



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

March 15, 2021

7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Charles Perkins, Nora Boyer, Hart Passman and Becky Hume.

IV. APPROVAL OF MINUTES

A. Joint Park District, Village Board 02/20/2021 Approved

Trustee Mary Beth Canty moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Abstain: Tinaglia

Absent: Padovani

B. Committee of the Whole 03/01/2021 Approved

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

The Motion: Passed

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

Tinaglia

Absent: Padovani

C. Village Board 03/01/2021

Approved

Trustee Tom Schwingbeck moved to approve. Trustee Richard Baldino
Seconded the Motion.

The Motion: Passed

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

Absent: Padovani

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 03/15/2021

Approved

Trustee Bert Rosenberg moved to approve in the amount of \$1,765,014.58.
Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

Absent: Padovani

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

Trustee Robin LaBedz moved to open the Public Hearing. Trustee Richard
Baldino Seconded the Motion.

The Motion: Passed

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

Absent: Padovani

A. Public Hearing - Substantial Amendment to the 2019 Annual Action Plan and Amendment to the 2020 Consolidated Plan for the CDBG-CV3 Grant

Approved

Mr. Perkins said the Federal Government through, the second CARES ACT
CDBG-Covid, has granted the Village \$383,860. This Hearing is for the
Board to consider amending the 2019 Annual Action Plan to allow for these

funds and the 2015-2019 Consolidated Plan to change the economic goal to a higher priority. The Village's Budget also needs to be revised to allocate the funding as revenue and account for the expenses. The Public Comment period has ended. The proposed amendments to these plans allocate the additional funds to Agencies which have suffered during the pandemic. An additional \$115,000 has been allocated for for Small Business Loans used for local businesses and \$12,000 for administrative costs.

No comments were received from the public.

Trustee Robin LaBedz moved to close the Public Hearing. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Absent: Padovani

B. Report of Committee of the Whole Meeting of
March 8, 2021

Public Hearing - Substantial Amendment to
2019 HUD Annual Action Plan for Community
Development Block Grant - COVID3 (CDBG-
CV3) funds

Trustee Scaletta moved, seconded by Trustee
Rosenberg that the Village Board approve:

- 1) the proposed substantial amendment to the
2019 Annual Action Plan that allocates the
CDBG-CV3 funds;
- 2) the proposed amendment to the 2015-2019
Consolidated Plan to change the priority level
for the existing Economic Development goal in
the Plan from low to high priority, and
- 3) the amendment to the 2021 Village of
Arlington Heights budget to include \$383,860 in
CDBG-CV revenue in Account 215-0000-41148-
00 and CDBG-CV budgeted expenditures under
accounts under the CDBG Program Account
215-4102-522-4181

Mr. Recklaus said this report is redundant because of the action being taken on the next item, so no vote is necessary.

- C. Substantial Amendment to the 2019 Annual Action Plan and Amendment to the 2020 Consolidated Plan for the CDBG-CV3 Grant Approved

Trustee Mary Beth Canty moved to move the consideration of Substantial Amendment to the 2019 Annual Action Plan and Amendment to the 2020 Consolidated Plan for the CDBG-CV3 Grant to this point in the meeting. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

Absent: Padovani

Trustee John Scaletta moved to approve the proposed substantial amendment to the 2019 Annual Action Plan that allocates the CDBG-CV3 funds; and approve the proposed amendment to the 2015-2019 Consolidated Plan to change the priority level for the existing Economic Development goal in the Plan from low to high priority, and approve the amendment to the 2021 Village of Arlington Heights budget to include \$383,860 in CDBG-CV revenue in Account 215-0000-41148-00 and CDBG-CV budgeted expenditures under accounts under the CDBG Program Account 215-4102-522-4181. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Absent: Padovani

VIII. CITIZENS TO BE HEARD

Melissa Cayer asked if the Village would avoid scheduling multiple Board and Commission meetings at the same time. Today, there is a Board of Health meeting, Zoning Board of Appeals meeting, and a Senior Citizens meeting all overlapping with the Village Board Meeting.

Mr. Recklaus said it is unusual for multiple meetings to be scheduled on Monday nights, and the Village makes efforts to avoid this occurrence. However, with so many Boards and Commissions, occasionally, conflicts occur.

IX. OLD BUSINESS

- A. Report of Committee of the Whole of March 8, Approved

2021

Metropolis Theater Discussion

Trustee Schwingbeck moved to recommend that Staff continue to work with the Metropolis Theater Concept on Eastman Street between Arlington Heights Road and Evergreen Avenue. Trustee Baldino seconded the motion.

Mr. Recklaus said a resident requested assurance there would be an opportunity for neighbors to learn about and discuss the planned tent. Metropolis Executive Operations Director Brookes Ebetsch said they will work with residents on sound and logistical issues. There are many precautions in place. Executive Director Keefe said there will be decibel readings, sound curtains and other sound mitigation efforts. They intend to be a good neighbor and not exceed the ambient noise in the area.

Trustee Tom Schwingbeck moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

Absent: Padovani

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT LEGAL

- | | | |
|----|---|----------|
| A. | An Ordinance Amending Ordinance Number 2020-31
(PetSuites, 1050 E Rand Road - addition of condition) | Approved |
|----|---|----------|

Trustee Jim Tinaglia moved to approve 2020-009. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

Absent: Padovani

- | | | |
|----|--|----------|
| B. | Resolution for Improvement by Municipality Under the Illinois Highway Code
(2021 MFT Street Reconstruction Program) | Approved |
|----|--|----------|

Trustee Jim Tinaglia moved to approve R2021-006. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

Absent: Padovani

CONSENT REPORT OF THE VILLAGE MANAGER

A. Budget Amendment - 2020 Bond Issue Approved

Trustee Jim Tinaglia moved to approve. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

Absent: Padovani

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Hamilton Partners - 703-709 & 713-723 W. Approved
Algonquin Rd. - PC#20-016
Amendment to PUD Ord. #18-014, Variations

Mike Wauterlek of Hamilton Partners said that Hamilton Partners wishes to build a smaller addition than what was originally proposed in the initial PUD. The new addition would be 54,000 square feet. If approved, this would complete the PUD development. Frito Lay occupies a 50,000 sq. ft. Phase 1 unit, this additional space would bring their total occupancy to 107,586 square feet. There is exterior parking of trucks/trailers and vans. Delivery van parking will be on the far south end of the site. There are also 16 van loading berths proposed. Smaller delivery vans with lighter loads are used more in today's economy than traditional delivery trailers. This site reflects the market driven changes in delivery modes. Most traffic for Frito Lay occurs in non peak hours.

Mr. Wauterlek said after learning of some truck parking on the access drive, and some drivers using Weber's parking for turn arounds, his firm reached out to the tenant and the drivers were educated on proper use of the site. They agree there should be no trespassing onto Weber's property. Since that meeting, infractions have been minimized.

Mr. Perkins said the variations Hamilton has asked for are for fencing,

landscaping, a parking setback, and an accessory structure for maintenance of the delivery vehicles. The project now has less impact than the previously approved PUD. The Plan Commission unanimously approved the proposal. There is a shared driveway with an easement for each property. A piece of Weber's property must be accepted by Hamilton for water detention as part of the previous agreement. After a meeting, Mr. Weber agreed to allow landscaped medians to be installed on his property by Hamilton Partners to preclude vehicles from intruding on his site. Hamilton has agreed repave the shared access drive with Weber Packaging Solutions.

Doug Weber of Weber packing Solutions showed video from January showing the truck issues. He said he worried that semi turn around on the Hamilton site is not adequate and that the impact on the shared access drive will be too much. He also said egress from his site is now more difficult.

Staff met with Weber and Hamilton Partners. The landscape islands will take into consideration Mr. Weber's concerns to the maximum extent feasible, use the best engineering practices in regards to storm water management, and allow for utility lines.

Trustee Rosenberg asked if the trucks were lighter because they were carrying chips. Mr. Wauterlek said yes. Trustee Rosenberg asked if there were any violations in regards to flow of the site. Mr. Perkins said the zoning is M-2, manufacturing, the use is permitted. The main building does not need variations. The trucks could not be internalized. The amendment to the PUD is less square footage than originally proposed, there is less loading and docking than what was already approved. The Village added conditions for the drive to be repaved relieving Weber of that burden and added the landscaping. It is for the tenants to work with their drivers to ensure compliance. Mr. Wauterlek said the turning situation has improved with driver familiarity and education. The issues on the south end will be improved when the egress changes, as the situation now is temporary. Trustee Rosenberg asked Hamilton to keep working with Weber to mitigate any future issues.

Trustee Scaletta asked if the petitioner has complied with all the conditions. Mr. Perkins said yes. There are a few outstanding issues from the earlier land agreement in 2002 which await Weber authorization. Mr. Wauterlek said Pepsico moved in January 1st. They use the same drivers in most cases. Sometimes there are substitutes. Frito Lay takes the driving issue seriously, and it has been successfully addressed, showing their commitment to safety. Hamilton Partners commits to ensuring that if there is a problem, that they will address it. The lease is over 10 years. Trustee Scaletta asked what kind of vehicle maintenance would be done. Mr. Wauterlek said the changing of tires and fluids would be completed there. The tenant must comply with the EPA standards. The Village inspects the site as well.

Hamilton Partners agreed to repave the road by the end of this year as part of the overall construction, and said the repaving could be linked to their final occupancy permit for the addition. The landscape islands may hold decorative boulders to alleviate maintenance.

Trustee Schwingbeck asked if independent trucking companies were used and wouldn't it be better if the drivers were employed by Frito Lay. Mr. Wauterlek said there are some contract drivers that work exclusively for Frito Lay. They are trained the same way employees are and there are an abundance of carrots and sticks to ensure compliance. Things have drastically improved since January. Once the plan is approved, the south lot will have proper flow for drivers. If this plan doesn't go forward, a company with a higher use could come forward.

Trustee Tinaglia said this is an improvement of the original PUD.

Trustee John Scaletta moved to concur with the Plan Commission's recommendations, and direct staff to prepare the Ordinance rewriting condition #2 to reflect the paving of the access drive prior to the final occupancy permit being issued for the expansion. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

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

Absent: Padovani

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) (11): litigation, when an action against, affecting or on behalf of the Village has been filed and is pending before a court or administrative tribunal, or when the Board finds that an action is probable or

imminent

XVII. ADJOURNMENT

Trustee Richard Baldino moved to adjourn to Closed Session at 8:53 p.m.

Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Padovani