to the proposed 2020 Buffalo Grove Lake Cook Road TIF District Eligibility and Feasibility Plan.

Ken Gotsch (College of Lake County) asked for a copy of the presentation.

Chairperson Bragg told all members that they will be provided a copy of the presentation after the meeting.

Chairperson Bragg asked if there were any more questions from the Board for discussion. No additional questions were raised.

The discussion of the 2020 Buffalo Grove Lake Cook Road TIF District Eligibility and Feasibility Plan was opened for public comment.

Brian Costin noticed that the associated taxing properties did not include parts of Vernon Township and believes it should include those areas missing, and asked if that would be corrected.

Chairperson Bragg thanked Mr. Costin for his question and said the report will be fixed to reflect those properties.

Mr. Costin asked about the vacant land and the development of the Golf Course as it relates to the TIF.

Mr. Dickenson responded to Mr. Costin by reviewing the eligibility criteria of the vacant land and the subsequent ability to redevelop or not.

Mr. Brankin briefly spoke about the Act in response to Mr. Costin's question.

Mr. Costin commented if there was a consideration to develop the parcels that make up the golf course. Additionally, he expressed his concern regarding the meeting as a whole and expressed his disapproval for a TIF district in the Village of Buffalo Grove.

Bill Dussling, Board member from High School District 214, read into the record District 214's position paper regarding TIF Districts.

No other questions from the public were raised.

Mr. Brankin noted that no questions were brought to his attention prior to the meeting.

Chairperson Bragg turned the meeting back over to Mr. Brankin to review the ordinance pertaining to the 2020 Buffalo Grove Lake Cook Road TIF district.

Mr. Brankin reviewed the three ordinances as they related to the TIF district.

Chairperson Bragg asked if the Board had any questions pertaining to the ordinances presented.

No questions were raised from the Board.

Chairperson Bragg moved to the resolution requesting the recommendation to approve the 2020 Buffalo Grove Lake Cook Road TIF District and reviewed the report provided by Jeff Dickenson of SB Friedman.

Chairperson Bragg asked if there were any questions from the Board pertaining to the resolution being considered as it relates to the TIF District.

Chairperson Bragg asked the Joint Review Board members to review the three ordinances and confirm the findings set forth in Section 2 of the Joint Review Board Resolution 2020-01.

No questions were raised from the members of the Board.

Marah Altenberg (Lake County Board Member) made a motion to approve and confirm the findings set forth in the Joint Review Board Resolution 2020-01 recommending approval of the 2020 Buffalo Grove Lake Cook Road TIF District.

Todd Gedville (Vernon Township) seconded the motion.

Vote:

Chair (Village of Buffalo Grove) – Yes

Cook County – Yes

Lake County – Yes

Buffalo Grove Park District – Yes

Indian Trails Library – Yes

Vernon Library – Yes

District 21 – Pass

District 96 – Yes

District 102 – Yes

District 125 – Yes

District 214 – Yes

Lake County District 532 – Yes

Vernon Township – Yes

Public Member – Yes

Motion Passes

Chairperson Bragg moved to the questions from the audience on topics not previously discussed.

No questions were raised from the audience.

Chairperson Bragg thanked the Board for their time and support.

Chairperson Bragg entertained a motion to adjourn the Joint Review Board.

Jon Hitcho made a motion to adjourn the Joint Review Board.

Kathy Johnson seconded the motion.

All in favor by voice vote.

Motion passes

## TOWNSHIP HIGH SCHOOL DISTRICT 214

### POSITION PAPER

#### TAX INCREMENT FINANCING DISTRICTS AND RELATED PROGRAMS

Tax Increment Financing (TIF) Districts and related programs critically impact funding available for Township High School District 214. As the Equalized Assessed Valuation (EAV) of the property within a TIF district increases, schools do not receive any increase in tax funds for education until the TIF expires. A TIF may remain in effect up to 23 years and may be extended beyond 23 years. In addition, related programs or agreements could also have an impact on the amount of tax funds received.

Township High School District 214 is a community member of municipalities within our district boundary. The Board of Education understands that there is a need for municipalities to rejuvenate blighted business areas in order to enhance community and commercial viability; and specifically, we look to see whether an area would develop without the implementation of a TIF or related program. A vibrant community is critical for attracting businesses, thereby maintaining a tax base that will support municipalities' social services, park districts, and schools. Municipalities, which are able to demonstrate high levels of social services, park district offerings, and quality schools, are an attraction for potential residents.

It is the position of the High School District 214 Board of Education to request that municipalities provide adequate advanced notification, when reviewing whether to enact a TIF or related program, and to consider the impact on school districts. In particular, we request that municipalities consider and utilize types of project financing other than TIFs. If TIF financing is decided upon, we request municipalities limit the duration of a TIF to significantly less than 23 years and to share a significant amount of increased revenue with school districts during the TIF.

The position of High School District 214's Board of Education about TIF extensions is that without a substantial annual allocation of the increased tax increment being made available to District 214, a TIF should not be changed or modified in order to extend it beyond the original expiration date. Further, the request for a TIF extension or related program in which the extension or related program is being requested, must originate with the municipality, supported by a majority vote of council members.

Approved by the Board of Education of Township High School District 214 on September 6, 2007.

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*Township High School District 214*  
2121 S. Goebbert Road, Arlington Heights, IL 60005  
847-718-7600