



## MINUTES

President and Board of Trustees  
Village of Arlington Heights

Virtual Meeting

Arlington Heights Village Hall

33 S. Arlington Heights Road

Arlington Heights, IL 60005

December 21, 2020

7:30 PM

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

- A. In response to the COVID-19 pandemic, this meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions.

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at rhume@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on December 21, 2020.

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

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

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

Also present were: Randy Recklaus, Charles Witherington-Perkins, and Becky Hume.

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

- A. Committee of the Whole 11/09/2020

Approved

Trustee Mary Beth Canty moved to approve. Trustee Bert Rosenberg  
Seconded the Motion.  
The Motion: Passed  
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta,  
Schwingbeck, Tinaglia

B. Committee of the Whole 12/07/2020 Approved

Trustee John Scaletta moved to approve. Trustee Robin LaBedz Seconded  
the Motion.  
The Motion: Passed  
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta,  
Schwingbeck, Tinaglia

C. Village Board 12/07/2020 Approved

Trustee Greg Padovani moved to approve. Trustee Richard Baldino  
Seconded the Motion.  
The Motion: Passed  
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta,  
Schwingbeck, Tinaglia

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

A. Warrant Register 12/15/2020 Approved

Trustee Bert Rosenberg moved to approve in the amount of \$1,538,527.23.  
Trustee John Scaletta Seconded the Motion.  
The Motion: Passed  
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta,  
Schwingbeck, Tinaglia

## **VI. RECOGNITIONS AND PRESENTATIONS**

## **VII. PUBLIC HEARINGS**

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

**IX. OLD BUSINESS**

**X. CONSENT AGENDA**

**CONSENT OLD BUSINESS**

**CONSENT APPROVAL OF BIDS**

- A. Fire Station 2 - Kitchen Remodel Approved

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

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

**CONSENT LEGAL**

- A. An Ordinance Approving a Lease Agreement between the Village of Arlington Heights and Shree Neelkanth, Inc. Approved  
(Lease a portion of Downtown Train Station for Gateway Newstands)

Trustee Jim Tinaglia moved to approve 2020-046/A2020-082. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

**CONSENT REPORT OF THE VILLAGE MANAGER**

**CONSENT PETITIONS AND COMMUNICATIONS**

- A. Permit Fee Waiver - Arlington Heights Park District Approved

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

The Motion: Passed

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

**XI. APPROVAL OF BIDS**

**XII. NEW BUSINESS**

- A. Little University Child Care Center - 2501 N. Chestnut Ave. - PC#20-005  
Land Use Variation Approved

Mr. Perkins explained that the petitioner is a child care center occupying a 1500 square foot space within the Holy Nation Presbyterian Church building, which was previously a school building. There is plenty of parking and their operation does not conflict with the church operations. The petitioner moved into the building in February without approvals. Covid ensued and they ceased their operations and their petition with the Village. Since then, they have reoccupied the space and have moved forward with their variation application. The maintenance of the property is poor. There are some landscaping improvements that need to be made by the property owner. Staff has given the church a deadline to restore landscaping by May of 2021. Some complaints have been received about the installation of a wall sign. The sign was not installed in compliance with the permit and it appears that it was an error on the sign company's behalf. A halo is allowed and what was proposed. The backlit sign that was installed is not compliant. A permit was submitted in December to correct the sign. The church has been advised that the sign cannot be illuminated between 11 pm and 7 pm because it is across from single family homes. Staff and Plan Commission have recommended approval.

President Hayes asked if the Village could make conditions of the land use approval apply to the issues with the property owner. Mr. Perkins said if the sign and landscape compliance is not met by May, a citation will be issued. The church is in the process of correcting the sign.

President Hayes said he was glad the issues were brought to light and that progress is being made. It is important that this property is properly maintained.

Trustee Scaletta asked if an inspection was done after the permit was pulled. Mr. Perkins said the sign meets the size criteria. Until there was a complaint, the Village didn't know it was internally illuminated versus back lit. It is not something that could be discerned during the day. The contractor has been spoken to and has resubmitted for the correct sign to be installed. Mr. Perkins said the Village doesn't know if the incorrect sign was deliberate or a mistake. It was the responsibility of the sign company. It will be inspected once it is done. Trustee Scaletta asked if are all the ducks were in a row to issue a citation if necessary. Mr. Perkins said yes.

Trustee Scaletta said the property needs to fit in with the neighborhood and he wants this property to be on the Village's radar and make sure they are compliant.

Trustee Robin LaBedz moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

### **XIII. LEGAL**

- |    |   |          |
|----|---|----------|
| A. | A Resolution Approving a Redevelopment Agreement between the Village of Arlington Heights and Town & Country Chicago Associates, LLC<br>(Town & Country Shopping Center, 445 E Palatine Rd) | Approved |
|----|---|----------|

Trustee Rosenberg asked for this item to be pulled from the Consent Agenda.

Mr. Recklaus said Staff has been working with the owner of the Town & Country Shopping Center for over a year regarding redevelopment and re-tenanting the vacant grocer space and an out lot. Retail shopping has continued to diminish as shoppers are using on-line services more than ever. The property owner has requested financial assistance from the TIF fund for physical improvements to the site including a roof replacement for the grocer location.

Mr. Perkins explained that TIF funds can only be used in TIF designated areas. The request is for \$1,399,000 in TIF assistance to be paid out in phases. The funds do not go to the tenants. Visconsi Companies plan to extend the utility lines, replace a roof and make site modifications. The Village is fortunate in today's challenging retail climate to have two tenants looking to move into TIF V, a grocer in the former Dominick's space and a fast food location in the out lot. Grocer anchored centers do better than non-grocer anchored centers. The goal is to stabilize the center after some closures and downsizing.

Trustee Rosenberg asked if the roof wasn't a developer cost. Mr. Perkins said it is a developer cost, but not a tenant cost. In order to have the site ready for a tenant, they must demo the interior space and repair the roof. The out lot needs restoration work and utility lines. Trustee Rosenberg noted that the Village's outlay is \$1.4 million and the developer's is \$1 million.

Trustee Scaletta asked why the Board should use taxpayer dollars and why is the Village being asked to pay more than the developer.

Dominic Visconsi said the rents are very low, and especially low for this site. Grocery stores are very important to shopping centers, and it seems worth it to help revitalize the center with this tenant even with the low rent. Other tenants leave if there is not a grocery store in the center. Marshalls recently moved from Town & Country to Northpoint. Trustee Scaletta asked if there could be other reasons Marshalls moved. Mr. Visconti said in his experience, Marshalls looks to be with a supermarket. Other retailers then try to be closer to Marshalls. Mr. Visconsi said it's a benefit to the community and the shopping center to bring in a new retailer so the center remains viable.

Alan Prince said they are under a non-disclosure agreement with the grocer so cannot market the other open spaces yet. He said he was optimistic that they will have good reception. Their company bought the mall in 1999 and over the past 15 years internet retailing became the scene. The center has gone backwards financially. They reinvested \$5.2 million in the former Ashley Furniture store and replaced the buffet tenant, which cost \$260,000. The buffet lease is 26% lower than previous lease. Dick's and Best Buy are paying 8% less than they were 2006. The center has significant cash flow pressure. After 21 years of corporate citizenship, they are asking for some help to ensure that the center can continue.

Trustee Scaletta said the Village has participated with Town & Country in the past and can't be there every single time they re-tenant the space. The Board is the steward of tax payer dollars and needs to make sure they are used wisely. The sales taxes from the out lot and the grocery store will help the Village, but he wants to make sure this is not a Band-Aid. Mr. Prince said the rents commence upon completing of buildout work, inside of 12 months. Both tenants are anxious to open.

Trustee Schwingbeck asked when would these tenants be up and running. Mr. Prince said by end of 2021. Mr. Perkins estimated that the Village would receive \$90-100,000 in sales tax from the fast-causal restaurant and the grocer could be \$200-350,000 in sales taxes a year.

Mr. Recklaus pointed out that there will be a little bit of give and take with existing businesses with respect to revenues. These companies were interested in entering the market and we would rather have them here than in a neighboring village.

Trustee John Scaletta moved to approve R2020-031/A2020-083. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

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

##### **A. New Covid-19 Business Assistance Initiative**

Mr. Recklaus said the impact of the Covid-19 pandemic continues to be felt by the Village's businesses, particularly restaurants as they are currently prohibited from serving customers indoors under Tier 3 Mitigation Measures. Weather conditions prevent consistent outdoor dining.

On May 18th, the Village Board directed Staff to reduce payments for restaurant liquor license fees by 25% and to modify the Village's zero interest loan program to provide for \$10,000 emergency business loans for terms of three year with payments commencing on January 1, 2021.

Based on continued cash flow challenges for restaurants and other businesses, Staff believes that additional help should be offered to our restaurant community at this time. Staff is proposing an additional 25% rebate of 2020 liquor license fees for all classes of liquor licenses other than B and BB out of recognition that restaurants are not fully able to benefit from those licenses, a deferral of the due date for all classes of liquor license renewals from April 30, 2021 to June 30, 2021, and a deferral of the loan payment due date for emergency loans to June 1, 2020.

Trustee Canty asked if it is enough. Mr. Recklaus said it is a step given what we are facing. Staff is following the news in Washington to see if there is more assistance. Staff is also meeting with individual businesses and staying in touch to make sure we understand and can take further action if needed. This is a prudent next step.

Trustee Scaletta said it is important to stay on top of this so all of our business succeed. Mr. Recklaus said this is the second reduction in fees. Trustee Scaletta said he would like to do more, but it is good to see what the State is going to do first. This money comes out of the 2020 General Fund Reserves. The reserves are there in case of emergency and this is one.

Trustee Scaletta moved to approve. Trustee Canty seconded the motion.  
Ayes: Canty, Rosenberg, Scaletta, Baldino, LaBedz, Padovani,  
Schwingbeck, Hayes  
The Motion: Passed

#### **XV. APPOINTMENTS**

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

President Hayes said he is looking forward to 2021. The Covid numbers are going down in the State and there is a vaccine. He is hopeful we will return to a new normal. The Board wants to bring back a full slate of events next

year. He thanked the residents for their voluntary compliance and asked for them to continue to be vigilant. He wished everyone a happy holiday season.

## **XVII. ADJOURNMENT**

Trustee Richard Baldino moved to adjourn at 8:37. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia