



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

September 8, 2021

7:30 PM

I. CALL TO ORDER

President Pro-Tem LaBedz remembered the events of 9/11/2001. She asked for residents to take time to honor the people who lost their lives that day, and those who lost their lives in the war on terror.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Pro-Tem LaBedz and the following Trustees were present: Bertucci, Tinaglia, Schwingbeck, Grasse, Scaletta, Baldino and Canty. President Hayes was absent.

Also in attendance were: Randy Recklaus, Diana Mikula, Hart Passman, Charles Perkins, Mike Pagonos, Nick Pecora and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 07/21/2021

Approved

Trustee John Scaletta moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Canty, Grasse, LaBedz, Scaletta, Schwingbeck

Abstain: Baldino, Tinaglia

Absent: Hayes

B. Committee of the Whole 08/16/2021

Approved

Trustee Richard Baldino moved to approve. Trustee Jim Tinaglia Seconded

the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Grasse, LaBedz, Schwingbeck, Tinaglia

Abstain: Bertucci, Scaletta

Absent: Hayes

C. Village Board 08/16/2021

Approved

Trustee Mary Beth Canty moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Grasse, LaBedz, Schwingbeck, Tinaglia

Abstain: Bertucci, Scaletta

Absent: Hayes

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 08/30/2021

Approved

Trustee James Bertucci moved to approve in the amount of \$4,347,752.77. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

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

Absent: Hayes

VI. RECOGNITIONS AND PRESENTATIONS

A. Illinois Traffic Safety Challenge Award

President Pro-Tem LaBedz recognized the Police Department for their five awards in the 2020/2021 Illinois Traffic Safety Challenge. Chief Pecora recognized his leadership team and their efforts in obtaining this award. Mr. Rizzo of the Illinois Traffic Safety Challenge presented the awards to the Department. He noted it is required to show how your efforts benefit the community to win these awards. The Judges Award is for the Best of the Best. Of all the awards presented by the Challenge, 5 of 6 went to the Arlington Heights Police Department.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- A. Parking Garage Sweeper - Purchase 2021 Approved

Trustee Richard Baldino moved to approve. Trustee Mary Beth Canty
Seconded the Motion.

The Motion: Passed

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

Absent: Hayes

- B. Survey Services for Street Reconstruction & Approved
 Street Rehabilitation Program 2022

Trustee Richard Baldino moved to approve. Trustee Mary Beth Canty
Seconded the Motion.

The Motion: Passed

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

Absent: Hayes

CONSENT LEGAL

- A. An Ordinance Amending Chapter 13 of the Approved
 Arlington Heights Municipal Code
 (Making available Class "B" and "T" liquor
 licenses)

Trustee Richard Baldino moved to approve 2021-037. Trustee Mary Beth
Canty Seconded the Motion.

The Motion: Passed

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

Absent: Hayes

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

- A. Ridgeline/Rohrman Development - 1510 W. Approved

Dundee Rd.

Trustee Richard Baldino moved to approve. Trustee Mary Beth Canty
Seconded the Motion.

The Motion: Passed

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

Absent: Hayes

B. Bond Waiver - St. Edna Church Approved

Trustee Richard Baldino moved to approve. Trustee Mary Beth Canty
Seconded the Motion.

The Motion: Passed

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

Absent: Hayes

C. Bond Waiver - Children's Tumor Foundation Approved

Trustee Richard Baldino moved to approve. Trustee Mary Beth Canty
Seconded the Motion.

The Motion: Passed

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

Absent: Hayes

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Ridgeline/Rohrman Development - 1100 & 1400 W. Dundee Rd. & 1510-1530 W. Dundee Rd. -
PC#21-009 Approved
PUD Amendment, Plat of Subdivision, Comp
Plan Amendment, Rezoning Lot 1 from B-3 to
M-1 and Lots 2 and 3 from M-1 to B-3

Ben Harris with Ridgeline Property Group described the project which is inclusive of stormwater management, car and truck access, parking, warehousing, office space and landscaping. They hope to re-subdivide the property to form 3 lots. The car dealerships will remain and the rest of the property will be owned by Ridgeline. A PUD is being proposed as well as the rezoning of Lots 2 and 3 from M-1 to B-3 and rezoning Lot 1 from B-3

to M-1.

There will be 5 access points, 599 car stalls, heavy landscaping and significant setbacks to shield the truck courts. The first building proposed is a warehouse. It is closest to North Wilke Road, has truck access, and a 31' drive aisle which will alleviate traffic on Kennicott. Building 2 has 306,360 sq. ft. and has a 30' wrap around road. They have land-banked 40 additional parking stalls in addition to the 311 provided. There is an underground stormwater vault with Infiltration systems feeding into it.

Trucks will use the drive aisle versus Kennicott to avoid the turns. There will be a car only access at the light at Kennicott and Dundee. Two other lights will handle the rest of traffic on Dundee and North Wilke. The project has 25% above the Village's required parking count.

Three hundred twenty trees are planned for the site. A berm wall is being created to shield the truck court. They will be applying for a 6-b tax deferment from Cook County. Mr. Harris described the sustainable design features which included LED lighting, bicycle parking, recycled materials and more.

Mr. Perkins summarized the history of the project space and the zoning changes over the years. He reiterated the truck traffic would be pushed to Wilke and Dundee and be kept off Kennicott.

President Pro-Tem LaBedz asked how long tenants were expected when a building is built on spec. Mr. Harris plans for 18 months at the longest. He has had multiple calls on this development and vacancy rates are very low right now. Construction should begin in April of 2022.

Trustee Scaletta asked where construction trucks will enter/exit while the project is being completed. Mr. Perkins said New Wilke and Dundee will carry these trucks. Trustee Scaletta asked how compliance would be enforced. Mr. Perkins said there are conditions requiring construction access from Dundee via Wilke or Dundee Road to Kennicott. Trustee Scaletta asked what controls are in place for cut through traffic. Mr. Perkins said the Village will have signage on Kennicott. The developer will add signage on the site as well. Mr. Perkins explained the flow of traffic and how it would truly be inconvenient for trucks to use Kennicott. The Ordinance on the books allows for enforcement on trucks over 12,000 pounds on Kennicott or Happfield. There will be a median encouraging a right turn, it can be rebuilt if there is an ongoing problem. On Wilke, traffic could be limited as well if it becomes a problem. There is not a condition requiring it, but one could be drafted. Trustee Scaletta asked who would be required to put up the additional signs. Mr. Perkins said on private property, it would be the developer. On the public right of way, it would be the Village following IDOT standards.

Trustee Scaletta asked if the petitioner agreed to the 11 conditions. Mr. Harris said he did not plan on bringing forward any more variations.

Trustee Tinaglia noticed that they will tap into the existing detention vault. Mr. Harris said their plan was designed with an infiltration system because of MWRD requirements. Trustee Tinaglia asked how the heavy rigs will drive on top of the vault. Mr. Harris said the vault will be reinforced, they will rip off the existing top and build a bridge over it costing over \$4 million. The vault is deep enough.

Trustee Schwingbeck asked if Mr. Rohrman had any ownership of the property. Mr. Harris said Ridgeline is purchasing the property from the Rohrman group, but Rohrman is providing the access easements. They are partners in order to redevelop the property.

Trustee Baldino asked if the parking surplus will be impacted if there are showrooms there. Mr. Harris said showrooms bring clients in, not consumers, so the parking should be more than adequate.

Trustee Bertucci suggested signage at Arlington Heights Road and Happfield. He worried vehicles will turn onto Happfield from Arlington Heights Road. Mr. Perkins said it will be looked at once the building is operating. He did not recommend signing it if it was not needed. The majority of truck traffic will be coming from Route 53. Mr. Perkins added that the before mentioned 6-b tax incentive is not on the agenda tonight. This request is being reviewed and come forward at a future date.

Trustee Grasse asked to hear more about native plants in the landscaping. Mr. Harris said between buildings one and two, there is a slope which will have grasses, trees and bushes. The perimeter of the whole project will be green space. The parking islands will also have landscaping.

Trustee James Bertucci moved to approve PC #21-009 and amend Ordinances 99-031, 07-072 and 09-041 to allow modifications to the approved development plan including construction of an approximately 511,000 square foot warehouse distribution development and modifications to the Lexus building and parking areas; Preliminary Plat of Subdivision approval to re-subdivide the subject property into three lots; Rezoning of proposed lots 2 and 3 from the M-1 Zoning District to the B-3 Zoning District, and of proposed lot 1 from the B-3 Zoning District to the M-1 Zoning District; an Amendment to the Comprehensive Plan to reclassify proposed Lot 1 from "Commercial: to "R&D, MFG, Warehousing," and the recommended variations. Trustee Mary Beth Canty Seconded the Motion. The Motion: Passed

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

Absent: Hayes

B. Midwest Tattoo - 19 N. Wilke Rd. - PC#21-014 Approved
Land Use Variation

Hector Barreiro of Midwest Tattoo said he has been tattooing for 12 years. He is requesting a Land Use Variation to relocate his tattoo studio from Kildeer to better serve his clientele. He explained tattoo clients come from all walks of life, they are service members, service workers, and first responders. He said he requires an ID and paperwork to prove clients are of age and medically sound. The industry is very heavily regulated.

Mr. Perkins said they are proposing a studio with four rooms. The Police Department has had no calls on the other tattoo shop in town which has three rooms and three artists. The petitioner has an operation in Kildeer and there have been no issues there, it has been a positive experience and Kildeer said the operator is a gentleman and they said they wished the business would stay in Kildeer.

President Pro-Tem LaBedz said she did some research and the tattoo industry is highly regulated by the State. She asked about the age requirements for ear piercings. Mr. Barreiro said he does not work on children. Clients must be 18 to be tattooed. He doesn't want issues with parents. He said he might do an ear piercing if it is a baby, because it is better with a needle versus a gun, but only with both parents are in agreement and present.

Trustee Canty said the stigma of tattoos is wearing off. She said she is waiting for her daughter to be of age to have her ears pierced because she would prefer a tattoo artist perform the procedure as they are more highly regulated.

Trustee Bertucci asked if he had registered with IDPH. Mr. Barreiro said he would after this hearing. He didn't want to count his blessings first.

Trustees Scaletta and Tinaglia liked the answers President Pro-Tem LaBedz' questions.

Trustee Grasse said tattoos can be an expression of grief and healing, and she is glad the studio is coming to Arlington heights.

Trustee John Scaletta moved to approve PC #21-014, a Land Use Variation to allow a tattoo parlor within the B-2 General Business District subject to registering with the Illinois Department of Public Health, submission to the Village a copy of the inspection permit and registration form for Body Art Establishment and compliance with all Federal, State and Village Codes, Regulations and Policies. Trustee Richard Baldino Seconded the Motion. The Motion: Passed

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

Absent: Hayes

Mr. Recklaus said in 2018 the Board approved an update of the Village's Zoning regulations. Staff has identified some clean up items after the comprehensive review.

Mr. Perkins explained the minimum lot size standard within each of the residential zoning districts was mistakenly merged with the minimum lot size width standards. The correct sizes were in the charts, but the language was not in the Chapter. Next, there are two sections which were added to R3 which shouldn't be there, so they are being removed. Lastly, a new definition for Institution Residential is being proposed to read "such as a place of worship, public school, hospital, intermediate care facility or municipal owned or operated building."

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

The Motion: Passed

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

Absent: Hayes

XIII. LEGAL

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| A. | A Resolution Adopting a Qualification Based Selection Policy & Procedure
(Procedures for roadway engineering consultant services) | Approved |
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Melissa Cayer asked for this item to be removed from the Consent Agenda for explanation.

Mr. Recklaus said the Resolution puts the Village in compliance to receive Federal funds. It only applies to projects that receive Federal funding.

Mr. Pagones explained the Qualifications Based Selection Policy & Procedure (QBS Policy) requires the Village to select qualified consultants to provide engineering services related to construction project studies, contract and plan preparation, and construction engineering services for projects utilizing Federal funding. This applies to consultant based engineering work only. The policy formalizes the procedures to make sure certain steps are followed. The process is not based on cost. We look at qualifications and come up with a list of selected consultants and then negotiate the process.

Trustee John Scaletta moved to approve R2021-021. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

Absent: Hayes

XIV. REPORT OF THE VILLAGE MANAGER

Mr. Recklaus said the Police and Fire Departments will conduct a joint flag ceremony at Fire Station One on Sigwalt at 8:30 a.m. Saturday, September 11. It is open to the public.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee John Scaletta moved to adjourn at 8:49 p.m. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

Absent: Hayes