



## 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 1, 2019

8:00 PM

### **I. CALL TO ORDER**

### **II. PLEDGE OF ALLEGIANCE**

### **III. ROLL CALL OF MEMBERS**

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

Also present were: Randy Recklaus, Scott Shirley, Tom Kuehne, Robin Ward, Charles Witherington Perkins, Cris Papierniak, and Becky Hume

### **IV. APPROVAL OF MINUTES**

A. Village Board 03/18/2019 Approved

Trustee Carol Blackwood moved to approve. Trustee John Scaletta  
Seconded the Motion.

The Motion: Passed

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

B. 03/18/2019 Committee-of-the-Whole Approved

Trustee John Scaletta moved to approve. Trustee Mike Sidor Seconded the  
Motion.

The Motion: Passed

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

## **V. APPROVAL OF ACCOUNTS PAYABLE**

A. Warrant Register 03/30/2019

Approved

Trustee Bert Rosenberg moved to approve the Warrant Register of 03/30/2019 in the amount of \$1,110,072.93. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

## **VI. RECOGNITIONS AND PRESENTATIONS**

A. NICOR Downtown Gas Main Replacement

There will be a number of Downtown construction projects this summer. Informational meetings for businesses on these projects will be held on Wednesday, April 3 at 8:30 a.m. and on Monday, April 8 at 3:30 p.m. in the Board Room, located on the third floor of Village Hall.

An informational meeting for residents regarding the Downtown construction projects will be held on Monday, April 8 at 7:30 p.m. in the Board Room of Village Hall. Two village employees, Bill Oakley and Patrick Smith, have been designated as liaisons between businesses and residents for the Nicor project.

Margi Shiemann, Director of Community Affairs at Nicor Gas presented the project. Primarily, the construction is limited to the Downtown Business District. One neighborhood east of St. James will also have work done and there may be a handful of single family homes affected. Nicor is replacing the worst, aging pipe first. Nicor began replacing pipeline statewide in 2014 to modernize the system and upgrade pressure.

Affected properties will get letters, newsletters, door hangers, yard flags and have face to face contact with Nicor employees or contractors. All workers will wear identification badges. Contractors for Nicor will have 'Contractor' Badges on a lanyard or Clip. Residents should call 888 642-6748 if they are concerned about the authenticity of a worker. Residents can also call the Police if they are still unsure.

Work will begin on Miner and move to Sigwalt. After that, they will add main lines on Dunton, Evergreen and Campbell. This will require directional boring pipe-in and the digging of spot holes and tie in points.

Nicor's landscape contractor will begin restoration as soon as they are done. It will take 8 weeks to work on the main lines and 4-6 weeks of installing the gas to all the businesses in the area. The cross ties will then be completed and new meters installed. A couple of trucks of brick will be ordered to replace the sidewalk brick. There will be flaggers for street traffic and barricades where needed. They will do their best to have continued access to the sidewalks.

It was suggested that Nicor work with property managers for the multi-family housing units and office buildings to coordinate tie-ins. United Meters will reach out and schedule an appointment to do the cross tie. Gas has to be shut off during this time which takes from 2-4 hours. All the addresses in these multifamily units have been mailed the information. The contractor will attempt to get everyone in the building at one time but will leave a door hanger if they need to come back.

The replacement bricks for the sidewalks are being special ordered from the same manufacturer as the original bricks. The new 'enhanced' brick being rolled out by the Village could not be installed for patch work as it has different dimensions. It will be installed later and is not part of this restoration.

The Nicor team is aware of the summer events in the Downtown and will have weekly progress meetings to make sure there aren't any scheduling problems.

From a safety standpoint, the workers will install plastic non-slip plates where there are trip hazards and use Cold Patch to ramp up inclines. Flaggers and barricades will also be used.

Pat Eaves Heard, Nicor Regional Manager of Community Affairs, was recognized for her assistance in helping a local business open on time. She was thanked for her hard work.

## **VII. PUBLIC HEARINGS**

## **VIII. CITIZENS TO BE HEARD**

## **IX. OLD BUSINESS**

## **X. CONSENT AGENDA**

### **CONSENT OLD BUSINESS**

### **CONSENT APPROVAL OF BIDS**

A. Police Department Motorcycles Purchase

Approved

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

The Motion: Passed

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

### **CONSENT LEGAL**

- A. An Ordinance Amending Chapter 17 of the Arlington Heights Municipal Code (Vehicle Stickers) Approved

Trustee Jim Tinaglia moved to approve 19-010. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

- B. An Ordinance Approving a Planned Unit Development, Amending the Zoning Ordinance of the Village of Arlington Heights, Granting a Land Use Variation and Granting Variations from Chapter 28 of the Arlington Heights Municipal Code (Goddard School, 1316 N Arlington Heights Rd) Approved

Trustee Jim Tinaglia moved to approve 19-011. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

- C. An Ordinance Granting a Land Use Variation and Approved Variations from Chapter 28 of the Arlington Heights Municipal Code (Verizon Wireless Cell Tower, 1122 W Rand Rd)

Trustee Jim Tinaglia moved to approve 19-012. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta,

Sidor, Tinaglia

- D. Resolution Approved  
(IDOT - work on State maintained rights-of-way)

Trustee Jim Tinaglia moved to approve R19-013. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

### **CONSENT REPORT OF THE VILLAGE MANAGER**

- A. Settlement - Workers' Compensation Claim - Approved  
Dugan

Trustee Jim Tinaglia moved to approve the worker's compensation settlement of \$48,448.75 to Corey Dugan. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

### **CONSENT PETITIONS AND COMMUNICATIONS**

- A. Bond Waiver - Metropolis Performing Arts Centre Approved

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

The Motion: Passed

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

- B. Bond Waiver-Metropolis Performing Arts Centre- Approved  
Wine Tasting Fundraiser

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

The Motion: Passed

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

- C. 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, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor, Tinaglia

- D. Bond Waiver - Arlington Heights Junior Woman's Club Approved

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

The Motion: Passed

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

## **XI. APPROVAL OF BIDS**

## **XII. NEW BUSINESS**

- A. Dunkin'/Baskin Robbins - 105 W. Dundee Rd. / Approved  
Sign Variation - DC#19-007

The Dunkin'/Baskin Robbins wishes to add a logo sign on the west sign of the building and a sign on the tower. The proposal has a unanimous recommendation from the Design Commission and a positive recommendation from staff. The property is morphing from a Dunkin' Donuts shop to a combined Dunkin'/Baskin Robbins so an entire remodel of the store is occurring. They have gutted the interior, changed the seating area, added equipment and refaced the exterior. The exterior sign panel will be changed to reflect the new logo, but the footprint will be the same. Staff recommended that the pole sign be changed to a monument sign as

monument signs are more attractive, but it was not required. It was noted that a monument sign is costly, so to be 'business friendly' it was the right idea to not require it. The drive-thru will stay the same, as will the parking lot.

Trustee Mike Sidor moved to approve. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

B. 1400 W. Thomas St. Subdivision - PC#18-025 Approved  
Preliminary Plat of Subdivision, Rezoning,  
Comprehensive Plan Amendment

Marcie Glueckert and Mark Heidkamp are seeking to rezone and subdivide a lot at 1400 W. Thomas which is on the corner of Thomas and Harvard. They purchased the property in 1984 when it was zoned R-3. The Comprehensive Plan for the property now shows R-E. The homes directly across the street on Harvard and to the North have been zoned R-3. The home on the site sustained an electrical fire, and it is now uninhabitable. Their intent is to subdivide the lot and have it match the zoning to the east and north of it. The balance of the lots in the neighborhood are R-E, except for a corner lot at the very west side of the area. They have been through the entire planning process and their neighbors have no objections. Village Staff approves of the proposal, but the Plan Commission rejected it because their request did not agree with the Comprehensive Plan. In its denial, the Plan Commission confirmed their preference to preserve larger lots in this neighborhood. The Glueckert/Heidkamp's plan is to rebuild the home on corner and develop the second lot in the future.

It was explained that R-E is an estate designation and it was overlaid onto this area in 2005 with the intent of preserving large parcels. Staff does not object to the proposed change in zoning as the lot sizes agree with the neighbor's lot sizes across the street and to the north. Staff also would require the property owner to sign an estoppel agreement for potential future village improvements to the area like curbs, gutters or sidewalks. There is a potential for flooding onto Harvard so the construction of a swale and connection to a storm sewer at Thomas is required.

The Board discussed its concerns with setting a precedent for other lot owners in the R-E district. As the position of this lot is on the corner, it makes it unique to the area. There is only one other lot that could potentially be subdivided this way, but it is interior to the neighborhood. The Board and Staff agreed that a subdivision in the middle of the neighborhood would not be desirable as that would be spot zoning. The lot under discussion is contiguous to R-3. Consensus emerged to support the zoning and subdivision request because on Harvard, the lots are all R-3 and

the same size as the proposed subdivision. Adding this lot would get rid of the jog in zoning, it makes sense because it would be contiguous R-3.

The specifics of the swale were discussed. Engineering and Public Works will review the plans when they come forward for permitting. The inlet at southern end that would connect underground. The petitioners agreed to do this work. The swale has to be completed after demolition and prior to construction on both lots.

Neighbor Vaclar Valek said it was a nice idea to divide it and make two houses.

Trustee Mike Sidor moved to approve the petition, subject to the following conditions: 1. The petitioner shall demolish the home on Lot 1. 2. Design Review shall be required prior to building permit application for homes on Lots 1 and 2. 3. Final Plat of Subdivision approval shall be required. 4. The petitioner shall provide a \$4,716 fee-in-lieu of onsite detention prior to Final Plat Approval. 5. Land contribution fees shall be paid for the Park District, School Districts, and Library District per Chapter 29 of the Municipal Code. 6. Prior to Final Plat Approval, the petitioner shall provide Final Engineering plans showing storm water infrastructure, such as a swale and inlet adjacent to Harvard Avenue connecting to the existing Village storm watersystem (or other engineering/infrastructure solution that will address necessary removal of storm water), as deemed acceptable by the Public Works Department and Engineering Division. 7. The petitioner shall provide all engineering fees, bonds, and deposits prior to Final Plat Approval. 8. Installation of storm water improvements, as deemed acceptable by the Public Works Department and Engineering Division, shall be required prior to issuance of a building permit for Lot 1 or Lot 2. 9. As part of the Final Plat of Subdivision approval, the subject property owner shall enter into an Estoppel Agreement with the Village, which agreement shall state that the property owner will not object to the establishment of a Special Assessment for construction of paving, curb and gutter, storm sewer, and sidewalk improvements within the Thomas Street and Harvard Avenue Right-of-Way. 10. The petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

### **XIII. LEGAL**

- A. A Resolution Conveying Interest in Property and Approved Authorizing the Execution of a Real Estate Contract  
(112 N Belmont Ave)



The former Teen Center at 112 S. Belmont has been vacant since 2017. The Village no longer needs the property and explored alternative uses. The Library approached the Village with the idea of using the building to create a 'makerspace'. Given the potential community benefits of the project and because the use supports the Village's goal of supporting small businesses, the Village proposes to transfer the property to the Library. If the Library sells the property in the next 10 years, it must share the proceeds with the Village.

The Library proposes to make the site a 'makerspace', which is a collaborative work-space. It can be used for STEAM teaching and training, networking space and as an incubator for small business. Equipment will include: 3-D printers, fused filament fabricators, laser cutters, sewing and embroidery machines, patchwork tables, quilting machines, and vinyl cutters. A commercial kitchen will be built to expand culinary programming. This will allow for recipe testing, farmers market item preparation, or special event preparation. The space will be open 40 hours per week. Library Executive Director Mike Driskell summarized the community meetings and Library Board meetings where the issue was discussed. Most of the concerns expressed to date were about parking.

Feedback from the neighborhood showed that residents preferred the building be reused, versus tearing it down and having homes built there. There are 6 parking spaces on site, but with some reworking, they could expand to 12 spaces with a handicapped space by the front door. This parking option was preferred by Trustees. With the maximum occupancy of each room counted, at most the site would need 33 parking spaces. North Belmont Avenue has parking space for 14 vehicles. The Library has an agreement with the Park District for staff to park in the Recreation Park parking lot. There is a gravel area south of the tennis courts that could be used too.

The land is zoned for public use. If it was sold to a public entity, rezoning would need to occur which requires Board approval. The Board will approve any parking change that occurs on the street, but otherwise, no other approvals are necessary after tonight for the project to move forward. The Health Department takes care of inspections for the kitchens, which will be subject to Village regulations and inspections.

Resident John Castagnoli expressed concern for parking and wished that the gravel lot could be a predetermined space for parking rather than waiting to see what the occupancy demands are. Staff countered that most people want to be as close to the building as they can, so the site lot and street parking are most likely what they will use.

President Hayes reassured Mr. Castagnoli that the Board and the Library will be sensitive to the residents and will work together to address concerns as they come to light. Mr. Driskell said the Park District will accommodate them if needed, but they want to see how it works out with the site parking

and street parking first. It was explained that if there isn't a plan of the build-out, parking can't be successfully determined. There is plenty of parking opportunity in the area. All parties want this to be successful and are accountable to the residents. It is more prudent to wait and see what the demand is in this situation, so a decision isn't made without all the information.

No fence will be required as part of the renovations. The construction will include updating the parking lot, a roof replacement, HVAC, flooring, painting, new walls and windows.

Trustee Jim Tinaglia moved to approve R19-014/A19-015. Trustee Greg Padovani Seconded the Motion.

The Motion: Passed

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

#### **XIV. REPORT OF THE VILLAGE MANAGER**

#### **XV. APPOINTMENTS**

#### **XVI. PETITIONS AND COMMUNICATIONS**

Mr. Recklaus advised residents that summer construction updates are available via the website VAH.COM. Residents can also sign up for email updates.

President Hayes encouraged all residents to vote on Election Day.

#### **XVII. ADJOURNMENT**

Trustee Richard Baldino moved to adjourn at 9:34 p.m. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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