



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

July 16, 2018

8:00 PM

I. CALL TO ORDER

President Hayes called the meeting to order at 8:05 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Bill Enright, Mark Burkland, Robin Ward, Diana Mikula and Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 06/11/2018 Approved

Trustee Carol Blackwood moved to approve. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

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

Abstain: Baldino

B. Committee of the Whole 06/25/2018 Approved

Trustee Carol Blackwood moved to approve. Trustee Bert Rosenberg
Seconded the Motion.

The Motion: Passed

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

Abstain: Scaletta

C. Village Board 07/02/2018 Approved

Trustee Bert Rosenberg moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Abstain: Sidor

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 07/15/2018 Approved

Trustee Bert Rosenberg moved to approve in in the amount of \$8,149,284.37. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

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

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

A. Report of the Committee-of-the-Whole Meeting of July 16, 2018

Proposed Code Amendment - Truancy and Electronic Smoking Devices

Consideration of recommending to the Village Board the adoption of the proposed amendments to Sections 8-524, 12-201, and 12-254 of the Arlington Heights Municipal Code

These amendments prohibit the use of electronic smoking devices by

minors.

Trustee Thomas Glasgow moved to approve the proposed amendments to 12-201 and 12-254 of the Arlington Heights Municipal Code. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

- B. Report of the Committee-of-the-Whole Meeting Approved
of July 16, 2018

Interview of Ryan Crain for Appointment to the
Youth Commission - Term Ending: 4/30/19

President Hayes administered the Oath of Office to Mr. Crain.

Trustee Mike Sidor moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT LEGAL

- A. An Ordinance Amending Planned Unit Development Ordinance Number 89-100 and Granting a Variation from Chapter 28 of the Arlington Heights Municipal Code (1540 N Arlington Heights Rd) Approved

Trustee Thomas Glasgow moved to approve 18-022. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Abstain: Tinaglia

- B. An Ordinance Providing for the Regulation of and Application for Small Wireless Facilities Approved

(Regulation of small wireless facilities
installations in public right-of-ways)

Trustee Thomas Glasgow moved to approve 18-023. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

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

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Settlement of David Smith v. Village of Arlington Heights Approved

Trustee Thomas Glasgow moved to approve settlement with David Smith in
the amount of \$52,500. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Hickory/Kensington - 4 N. Hickory Ave. - Approved
PC#18-005
Planned Unit Development, Preliminary Plat of
Subdivision, Variations

Guido Neri, architect and member of the 4 North Hickory Project, explained
the proposal for a mixed-use building with 76 residential units and retail
space on first floor. They will build a Campbell Street right of way and sell
a parcel back to the Village. Improvements will be made to the parkways
on Kensington and Hickory. There will be 31 parking spaces above ground
and an underground parking garage. He described the amenities of the
building which include a fitness room, an outdoor terrace, bike storage, and
a party room. Each unit has a private balcony.

Mr. Enright said the proposal is a Planned Unit Development and a
Preliminary Plat of Subdivision. The petitioner has the Mariano's parking lot
under contract for a potential additional development. Staff would work
with Mariano's to relocate their staff parking. The Comprehensive Plan calls
for this area to be redeveloped into a mixed use development and this

development conforms to the Plan. The overlay zone created specific standards for the area to create a smaller scale version of downtown. The major improvement is the extension of Campbell Street. There will be four more parking spaces added and a 10-foot wide decorative paver sidewalk along Hickory and Kensington. Also included are decorative tree grates, street trees, street furniture, decorative light fixtures, planters and the overhead utilities will be buried.

The right of way variance is to allow for a 60' wide street where code requires 66'. Because of the rail spur, there is no way to shift the building. Staff is supportive of this variance as there is no need to expand Hickory. The second variation is the sidewalk location on Campbell. The Village and developer want to allow a sidewalk that is non-compliant with the standards, because it allows for better landscaping. There is no specific loading zone, but the garage doors are large enough for box trucks to come into the garage. Loading will be restricted along the commercial portion of the building. There is an 8-car deficit, but there will be additional parking created on Campbell. There are 73 parking spaces on Hickory and current usage is 60% at peak times. There is easy access to street parking on Douglas. There is a condition to restrict to right in/right out if necessary as determined by the Village. Mr. Neri said he agreed with the conditions.

President Hayes asked if the colors were red white and blue. Mr. Neri said the colors are predominantly, red, grey and the masonry color. They will be more earth tone with a burnt red accent.

Trustee Tinaglia asked what material was being used on the enclosed balconies. Mr. Neri said they will be opaque aluminum panels. Trustee Tinaglia asked about their target market. Mr. Neri said there is no specific target but there will be studios with 550-580 square feet, some studio plus apartments, 1 bedroom units with 750-800 square feet, and 2 bedroom units with 1050-1100 square feet. He said he would guess the young professional market would choose this building. They plan a twin building on the other lot.

Trustee Scaletta asked where the trash for commercial properties was. Mr. Neri said It is in an interior cell. Trustee Scaletta asked where will employees park. Mr. Neri said there is ample curbside parking around the property. Based on parking study, they do not believe they will ever need more. Every unit gets one space included; residents may rent an extra space for an upcharge on a month to month basis. He thinks there will be more than three spaces available for outdoor parking. Mr. Neri said any space rented would have a reserved sign and they might include parking with tenants lease. Trustee Scaletta said to make sure code is followed regarding barbeques on balconies. Mr. Neri said he would.

Trustee Scaletta asked what size truck fits inside the building. Mr. Neri said a small U-Hall or box truck fits, the ceiling height in the garage is 14.5 feet, so they will have a 12-foot door. Construction will be staged on the parking lane adjacent to the site on the west side. There will be some on

the north end. They could potentially use the Village parcel on the north side. There will not be full closure of the streets. Trustee Scaletta asked if the extension of the street goes to Beverly, will it take away some Beverly Lanes' parking. Mr. Enright said yes, some of Beverly Lanes' parking is in the Village easement, which would become street.

Trustee Scaletta said he wished the proposal included affordable housing. He said it seems many developers are paying the fee in lieu of offering affordable apartments. He worried that someday the Village will have to build a building themselves. Affordable housing does not deserve the negative connotation. He said schoolteachers and mechanics need housing. He said he was supportive of project.

Trustee LaBedz said she also had a concern with employee parking. She said she was glad to see some studio apartments, which have a lower price point, near the train station. Mr. Neri said the junior one-bedroom units are like a studio unit, but the bedroom is in an alcove. Mr. Neri said access to the fitness and entertainment rooms are included in the rent, utilities are separate. Parking spaces will be assigned.

Trustee Rosenberg asked if there were any tandem parking spaces. The answer was no. Each unit will have an indoor space and there are 10 extra, which can be leased on a month-to-month basis to anyone in the building, commercial or residential. Trustee Rosenberg asked of the potential impact of the proposed brewery. Mr. Enright said there are no details on the size of that yet, but there are 77 parking spaces on Hickory, 160 on Douglas and parking on Beverly. Mr. Recklaus said there are a number of zoning issues that have to be resolved with the brewery and tap room. Mr. Neri said they are responsible for their own snow plowing and the 8 spaces on Hickory. They have agreed to do the Hickory plowing, but do not agree with it. Trustee Rosenberg said the Board should look at the issue of affordable housing. He said he liked the concept of the building.

Trustee Blackwood asked Mr. Neri if the twin building proposed for the site on Douglas could include affordable housing, knowing that many young people are looking for it. Mr. Neri said they would look at it and he might re-look at this building. Trustee Blackwood said she was in favor of the proposal.

Trustee Baldino said he was in favor of the project. He asked where commercial deliveries occur. Mr. Neri said west of the building and north of Kensington. There would be no parking signs on the first 30 feet. The tenants would be at work when deliveries occur. Trustee Baldino said deliveries in the lot will avoid conflict with delivery trucks coming to Heller Lumber. Trustee Baldino said the parking spaces closest to Kensington fill up so parking will get pushed further north. As future developments happen, the Board should keep this in mind.

Trustee Sidor asked where will the mail truck park. Mr. Neri said in front of the building. Trustee Sidor said he was going to vote no for this because

there is not any affordable housing. The Village has had successful affordable housing developments. The waiting list for those units is long. He asked why they aren't in this proposal. Mr. Neri said it is pro-forma based. He does not make the financial rules but has to comply with them. The building is valued at a certain price, at the cap rate that buildings are valued at; every dollar you lose in cash flow is amplified at the value of the building. Trustee Sidor said the fee in lieu of affordable housing was negotiated down to \$25,000 per unit, which gives developers less incentive to put in affordable housing. He said the Board is yelling for affordable housing. He said he liked the project, except for this.

Trustee Glasgow said he agreed with Trustee Sidor on the affordable housing issue. At some point we have to have affordable housing. If he votes no, it's not because he doesn't like the project, but wants to make a statement to include affordable housing.

President Hayes said that he agreed that affordable housing is important but did not think holding this project accountable for lack of a defined policy was right. He said that if the developer was willing to add an affordable component, it would be appreciated. He said it was a quality project and encouraged a hard look at the second development. He said he does not think penalizing this project, when there is not a policy or ordinance in place, is the right thing to do.

Resident Daniel Hidding said if the Board wants affordable housing it needs to take a close look at the building requirements, as the Village has higher standards than most other villages. He said the Village dictates that developers to put in certain things and the Board should look inward and ask what it is doing to hinder affordable housing. He said affordable housing is not just for young people, it is for older people too. Currently it is the older generation that needs places. In his condo building on Evergreen over 1/3 of building are seniors who wanted to leave their homes, but still wanted stay in the Village.

George Motto, Senior Commission Chair, said he was very pleased with the discussion on affordable housing. The population of seniors in the community is rising. Seniors want to live in place, and they need affordable housing. This community is for all ages and affordable housing for all ages is important. He asked the Board to make this a top initiative and the Senior Citizen's Commission is working to help the Board make some real plans.

Resident Mary Beth Canty said affordable housing should be considered, and Section 8 housing should not be demonized. If we do not take a stand somewhere, we will not get there as a Village. There is a detriment to people trying to come in that cannot afford it. It is possible to commit to affordable housing.

Trustee Scaletta said he agreed that trying to put this all on one developer in the middle of the project is not appropriate. Staff has heard this loud

and clear. It is something we need to talk about sooner rather than later. If the petitioner goes back and rethinks it, currently there is an amount calculated as part of the conditions. What would happen if they came back with some affordable housing units? Ms. Ward said they can add the units, but would not need to come back before the Board.

Trustee Sidor said if the Board approves this, does staff believes the amount in lieu of should change from \$75,000 to \$25,000. Mr. Enright said the Housing Commission has not made a policy revision submission yet; the Commission would like to discuss the reduction of the fee issue further before bringing something before the Board. A vote on this project does not change the policy. The fee remains the same. Trustee Sidor said unless they negotiate it down. Mr. Enright said this was negotiated and has been accepted by the Housing Commission and it has been a negotiated item with every development in the recent past.

Trustee Tinaglia said Mr. Hidding is not wrong, it is difficult for developers to make affordable housing happen. With the high cost to build these structures, it is hard to make the numbers work. The Board could incentivize affordable housing by reducing some of the zoning requirements like density, unit count and setbacks. Builders will not build a less quality building, but if they can build more units, they can make more units affordable. The Board needs to realize the cost of buildings and be sensitive to all ages who need housing. Building codes are nationally dictated and the Board cannot have much influence there. However, it can change the zoning codes. Trustee Tignalia asked the petitioner to consider making 22 units affordable ones in their other building. Mr. Neri asked the Board if they would consider waiving the parking requirements if they did that.

Mr. Enright clarified that the fee in lieu remains \$75,000 per unit. The \$25,000 price only relates to this project and does not change policy.

Mr. Recklaus said staff heard the Board loud and clear. He said there is a study on housing that will be completed this fall. One issue being evaluated is the housing affordability component. That would be a good place to tackle these issues and any issue of competing values. One goal might be achieved at the expense of the other. For instance, the Village may have to give on density or parking to get more affordable housing. These issues can be discussed.

President Hayes said the Village cares a lot about affordable housing and has done all it can to provide it. The federal government requires 10% of housing stock to be affordable. The Village meets this and reports to HUD and other agencies. We can always do better, but have done a good job so far.

Trustee John Scaletta moved to concur with the Plan Commissions Recommendation of 6/27/18. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed

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

- B. Christian Liberty Subdivision - 502 W. Euclid Ave. - PC#18-011 Approved
Preliminary & Final Plat of Subdivision,
Variations

Anthony Ciccone said he is proposing a three-house subdivision that is currently part of the field of Christian Liberty Academy.

President Hayes asked if Mr. Ciccone was agreement with the conditions. Mr. Ciccone said yes.

Mr. Enright said the plan needs variations because the lot sizes are smaller than the Code requires. However, the proposed lot sizes are consistent with the neighborhood. Each new home must go through Design Commission approval.

Trustee Tinaglia noted that the proposed lots are 60' wide and the lots behind and across from them are 52' wide.

Trustee LaBedz said she was concerned that the water will create flood problems for other homes. Mr. Enright said it is a very flat piece of land. There will be overland flow of water into the streets. In the back, there will be pipes taking the water to the front of the lot. The water would discharge into the street; we do not want it to go into the combined sewer there. This type of infrastructure allows water to be absorbed. Trustee LaBedz said she hoped that when the structures are designed, rain gardens and other ways to control water are present.

Trustee Scaletta asked if these homes will be hooked into the combined sewer area. Mr. Recklaus said Engineering reviewed the plans and will not approve something that negatively impacts the adjacent properties. Mr. Enright said the home plans will be looked at two times, once upon submission and then again during permitting. Mr. Recklaus said all new homes have to have overhead sewers. The plumbing water from the home does go into the combined sewer. The goal is to keep the storm water out of the combined system. The real issue is how the site is graded. These homes' storm water is being pushed to the street. Engineering does not want any more storm water to go into the combined sewer system but to go into swales.

Trustee Rosenberg asked about the rear yard drains. Mr. Recklaus said drains with dry wells in the back yard are a good solution to eliminate soggy grass. Water is going over land first, so some will soak into the ground, and eventually go to the street and goes into the storm drain. The

property owner is responsible for maintaining their private sewer.

Trustee Sidor said for inspectors to make sure the property is graded per the plan. As long as the grading is right, this is a neat plan.

Trustee John Scaletta moved to approve the Preliminary and Final Plat of subdivision for the Christian Liberty Subdivision. Trustee Thomas Glasgow 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

Trustee Glasgow reminded residents to 'Walk Arlington'. More signs are going up shortly for the next nine locations.

President Hayes thanked the Park District and Historical Society for the Irish Festival last weekend. He said the Mane Event and Taste of Arlington are the first weekend in August.

XVII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn at 9:48 p.m. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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