



MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005

April 16, 2018

8:15 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Pro Tem Blackwood and the following Trustees responded to roll: Rosenberg, Scaletta, Sidor, Glasgow, Tinaglia, Baldino and LaBedz.

President Hayes was not in attendance.

Also present were: Randy Recklaus, Charles Perkins, Mark Burkland, Robin Ward, Cris Papierniak, Bill Enright and Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 04/02/2018 Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Hayes

B. Village Board 04/02/2018 Approved

Trustee Thomas Glasgow moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Hayes

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 04/15/2018 Approved

Trustee Bert Rosenberg moved to approve the Warrant Register in the amount of \$1,200,615.62. Trustee Thomas Glasgow Seconded the Motion. The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Hayes

VI. RECOGNITIONS AND PRESENTATIONS

A. Recognition of Buffalo Grove/Hersey/Wheeling Stampede Hockey Team

President Pro Tem Blackwood read the proclamation honoring the Stampede Hockey Team for winning the State Title.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

A. Underground Parking Garage Rehabilitation Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Hayes

B. Holiday Lighting Sets 2018

Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Hayes

C. Sodium Chloride (Road Salt) Purchase 2018

Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Hayes

D. Fire Station #1 Alerting System

Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Hayes

CONSENT LEGAL

A. An Ordinance Amending Chapter 11 of the
Arlington Heights Municipal Code
(Section 11-201 Adoption of the Illinois
Department of Public Health Food Service
Sanitation Code)

Approved

Trustee Jim Tinaglia moved to approve 18-008. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Hayes

- B. An Ordinance Amending Planned Unit Development Ordinance Numbers 78-019 and 03-036 and Granting a Special Use Permit and Variations from Chapter 28 of the Arlington Heights Municipal Code (Olympic Park Swim Center, 660 N Ridge Ave) Approved

Trustee Jim Tinaglia moved to approve 18-009. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Hayes

- C. An Ordinance Amending Chapters 6 and 28 of the Arlington Heights Municipal Code (Ch. 6 - Boards & Commissions - Section 6-202e2c, ZBA; Ch. 28 - Zoning Regulations - Sections 3, 5, 6, 7, 10, 11, 12, 13 and 14) Approved

Trustee Jim Tinaglia moved to approve 18-010. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Hayes

- D. An Ordinance Prohibiting the Use of Groundwater as a Potable Water Supply by the Installation or Use of Potable Water Supply Wells or by any Other Method (3 N Wilke Rd) Approved

Trustee Jim Tinaglia moved to approve 18-011. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Hayes

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

- A. Request for Fee Waiver for Liquor Licenses - Approved
Arlington Heights Park District

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Hayes

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. South Arlington Heights Road Corridor Plan - Approved
PC#18-004

Village Manager Recklaus introduced the recommended Master Plan for the South Arlington Heights Road Corridor. After hotel operators suggested improvements two years ago, it was determined that creating a comprehensive plan for the area was preferable to making a series of small improvements. Adoption of the plan does not commit funding; any concept must have funding appropriated individually. Grants and other funding sources will be pursued as appropriate.

Deputy Planning Director Enright explained the 60-acre area has access to I-90, seven hotels, significant employment and high traffic volumes. After meeting with and polling community stakeholders and residents, staff created this plan that includes landscaped medians, focal points, burying utilities, redevelopment of parcels and pedestrian improvements. The goals of the plan are to establish an identity, improve economic development, enhance pedestrian movement and develop funding.

Mr. Enright said the plan looks to change the zoning on the east side of Arlington Heights Road to Mixed Use from Commercial/Office. It also creates an overlay zone specific to the area to establish parameters for development. Enright enumerated the properties and conversations had with the owners of the properties in the corridor. Enhancement of intersections and gateways is essential. Staff suggests working with the tollway authority to install landscaping in the clover leaves of the tollway. Landscape islands are important to control traffic and improve aesthetics. Islands require IDOT approval. Another goal is to enhance the walkways for pedestrians and improve the crosswalk visuals. Potentially, a new traffic signal at the former Wellington entrance would be added. For funding, staff will explore the best way forward after reviewing options including: State grants, the General Fund, a Special Assessment, a Special Service Area and a Tax Increment Financing (TIF) District.

President Pro Tem Blackwood asked if decorative crosswalks could be painted as a short-term quick fix. Mr. Enright said because of traffic volume, they tend to disappear quickly. Mr. Recklaus added its IDOT's right of way, so the Village is limited to IDOT's choices, which do not include unique symbols. Names for the area are still in development and will be tested and discussed.

Trustee Glasgow asked for explanation of the long-term goal for walkability, as he did not see anywhere to walk to right now. Mr. Enright said one recommendation is to move the sidewalks off the curb, as no one feels safe today. Relocation of sidewalks would occur as properties are redeveloped. In addition, there will be pathways within developments. Trustee Glasgow asked why not tackle the sidewalks all at once. Mr. Enright said the funding mechanism would have to be in place but some enhancements could occur right away. Trustee Glasgow asked what the development goals were. Mr. Enright said the plan is flexible to allow Mixed Uses to attract restaurants, entertainment, residential and office uses; places that people will want to walk between. Three primary property owners in the district are already looking to develop a Mixed Use District. It was agreed that the Star Line will not happen and this plan does not take that into consideration.

Mr. Recklaus stated a clear plan encourages developers and helps them understand the Village's vision. Walkability is a strong value and must be put forward so pedestrian friendly development comes. Trustee Glasgow said safety is huge issue and he worried that people crossing the street will be unsafe. Mr. Recklaus said taking the sidewalks off the street helps people feel more protected. Medians allow people to stop along the way. There will be a controlled intersection, with a traffic lane. Trustee Glasgow suggested a pedestrian overpass. The cost of all the improvements is \$3.8 - \$7 million, without buried power lines it is between \$1.4 and \$2 million.

President Hayes entered the room at 8:57 p.m.

Trustee Tinaglia asked how the Village could control speed. Mr. Enright said having center medians helps as they limit the places where cars can turn. Combining curb cuts limits the number of places cars can turn in/out. Planning Director Perkins said putting roads on 'diets' slows things down by narrowing the lanes and removing nonessential dual turn lanes. These actions could also give more space to pedestrians. Trustee Tinaglia observed that there is excessive road in this area. Movement towards gaining pedestrian space and reducing speed is good. He said stores are going away. Today's model is more restaurants, more walkability with less reliance on obsolete retail and office space. Flexible zoning is the right answer. He is in favor of anything to revitalize this area.

Trustee Scaletta agreed that the area should be more walkable. He asked if there were other calming measures available besides medians. Mr. Enright said besides what was presented, a roadway diet. The area roads were built

to hold thousands of more cars than they are serving.

Trustee Scaletta asked what type of retail was anticipated. Mr. Enright said brewpubs, restaurants or entertainment venues would fit in well, but the goal was to remain flexible to allow for changes in the marketplace. Mr. Recklaus said there are 1,000 hotel rooms in this area that host many business travelers. Right now, customers are going to Schaumburg. We cannot overstate the need to serve the hotel clients. Scaletta asked about the number of residential units. Enright answered there could be between 400-1,000 units as there is a demand for apartments in our sub region. The buildings could be 10-12 stories near Algonquin and 3-4 stories closer to Golf.

Trustee Scaletta asked if Fire Station #3 could handle the increased volume. Mr. Recklaus said the ladder truck is at Station #1 so already travels to this area. There is also Mutual Aid from neighboring communities. It will not be an immediate issue but would come up gradually. Scaletta said he would love to see the power lines buried. They would become less visible with landscaping and development.

Trustee Scaletta said he would like to see annual maintenance costs. There was discussion of possible funding options. Scaletta said in order for businesses to buy in; they need to be part of the plan. He added he would like the developer to share the cost of the traffic signal.

Trustee LaBedz confirmed that it is scary to walk along the road and there is no place to go. She said she was concerned about the speed of cars coming off the tollway and questioned the practicality of the road diet there. Many of the OSHA trainees stay, eat, and shop at other places because there is not enough for them to do there now. She encouraged more discussion on how to make it more pedestrian friendly and liked the ideas of a mid-block traffic light and medians.

Trustee Rosenberg questioned the likelihood of reducing lanes near the tollway. Mr. Enright said he did not think a reduction of through lanes would occur, but perhaps a reduction in the number of intersection turn lanes. The medians help to control where people are accessing the road and do calm traffic. Trustee Rosenberg asked if power lines could be buried in conjunction with sidewalk relocation. Mr. Enright said the east side is easier. Sidewalk relocation and burying overhead utility lines would have to go together on the west side. Rosenberg asked if more way-finding signage could be installed. Mr. Perkins said IDOT is very restrictive on signage on their right of way. Rosenberg said a clear time and action plan needs to be created to make sure the impacts are prioritized. Mr. Perkins said a preliminary meeting with IDOT would occur to secure feedback.

Trustee Baldino said he was very supportive, especially of the zoning change to Mixed Use. An overpass should be considered if the lanes cannot be slimmed down. Burying the utilities would make the area more attractive, so more people will want to be there. He said he thought the

investment would be returned. He said he was interested in bicycle rentals at the hotels. Mr. Enright said staff looked at the new Bikeways Plan that lays out the new bike routes in town. Staff wants to implement it as the area is redeveloped.

Trustee Sidor asked staff to include the ongoing landscape costs, and agreed with the pedestrian bridge idea. He asked if staff could use the water tower as a billboard and deploy messaging there.

Trustee Blackwood asked staff to consider younger people's demographics and look forward 30 years.

Dave Parulo of Meet Chicago Northwest said the hoteliers met with staff two years ago. Some of the curb appeal problems were addressed shortly thereafter and the area became much cleaner. He said he wants this to be a welcoming experience into the village. It hosts a lot of the visitors, who don't know where they are, or what is there. It is important to introduce them to the area. Dining and entertainment should be closer to the hotels. He is concerned about safe passage to Mitsuwa and Guitar Center. Anything that can support safe passage is key. The Convention and Visitors Bureau created an Arlington Heights dining map for the hotels. He asked for the creation of a sense of place. Bannering, lights and wayfinding is important. He would like to direct traffic to downtown north along the corridor.

Jeffrey Bernstein of Bradford Allen Realty said his firm owns the site on the southeast corner of Arlington Heights Road and Algonquin. They have met with Planning and thoroughly reviewed the plan. His firm believes that their interests are in sync with the Village's. The suggested short and long-term improvements will dramatically improve the access of the corridor. A more pedestrian friendly environment will improve the area's appearance and engender real street life. A full redevelopment of these parcels will allow them to be used in their highest and best use. The proposed increased density will create the critical mass that will serve as a prominent gateway to the Village and the perfect bookend to downtown Arlington Heights. He said his firm lends full support to the profound changes the plan proposes.

Kevin Holcomb asked what the Village's overall goal is. Mr. Enright said to create a new neighborhood in the Village by bringing together the existing positive attributes and new opportunities to this important area. Mr. Holcomb asked if staff will remain open to different suggestions. Mr. Enright answered, absolutely.

President Hayes said enhancing the corridor will enhance the community.

Trustee Scaletta asked if outside firms will be used for study and analysis. Mr. Perkins said there could be a series of consultants, but not necessarily all at once. Trustee Scaletta would like all projected costs, including consultants and maintenance, provided to the Board. Mr. Recklaus said the full costs are unknown, because they depend upon what occurs, and what IDOT says. This plan says what we are shooting for; any expenditure of

funds has to go through the budget process.

Trustee Sidor stated he would like to see all costs in the estimates. He said this is an investment in the Village. Long-term, this area has great potential. If we are going to compete with Schaumburg, some of these costs should be incurred.

Trustee John Scaletta moved to approve the South Arlington Heights Road Corridor Plan. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

- A. Request for Closed Session per 5 ILCS 120/2(c) (21): Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

- and -

5 ILCS 120/2(c)(1): Appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel

XVII. ADJOURNMENT

Trustee Thomas Glasgow moved to adjourn to Closed Session at 10:00 p.m. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia