

MEMO

To: All APC Members

From: Guy W. Fredel

Re: How to Begin Discussing a Process to Identify and Prioritize Development Opportunities

Date: May 15, 2026

What problem is this Process Intended to solve?

Currently, the Village has no development plan to promote development. The existing Tax Increment Districts cannot make any further development grants because the time period for the Tax Increment Districts to make development promoting expenditures has expired.

The Village has a Comprehensive Plan which is dated. I believe the Comprehensive Plan was done in 2019. The Village, in my opinion, has become reactive to the development proposals put forward by others.

Objectives:

The objective of this process is to identify the most impactful development projects and to identify those projects that are too risky for the Village to be involved in. At the last meeting APC discussed having a joint meeting of Village staff involved in development projects and APC, the Planning Commission, the Redevelopment Authority (RDA), the Utilities Committee and the Village Board to discuss a draft of this process. In my opinion, APC, RDA and Utilities Committee should develop a written draft of the process, then present that draft to the full group for further review and modification.

The overall objective of this process is to identify those development projects that are impactful enough to make a difference and eliminate those development projects that are too risky, then prioritize the remaining development projects into a rank order plan to present to the Village Board and the entire group identified above for review, discussion and revision.

I am not talking about the Village taking the lead role as the developer in these development projects. Rather, my thinking is to identify those development projects that the Village wants to happen, then identify what role the Village would take to incentivize those projects. This could involve Tax Increment District formation and possible TID grants, grant funding from local, state or national sources of grant funds, loans and/or grants from RDA, etc. or other funding sources.

This plan would also seek to identify the specific obstacles that will need to be overcome.

