



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

January 4, 2021

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 January 4, 2021.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Diana Mikula, Charles Perkins, Hart Passman and Becky Hume.

IV. APPROVAL OF MINUTES

- A. Village Board 12/21/2020

Approved

Trustee Bert Rosenberg 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 12/30/2020 Approved

Trustee Bert Rosenberg moved to approve in the amount of \$773,400.86.
Trustee Greg Padovani 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

Melissa Cayer submitted the following questions:

1. What is the status of the ERP system?
2. What does ERP stand for?
3. Will you streamline the village vehicle sticker transaction so a customer does not walk away with 4 receipts for a single transaction?

Ms. Mikula responded that the Village is currently reviewing vendor demonstrations. The search has been narrowed down to four companies. Staff is looking at their top 100 offerings and rating their demonstrations. The hope is to have a selection by the end of first quarter or beginning of second. ERP stands for Enterprise Resource Planning software which integrates core processes needed to run the Village: finance, HR, licensing, services, and procurement. At its most basic level, ERP integrates these processes into a single system. Vehicle stickers is an area that has been identified for improvement and one of the processes that will be reviewed under cash receipting through the new ERP system.

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- A. Concrete Flatwork Contract - Amendment to Three-Year Term 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

- B. Stormwater Pump Replacement - Wilke II 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

- C. AT&T Utility Relocation Approved

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

The Motion: Passed

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

CONSENT LEGAL

- A. A Resolution Approving a GIS Consortium Service Provider Contract (Consultant services within Geographic Information System Consortium) Approved

Trustee Jim Tinaglia moved to approve R2021-001. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

- B. An Ordinance Granting a Land Use Variation (Little University Child Care Center, 2501 N Chestnut Ave) Approved

Trustee Jim Tinaglia moved to approve 2021-001. 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

- A. Settlement - Workers' Compensation Claim - Dixon 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

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Trammell Crow Senior Living - 2015-2045 S. Arlington Heights Rd. - PC#20-013 Rezoning from O-T to I District, PUD, Several Variations Approved

Mary Boehmler of Trammel Crow introduced the proposed senior living development which includes independent living, assisted living and memory care. They provide a continuum of care to allow residents to age in place. Joe Miklich described the compact foot print with shared common areas. The administration and amenities are stacked in the middle of the building. There are no tangible differences between the units in independent and assisted living except for appliances. They expect to serve Arlington Heights residents or their parents. Staff shifts occur at non-peak hours.

There is a one to one parking ratio and 124 spaces which is enough for

sufficient for peak usage. Local food deliveries will occur once a day. Other deliveries will be once a week. Deliveries are scheduled at non-peak driving hours.

Mr. Perkins said the site is zoned for Office-Transitional currently. The new zoning would be Institutional. The project seeks 4 variations, the first is to increase density by 25%, which staff views as appropriate. The other variations are for size variations for the studio units and a few minor variations for setbacks in the side yard to allow for fire pits, outdoor recreation, and a light placement. The project is consistent with South Corridor Redevelopment Plan.

Staff requested the sidewalks be pushed back 8-10 feet from the curb with a landscaped parkway. Also negotiated, is a cross access easement to allow future access with the property to the south. The ComEd lines will eventually be relocated, so a 20' foot easement has been requested for this future relocation.

Trustee LaBedz asked about the existing businesses in the buildings. Mr. Perkins said the center is 40% vacant. Many tenants are on month to month leases and many rents are not at market rates. Staff intends to reach out to the businesses and give them information on available local spaces. Trustee LaBedz questioned the length of stay for memory care, and if there was a time limit. The proposal cited the industry standard of 18 months, there is no limit.

Trustee Rosenberg asked about food preparation. Mr. Miklich said food is prepared and served on site. There will be dining staff coming in at 6 a.m., the care teams come in at 7. Allegro, the operator, doesn't police the number of cars per unit. It's rare for assisted living residents to have cars. At most, 45% of independent living residents have cars. About half of the units could potentially have cars. Daily group outings are planned for shopping and the theater. They also provide a car and driver for appointments. The majority of units are 1 bedroom. Rent is based on the size of unit. Trustee Rosenberg worried about senior drivers moving into traffic from this location. Mr. Aboona, KOLA traffic engineer, said the site is not a high traffic generator compared to an office use. The people that have vehicles will not often be traveling during peak hours. Access will be in right in/right out from Arlington Heights Road. IDOT has reviewed and approved of the plan.

Trustee Scaletta asked who requested the right in/right out. Mr. Perkins said IDOT mandated it and the Village Engineer had similar concerns. There is potential for a traffic signal near the old Wellington site and landscaped medians are part of the long-term plan. This project helps implement some of those. Trustee Scaletta asked how a resident would go south on Arlington Heights Road. The recommendation is to take Tonne to Algonquin and turn onto Arlington Heights Road from there. Trustee Scaletta said he wanted that direction to be part of the education to the residents and staff.

Trustee Scaletta asked about flood control. Brian Rataczak, the civil engineer, said there are storm water management basins. The property will drain from west to east. The water system is designed to go out to the east which then flows to the south. The plan is in accordance with the release rate system and MWRD in regards to volume control. Trustee Scaletta said the road is plowed by IDOT, so the snow removal company will need to know that they may have to re-plow the sidewalk after the road is cleared. Ms. Boehmler said she will pass this information on to the management team.

Trustee Schwingbeck asked how quickly the project will move forward. Ms. Boehmler said they expect to close this summer and break ground shortly afterwards. They will have to relocate some ComEd utilities. Mr. Perkins said this is a for profit project and is expected to bring in \$5,000-\$6,000 per unit or, \$800,000-\$1,000,000 annually.

Trustee Baldino said with the cross property access they will lose parking stalls. Ms. Boehmler said they will not need to make them up. Their reduced number will still be sufficient for the building. Mr. Rataczak said the drainage was designed for this site specifically. Trustee Baldino asked why another property would want access to this site. Mr. Perkins explained the objective is for residents to have easy access to the southern amenities which could include medical resources, a drug store or shops. A future southern property would want the access. The goal is to have connectivity between the sites on the east side of the Arlington Heights Road. The easement could be a TIF financed improvement.

Trustee Tinaglia suggested pushing the sidewalk back and have it meander to be closer to the parking stalls. This would add more buffering with more trees. He also suggested a 7-foot sidewalk to make it more pedestrian friendly. Mr. Perkins said ComEd won't put transmission lines under any improvements. If staff can work with ComEd before the plans are finalized, they will.

Trustee Scaletta asked why the other property owner bears all the cost of the cross access drive. Mr. Perkins said the language could be silent on this, which is typical. The other property would have their own egress/ingress to Arlington Heights Road. Mr. Passman said if the Board wanted to remove the language on cost responsibility they could. The challenge is how to design a condition without any teeth and without a developer for the neighboring property.

Trustee Tinaglia said it seemed that Trammel Crow is giving up some of their land, so removing them from financial liability for the pavement makes sense. It doesn't benefit Trammel Crow to have the access. If the other operator wants it, they can build it. Protecting Trammel Crow from paying for the road makes sense. Mayor Hayes concurred.

Keith Moens said this project is excluded from the inclusionary housing ordinance. The Board removed senior living communities from the housing

ordinance. This was done because of perceived complications with senior living. He asked for the Board to amend the housing ordinance to include senior living projects. All zoning districts with TIF funding must include 10% affordable units. If they request funds later, they need to provide affordable units. They are benefiting from the TIF dollars even if they are not asking for additional funds. This should have gone to the Housing Commission before it came before the Board so affordable housing issues could be discussed.

Heidi Graham, President of the League of Women Voters, said on behalf of the League and as a resident, housing is key to solving diversity, equity, and inclusion. Village leaders say that seniors and veterans are the priority for affordable housing. Now, this is an exempt development, this statement is disingenuous. This isn't easy. She said she doesn't know how to add affordable housing to the project, but asked the Board to do the hard work to find a way to include affordable units.

Christina Crusius said she was distressed that the development does not include affordable units. The inclusionary housing ordinance does not include this kind of development which goes against the spirit of the ordinance. Seniors are particularly vulnerable. She asked the Board to be intentional in incorporating affordable housing in all developments moving forward. She asked for ordinance to be revised to include senior living developments.

George Motto agreed with the other speakers. As Chair of the Senior Citizens Commission, he stated a top issue for seniors is affordable housing. The Village must start the conversation for a comprehensive affordable housing plan. A one bedroom in this development is \$3,000, and that is not affordable. He said if you want an inclusive community, you want the people who work in the community to live in the community.

Madeline McCaren agreed with other speakers. She was glad to see the site is pedestrian friendly. The cross walks need to be cleared after a snow storm as well. The Village should consider this issue on a broader scale.

Lorri Grainawi said very few villages have any requirements on affordable housing. She is disappointed that senior living communities are not included in the affordable housing ordinance. It seems to go against the spirit for affordable housing in Arlington Heights. Seniors may need it the most. Hopefully we are working toward affordable units for seniors.

Mr. Recklaus responded that only seven communities in Chicagoland have an affordable housing ordinance and we are one. It was updated after months of discussion and public meetings. The issue of senior affordable housing was discussed. Everyone acknowledges that it's a challenge. Three issues were addressed as a result. First, at-market, non-senior developers are required to provide affordable units. Second, the Village is collecting money in an affordable housing fund. These funds will be leveraged to address affordable housing issues. Third, the Village has current programs

to allow individuals to stay in their homes, with improvements, so they can age in place. After discussing the senior housing business model of food and care, the complex pricing model was understood. The Village does not have a good solution on how to demand a housing contribution in the senior living model. This doesn't mean it's not a priority, but that type of requirement didn't feel right.

Mr. Recklaus further explained that this project is not receiving any kind of exemption or relief. The meeting tonight is not to revisit our standards, but to discuss if this project meets our standards. This applicant is going through the process understanding what the Village's standards are. Moving the goal posts now would be unfair. Regardless of if they are in a TIF district or not, they are exempt from providing affordable housing, it is in our ordinance. Being present in a TIF district does not mean a project gets a benefit automatically. They only benefit if they get it if some improvement is paid for by the Village. No requests have been received from this developer. They pay the same taxes as other properties.

Trustee Canty said she is proud of the affordable housing ordinance. It came after a lot of negotiation. That is not what is before us tonight. It does not serve us or our ordinance well if we are looking to change it at every opportunity. The community needs to give the ordinance some time to do its work so we are not negotiating on every project that comes through. The Village is moving into the next step with the affordable housing trust and how to make most use of it to benefit our community. Brick and mortar are better, but fee in lieu will help. Let's not push to change until we have used our ordinance.

Keith Moens said if we amend the ordinance to re-include 17-09, it states how we can fix affordable housing in these kinds of units. He said they receive our TIF dollars. If they want to access it, they need to put in some affordable housing.

Trustee John Scaletta moved to concur with the Plan Commission's recommendation as modified by staff. Trustee Greg Padovani Seconded the Motion.

The Motion: Passed

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

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee John Scaletta moved to adjourn at 9:12 p.m. Trustee Greg Padovani Seconded the Motion.

The Motion: Passed

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