



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

June 21, 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, Bertucci, Grasse, Tinaglia, Canty, Baldino, Schwingbeck.

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

IV. APPROVAL OF MINUTES

A. Committee of the Whole 05/24/2021 Approved

Trustee John Scaletta moved to approve. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

B. Committee of the Whole 06/01/2021 Approved

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

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

C. Committee of the Whole 06/07/2021 Approved

Trustee Jim Tinaglia moved to approve. Trustee Tom Schwingbeck
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta,
Schwingbeck, Tinaglia

D. Village Board 06/07/2021 Approved

Trustee Mary Beth Canty moved to approve. Trustee Nicolle Grasse
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta,
Schwingbeck, Tinaglia

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 06/15/2021 Approved

Trustee James Bertucci moved to approve in the amount of \$1,988,281.60.
Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta,
Schwingbeck, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Marc Adelman said he was opposed to a proposed Bears stadium. He said this is a once in a lifetime opportunity and asked the Board to keep an open mind, open meetings and open spaces. He said he liked the Buffalo Grove forest preserve which is in a space smaller than Arlington Park. He said the Village did not need more roads, retail and restaurants, we have enough

already. He pleaded for something different. He said there is exploration of an option to create a greenway in the previous Route 53 expansion space and he thinks the Village could use more green space too.

President Hayes agreed that this is a once in a lifetime opportunity. The Village does not own or control the property. The ultimate decision is not ours. How we are involved is in determining the uses. Proposals are submitted to Churchill Downs and evaluated through their system. The Board's goal is to put the property to the highest and best use.

Melissa Cayer said the Property tax bills will be available on the Cook County website. Harper received a large donation, she asked for it to be used to reduce property taxes.

IX. OLD BUSINESS

- A. Report of Committee of the Whole Meeting of June 21, 2021 Approved

Interview of Kelly Barash for appointment to the Special Events Commission - term ending 4/30/2025

President Hayes administered the Oath of Office to Ms. Barash.

Trustee Robin LaBedz moved to concur in the Mayor's appointment. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

- B. Report of Committee of the Whole Meeting of June 21, 2021 Approved

Interview of Jennifer Borrell for Appointment to the Youth Commission (Adult Member) - term ending 4/30/2024

Trustee Tom Schwingbeck moved to concur in the Mayor's appointment. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- A. Pickup Truck Vehicle Purchase - Fire Department Approved

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

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

CONSENT LEGAL

- A. An Ordinance Granting a Special Use Permit for an Elementary School Building Addition and Variations from Chapter 28 of the Arlington Heights Municipal Code (Timber Ridge School, 201 S Evanston Ave) Approved

Trustee John Scaletta moved to approve 2021-019. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

- B. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (Making available a Class "AA" liquor license) Approved

Trustee John Scaletta moved to approve 2021-020. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

- C. An Ordinance Prohibiting Parking (417 W. University Drive) Approved

Trustee John Scaletta moved to approve 2021-021. Trustee Jim Tinaglia
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta,
Schwingbeck, Tinaglia

- D. An Ordinance Prohibiting Parking Approved
(North Orchid Lane and Cherry Hill Lane)

Trustee John Scaletta moved to approve 2021-022. Trustee Jim Tinaglia
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta,
Schwingbeck, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

- A. Ballistic Vests Approved

Mr. Recklaus explained the Fire Department has a new policy whereby
protective gear is provided in unstable situations, like a domestic disputes.
The vests will be paid through the Foreign Fire Tax fund, not the General
Fund.

Trustee Jim Tinaglia moved to approve. Trustee Tom Schwingbeck
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta,
Schwingbeck, Tinaglia

XII. NEW BUSINESS

- A. Chapter 28-29 Amendment, Arlington Approved
International Racecourse - PC#21-012

Mr. Recklaus explained that on May 3rd, the Board directed the Plan
Commission to develop an overlay district for the Arlington International
Racecourse. The Village does not get to make a unilateral decision on what
occurs here. It is a privately-owned property that the owner can determine

to whom they sell it. The Village can prohibit some uses and have it not developed piece meal.

Mr. Perkins said the iconic landmark is available to be redeveloped. There are three potential types of development: a stadium, continued horseracing with development, or a complete redevelopment. The current zoning is B-3 (automotive, warehouse). The overlay zoning proposed is to let investor groups know what the Village is looking for and to codify it. This action makes clear the property must be developed through a master plan and that a racetrack could be a "use". The prohibited uses identified can be amended in the future.

Staff would like to preserve some of the natural site features like Salt Creek and add bike paths and green space to the Metra station area. Mr. Perkins said the Village would like to highlight the transit-oriented uses near the station and create a walkable area. Division of land could be permitted as part of approval of a master Planned Unit Development for the entire property.

Impact fees, land dedication, extension and provision of utilities and accommodation of services for the property shall be provided for in a master Planned Unit Development application.

Trustee Tinaglia asked if this action precludes any one of these things being proposed as a component of a master plan. Mr. Perkins said a small piece in a large plan could be used for one of these "not allowed" uses.

Trustee James Bertucci moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

B.	Hawkeye Chiropractic - 1650 S. Arlington Heights Rd. - PC#21-006 Planned Unit Development, Rezoning from R-1 to O-T, Variations	Approved
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Jason Bergwerff of Apex Design presented the plans for Hawkeye Chiropractic, a new medical building on a vacant lot. They are working with IDOT to allow two detention basins to be closer to Arlington Heights Road than is typically allowed. If IDOT denies their request, the detention basins will be moved on the site. The other issue is the location of the trash enclosure. They have designed an enclosure so there is a landscape buffer. The enclosure sits in front of the building on the South side in the parking lot. The Plan Commission recommended the trash enclosure be moved back but that would add more travel space for garbage removal. Mr. Bergwerff

said this is not a good solution for them.

Mr. Perkins said Staff and the Plan Commission recommend approval of the zoning change. They recommended denial of the proposed refuse area. Mr. Perkins showed the proposed trash location and the Plan Commission's location recommendation. The proposed stormwater detention is okay with staff. There is an alternate design in case it is not approved by IDOT.

Drew Voelsch, owner of Hawkeye Chiropractic, said Groot likes to pull their truck up as close as possible. He does not want to have to move the carts or have staff do it for liability reasons. Groot said they will not move the carts from the Plan Commission's proposed location. Mr. Perkins said there are different levels of service you can pay for. It costs more if the company has to wheel them out. Dr. Voelsch said these containers are large making them a liability to push, especially in bad weather. He doesn't want the carts to hit a car. Groot does not get out of the truck. Functionally, their proposal is the easiest answer, with the least amount of liability.

Trustee Canty said she was inclined to side with the petitioner, she did not like the idea of a person moving the trash containers.

Trustee Scaletta countered that Groot gets out of their trucks. Dr. Voelsch said they are only allowed to go 5 feet; the Plan Commission's recommendation makes it 25 feet. Trustee Scaletta suggested using another vendor. He said he couldn't think of another property in the Village that has garbage in the front. Dr. Voelsch said his building at 1401 S. Arlington Heights Road does. Trustee Scaletta said he didn't understand that when it was designed, they didn't follow code.

Dr. Voelsch said he is not spending all this money to make it look bad. Because of staffing and insurance, the garbage doesn't fit where the Plan Commission put it. Trustee Scaletta said he didn't want residents and clients to see trash instead of the property.

Trustee Tinaglia said there are dumpsters in alleys that require a different kind of service. He did not recommend having the trash where the petitioner proposed it. He suggested using a different waste hauler or using smaller totes. He said the goal is for the project to look good and for the petitioner to have the right thing happen.

Trustee Bertucci said living in Downtown, trash totes are in many awkward places. There are options for vendors and sized totes.

Mr. Perkins said there are other examples of where trash containers are brought out further than 5' like Village Hall. The suggestion is to prevent trash from being the first thing people see, and have the building be the front door, not just for this business but for future tenants. Mr. Perkins did not think moving the trash was unreasonable based on experience and past proposals.

Trustee Canty said regardless of the location, the trash enclosure will front face Arlington Heights Road. Mr. Perkins said from a design point, the goal is to not highlight the vestibule. There is a request for a variation to screen it. The garbage will be in front regardless. By extending it further back, it's less intrusive, but it will still be there.

Trustee LaBedz asked what materials will be used for the enclosure. Mr. Bergwerff said it will have the same masonry to mimic the building. They dressed up the enclosure to make it look like the building. If it moves back, they will have less landscaping. Groot said they would not travel to where staff recommended.

Trustee Scaletta noted the proposed structure will look like the building and have good landscaping. He will go along with the petitioner. After looking at the 1401 A.H. Road building, he said the trash receptacle is not noticeable, so it can be hidden.

Trustee Baldino noted that the landscape plan has a line of 3' tall shrubs along A.H. Road. There are 2 trees near the detention basin and a line of trees on the south. Also, there are 6' tall shrubs on the east side of the dumpster and a shade tree on each side of the dumpster. Looking at 1401 S. A.H. Road, it is well covered. He sided with the petitioner citing the investment in landscaping.

Trustee Scaletta moved to concur with Plan Commission except for #1, which would be modified to: subject to IDOT approval, petitioner shall proceed with the original plan presented to the Plan Commission on 5/26/21 which is depicted in the preliminary engineering plan presented on 1/13/21 as revised on 5/13/21. Shall IDOT withhold approval, the petitioner shall proceed with alternate plan presented 5/20/21 as revised on 6/4/21. No less than 28 parking spaces shall be provided with either of those scenarios. Number 3 shall be changed to: dumpster enclosure shall be located in the front yard as proposed by the petitioner with final review by the Village. Trustee Canty seconded the motion.

Trustee Mary Beth Canty moved to amend the original motion to approve the variation that was denied by the Plan Commission. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

Trustee John Scaletta moved to concur with Plan Commission except for #1, which would be modified to: subject to IDOT approval, petitioner shall proceed with the original plan presented to the Plan Commission on 5/26/21 which is depicted in the preliminary engineering plan presented on 1/13/21 as revised on 5/13/21. Shall IDOT withhold approval, the petitioner shall proceed with alternate plan presented 5/20/21 as revised on

6/4/21. No less than 28 parking spaces shall be provided with either of those scenarios. Number 3 shall be changed to: dumpster enclosure shall be located in the front yard as proposed by the petitioner with final review by the Village. Approve the variation that was denied by the Plan Commission. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

A. Bond Waiver - Arlington Heights Garden Club Approved

Melissa Cayer asked for this item to be removed from the Consent Agenda. Mr. Recklaus said the Village requires a bond on raffles. However, because the Garden Club is well established and known to the Village, staff is recommending to waive the requirement as we know where to find them.

Ms. Cayer asked what a bond is. Mr. Recklaus said it is an account set aside to cover the raffle where funds are set aside. It is not a fee or a tax that the Village collects.

XVII. ADJOURNMENT

Trustee Jim Tinaglia moved to adjourn at 8:39 p.m. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia