

**MINUTES  
COMMITTEE-OF-THE-WHOLE  
PRESIDENT AND BOARD OF TRUSTEES  
VILLAGE OF ARLINGTON HEIGHTS  
BOARD ROOM  
MONDAY, JANUARY 10, 2022 7:00P.M.**

BOARD MEMBERS PRESENT: President Hayes; Trustees: Bertucci, Canty, Grasse, LaBedz, Schwingbeck and Tinaglia

BOARD MEMBERS ABSENT: Baldino, Scaletta

STAFF MEMBERS PRESENT: Randy Recklaus, Village Manager; Charles Perkins, Director of Planning & Community Development, Chris Papierniak, Nora Boyer, Housing Planner; Tracy Colagrossi, Senior Center Manager; Kim Peterson, Recording Secretary

**SUBJECTS:**

A. Senior Center Utilization, Modernization, & Programming Study Update

B. Affordable Housing Trust Fund Priorities and Process

Other Business

Adjournment

---

President Hayes called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited.

President Hayes advised that there are two items of New Business to discuss, however he acknowledged that there are some people in the audience who would like to address the Board on items that are not on the agenda, which is usually done at the end of the agenda, therefore he asked for a motion to move Other Business up and allow those audience members to speak first.

**Trustee Tinaglia moved, seconded by Trustee Schwingbeck, to take Other Business first. Upon a voice vote, the motion passed unanimously.**

**Other Business**

President Hayes stated that from the signs held by some audience members, a number of people want to talk about the Cook County Vaccine Mandate Order, therefore he would like to make some comments first. President Hayes discussed the many he emails he and the rest of the Board have received throughout the Covid-19 pandemic, including those received since Cook County instituted a Vaccine Mandate Order two weeks ago. President Hayes advised that with this latest surge

in positive cases, he and the rest of the Board, including Village Staff, are still taking these issues very seriously, as their primary obligation is the health, safety and welfare of the community. President Hayes clarified the Village's position, stating that they are handling this mandate the same as all of the prior State and Cook County pandemic mandates. As with previous mandates, the Village does not have the authority to opt-out or enforce the Cook County Department of Public Health (CCDPH) Vaccine Mandate. President Hayes explained how the Village's Health Officers do respond to complaints of businesses that are not in compliance and if Health Officers are able to verify the complaint, the establishment receives a warning from the Village stating they are in non-compliance with the CCDPH Order. If the Village receives a second complaint, the Health Officers will refer it to the CCDPH for investigation. If the County is able to verify the second complaint, the establishment will then be cited for a violation of the Order by the County, not the Village. President Hayes advised that neither himself, or anyone on the Village Board, have ever suggested or encouraged that these Orders be defied or ignored. President Hayes stated that he is confident that the businesses and other local governmental bodies, including the park district and school districts, will continue to make well-reasoned decisions that they believe are in the best interests of their customers, patrons, students, teachers, staff and employees.

Michael DeWyze, citizen, stated that he believes that in the best interest of the people is to have no mandates and that those who support these mandates should be ashamed of themselves. Mr. DeWyze would like everyone on the Board to do what they need to do to push back on the mandate.

Jennifer Huntzicker, citizen, stated that she feels extremely oppressed by this mandate, as she cannot take her children to do the things they want to do because of it.

Marlee Griek, citizen, stated that she is anti-mandate, as she does not agree with people being told what to do. Ms. Griek hopes that people start standing up and stop saying their hands are tied, as something needs to happen.

Kerri Hood, citizen, stated that she hopes the Board takes a firmer stance like the Mayor of Orland Park has done, as this mandate is illogical and discriminatory. Ms. Hood asked the Board to stand up and tell the business leaders the Village will not enforce the mandate and will not report anyone to the County, and to push back on the County.

Maryann Zaleski, citizen, stated that the Board is allowing the division of people in the community, which will go on record, especially when it comes to election time. Ms. Zaleski asked what the exit plan is and asked the Board to pursue this.

Casey Deja, citizen, stated that she is ashamed to be part of a community that has a divide like this and feels that she has had her rights and freedoms taken away because of this mandate. In addition, Ms. Deja stated that she understands this is a Cook County mandate, but believes any and all leadership should take a stand against segregation and discrimination.

Stacey Howland Pacilio, citizen, stated that she is very ashamed of this town and would like to see something happen locally to give her some hope.

Christy Witherow, citizen, stated that the vaccine for children only became available six weeks before the Cook County Department of Public Health announced its' mandate. Ms. Witherow stated that natural immunity is being treated as if it doesn't exist and requests that the Board has a discussion regarding this.

President Hayes explained to the audience that the Village Board is not the enemy, as this is the County's mandate and the Village of Arlington Heights will not be issuing any similar mandate. The Village has not instituted any mask or vaccine mandate/ordinance, during the course of the 22 months pandemic. President Hayes reiterated that the Village does not have the option to opt out of the County's mandate, or to enforce it, and they are taking the same approach that the vast majority of other communities in this area have. President Hayes stated that he believes in freedom of choice, in freedom of businesses operating their business the way they see fit, as they should be the ones to decide whether they comply and take the risk if they don't comply.

Trustee Tinaglia stated that Village Board is taking the Village wide perspective, as the schools, library and park districts have completely separate boards and are responsible for the approach they are taking when it comes to this mandate.

Trustee Bertucci stated that the Board does see and hear the passion in everyone's voices and statements. Trustee Bertucci advised that the Village Board takes care of the Village and even if the Board spoke out against the mandate, that doesn't mean that the mandate won't be enforced by Cook County. Trustee Bertucci suggested that the audience members take their fight to the Cook County Board and school and park district boards.

Trustee Canty stated that she fully supports what President Hayes said and understands how frustrating it is to still be dealing with this pandemic, but wanted to let the audience know that the Board hears them and they are doing the absolute best that they can for all the residents of this Village.

President Hayes and Mr. Recklaus engaged in further discussion with several of the audience members regarding the Cook County vaccine mandate, including the role the Village's Health Officers when it comes to investigating complaints, as their mission is to ensure the health, safety and welfare of the Village's residents and businesses.

#### A. Senior Center Utilization, Modernization & Programming Study

Mr. Recklaus advised that part of the Village Board's 2020-2021 Business Plan, a strategic priority included a project that would Update the Senior Center and conduct a Feasibility Assessment based upon facility changes to meet the future needs of the community. The Village retained the services of the BKV group in partnership with Lifespan Design Studios, who specializes in the design of senior

centers across the country, and they developed an initial conceptual floor plan based on the feedback they received.

Mr. Perkins introduced Henry Pittner from BKV and Doug and Ellen Gallow from Lifespan Design Studios, who will walk everyone through the existing floor plan and the program-fit concept developed to evaluate feasibility of the full program.

Mr. Pittner advised the plan for this evening is to provide a brief recap of the visioning phase, as well as the building addition assessment, and then discuss the architectural program and what the needs assessment provided, including a parking analysis and layouts.

Ms. Gallow provided a brief recap of the findings that were originally reported by her colleague, Jill Jackson Ledford, at the end of phase one, which was to determine the interests of people in the senior center's target population, including the types of activities and services they like. Ms. Gallow discussed some of the key takeaways from phase one, which included the fact that there is strong support for updating program, services and amenities to engage the emerging generation of seniors and to offer current patrons even more, as well as updating the appearance of the building, re-branding to erase outdated impressions of what the senior centers offers and who goes there, and prioritizing onsite experiences. Ms. Gallow advised that the need for available parking was also identified in this phase, as people will not stay or come back if they cannot find a place to park.

Mr. Pittner advised that the existing conditions of the wall structure will require a complete gut rehab of the facility, which will extend into the inside of the building. The mechanical system is at the end of its' useful life and will need to be completely replaced. Mr. Pittner stated that the possibility of expanding the footprint of the building was explored, however due to circumstances beyond their control, any updates will have to be done within the four walls of the building.

Ms. Gallow discussed how the design of the building needs to be leading edge, to optimize long lasting effectiveness, and the interior needs to be welcoming with an emphasis on community. The design should also incorporate features that honor and celebrate the strategic partnerships, and the tenant agreements should also be reviewed and updated for efficient space use.

Ms. Gallow advised that phase two is focusing on architectural programming and space planning and numerous interviews with the partner agencies have already taken place to discuss these issues. Following these interviews, BKV drafted a "program of requirements", which is a descriptive list of needs and spaces to be incorporated in the current facility. A parking needs analysis was also conducted, to identify parking lot improvements that will need further study. Three interior layout concepts reflecting different program options were presented to the executive committee, who identified a preferred concept which is being presented tonight.

Mr. Gallow further explained how the "program of requirements" is a descriptive list of dedicated and shared-use rooms and spaces proposed to accommodate the expressed functions and space needs, which was developed after information was

gathered from the partner agencies and Village. Mr. Gallow advised that the study does not include the parking lot design, however as the project moves forward, a senior center design specialist will identify what is needed to create a safer, more comfortable experience for drivers and pedestrians, as well as meeting the needs of parking.

Mr. Gallow referred to the floor plans included in the Board's packets and discussed the existing floor plan and the suggested floor plan "Modified Program C", as well as the suggested outside green space configuration.

Mr. Pittner advised that the next step is to take concept C and begin an interior/exterior concept design so everyone could see what the exterior would look like, as long as the interior, including the materials and colors, along with some furniture. In addition, the cost estimate would also be determined at this time.

Mr. Recklaus advised that no formal action is needed from the Board, as this presentation was simply an opportunity to provide an update and get some feedback from the Board and perhaps answer any questions.

President Hayes thanked Staff and all of those involved in putting this presentation together and asked for questions from the Board.

Trustee LaBedz thanked everyone for all of their hard work and asked about the overall concept of the senior center and what will be done to attract the next generation of seniors. Ms. Gallow acknowledged that this is question senior centers nationwide are dealing with, but said in the end, a successful senior center is first and foremost about the quality of the programs and services it offers. Ms. Gallow stated that as long as the staff is in touch with the needs and interests of the community and planning responsibly and creatively, the senior population will be well served. Ms. Gallow also discussed the re-branding of the senior center and how it may not even be referred to as a senior center, to make it more appealing. Mr. Gallow advised that if the building is designed with appropriate features, it will allow for aging in place. Trustee LaBedz stated that she believes the updates will not only enhance the building, but the entire community, and make it more attractive.

Trustee Tinaglia thanked everyone for their fine work in putting this presentation together and asked about the project being a total gut and rehab and what this means for the outside of the building. Mr. Pittner advised that the north and east walls are deteriorating and will need to be replaced, as will some window frames and sills. Mr. Pittner explained how the work inside is all about getting the parts in the right locations.

Trustee Tinaglia asked if the size of the building is the right size, which Mr. Pittner stated that with the program space they have been given, they are making it work the best they can. Ms. Gallow explained how a bigger senior center design is not necessarily better, as long as it meets the interests and needs and associated services of the community. Mr. Gallow advised that they can increase the size of the building by expanding the useable hours.

Trustee Tinaglia asked about parking and if the number of parking spaces are suitable for a building this size. Mr. Perkins explained how there are 190 spaces in the front of the building and 12 in the rear. Mr. Perkins advised that some of the upgrades to the parking lot to make it more user friendly may actually reduce the number of available parking spaces.

Trustee Tinaglia stated that he completely in favor and looking forward to having an updated and modernized senior center, although he is concerned about the location and size limitations of the facility, as well as the budget.

Trustee Bertucci asked what the plans are for paying for this project. Mr. Recklaus stated that Staff wanted to determine cost first and what would be the idealized version of this and then go back to figuring out how and when to pay for it. Mr. Recklaus advised that the Village has some debt expiring over the next few years, therefore some additional money can be borrowed without increasing taxes, which can be a source of revenue. In addition, Mr. Recklaus advised that they will be talking to their partners, which could be potential sources of revenue as well. Mr. Perkins advised that there are some maintenance costs that the Village has been holding off paying for until a decision about the future of the building has been made. Trustee Bertucci stated that he is going to hold back his opinion until he knows how the Village is paying for the project.

Trustee Schwingbeck advised that he has the same thoughts that Trustee Tinaglia has and is extremely concerned with putting a lot of money into a facility like this. Trustee Schwingbeck would like to get a better understanding of who uses the senior center and if any neighboring communities could help pay for the cost, since it is not exclusive to Arlington Heights residents. Ms. Colagrossi advised that approximately 97% of the users are from Arlington Heights and that she definitely thinks a rebranding initiative to make the senior center more appealing to others is important, as most can imagine themselves "living well and aging well" in the community. Ms. Colagrossi stated that she and her staff are working on educating the community about what they do at the senior center, and that aging is a positive thing.

Trustee Bertucci asked how many individuals use the facility each day. Ms. Colagrossi advised that pre-pandemic there were 400 – 500 people per day, and as of last month, there were almost 7,000 people using the facility during the month.

Trustee Grasse expressed her appreciation for the work going into this project and how much she likes the idea of the "live well and age well" name. Trustee Grasse advised that she has met a lot of older adults who frequent the senior center and love it, and believes that once this pandemic is over, we will all have a better understanding of what we need in our community and looking at and exploring this kind of a building for our community is wonderful.

Sue Viecelli, Chairperson, Arlington Heights Senior Citizens Commission, asked if the consultants have considered doing more than a café of coffee and vending machines and turning the space into a more serious restaurant, as people who go there to meet and eat, may join in other activities as well. Ms. Gallow explained

how this idea is on the leading edge of senior center planning and design everywhere, as nothing brings people more together than food. People who have never been to the center might choose to meet for breakfast or lunch and then decide to participate in some of the programs or activities they see going on around them. Ms. Viecelli asked about the possibility of leasing the space out to a restaurateur and this individual opening up a small restaurant. Ms. Gallow advised that there are a small number of senior centers nationwide who have forged these partnerships and explained how senior center staff will be exploring this concept.

Cathy Motto, citizen, stated that the new senior center newsletter is fabulous and how she really enjoys the energy and connections you find in the senior center.

Melissa Cayer, citizen, stated that there is already a restaurant in that strip mall, and how she would rather conserve resources and keep her property taxes low.

#### B. Affordable Housing Trust Fund

Mr. Recklaus stated that since the adoption of the Village's Inclusionary Housing Ordinance in August of 2020, the balance of the Affordable Housing Trust Fund, that was established in 2013, has seen significant growth. Mr. Recklaus advised that there is now approximately \$800,000 in the Trust Fund, and it is now appropriate for the Village to decide how to prioritize its use. The Board did ask Staff and the Housing Commission to take a look at this and make some recommendations concerning priorities for the Affordable Housing Trust Fund and the process for distributing funds for eligible projects.

Mr. Perkins advised that funds going into the Trust Fund have come from the recently adopted Inclusionary Housing Ordinance. The revenue into the Trust Fund has come from the sale of the Village's tax-exempt bond cap and fees in lieu of affordable housing unit and fee-in-lieu requirements. The purpose of the Trust Fund is to promote attainable housing and provide sustainable financial resources to address attainable housing within the community.

Mr. Perkins explained how the Affordable Housing Trust Fund Ordinance did set forth three activity types for the use of these funds: creation and preservation of attainable housing, including, new construction, rehabilitation, and adaptive reuse; acquisition or disposition of buildings; and for cost incurred with administering the Trust Fund.

Mr. Perkins advised that in August of 2020, the Inclusionary Housing Ordinance was adopted, which included linkage fees that are contributing quite well to the Trust Fund, and since then Staff has worked with the Housing Commission to come up with a process and priorities for utilizing the funds.

Ms. Boyer advised that Staff provided the Housing Commission with lists of possible priority activities for the Affordable Housing Trust Fund, which the Housing Commission discussed over several months last year. The Housing Commission was largely in agreement with Staff, however there were some minor changes made

following their discussions.

Ms. Boyer further discussed the three activity types and informed the Board of the Housing Commissions priority rankings for each activity. Ms. Boyer also discussed the priority populations, which were all given high priority, as well as the forms of assistance, which differed based upon those developers that are for-profit and those that are not-for-profit.

Ms. Boyer advised that the next steps that are recommended are for the Village to issue a request for Letters of Interest in using the Affordable Housing Trust Fund, followed by Request for Proposals. Once the Letters of Interest are evaluated, Staff would work with the Housing Commission to develop a Request for Proposals for use of those funds and evaluate those proposals when they're submitted, and then make recommendations.

Mr. Perkins advised that Staff is seeking feedback from the Board regarding the priorities and then concurrence with Staff proceeding with the steps as outlined.

President Hayes advised that he is in general agreement with the priority rankings, however he is unsure if all of the categories in priority populations should all be ranked "high" if these rankings will determine where this money will go. President Hayes is concerned that it would be difficult to discriminate where the money would go if they are all ranked the same. President Hayes advised that if he had to choose he would leave the top three, senior/elderly, veterans and the disabled, in the high category and move current Arlington Heights residents and employees of Arlington Heights businesses to the medium category.

Trustee Tinaglia asked if there are any programs for group homes in any of the five categories listed in the priority populations, which Ms. Boyer stated that there are group homes for those with disabilities and Shelter Inc. is also a state licensed group home. Trustee Tinaglia stated that he thinks there is a need for these types of group homes and would like for these funds to go towards them. Trustee Tinaglia would like this evaluation process to be open and fluid and not exclusionary. Mr. Recklaus advised that decisions made might be based on who comes through the door, as all of these population options may not be available.

Trustee LaBedz advised that she is not surprised that all of these priority populations are listed high, as they can overlap, and it would be hard to differentiate. Trustee LaBedz stated she likes the idea of Letters of Intent as the first step in the process.

Trustee Grasse advised that she thinks the process of prioritizing the populations needs to be as open and flexible as possible, and would like to see environmental sustainability a high priority.

George Motto, Senior Citizen's Commission, stated that affordable housing is the top issue for seniors and the Senior Citizen's Commission adopted an action plan and affordable housing is their number one priority, therefore he encourages the Board to strongly consider senior citizens as a high priority. In addition, Mr. Motto



requested that the Board revisit the exemption of the senior communities from the Inclusionary Ordinance.

Sue Motto, citizen, stated that the priority for seniors is affordable housing, which also includes adapting their homes so they can age in place, as well as the concept of shared housing.

Melissa Cayer, citizen, stated the Board should keep property taxes reasonable and abolish tax increment finance districts.

President Hayes asked Staff if the Board needs to concur with the priority rankings, which Mr. Recklaus advised that one of the goals tonight is to confirm or adjust the priority rankings, as Staff would like some general direction that these reflect the views and values of the Village Board.

**Trustee LaBedz moved that the Committee-of-the-Whole recommend that the Village Board concur with the priority rankings and direct Staff to proceed with the steps as outlined.**

**The motion was not seconded.**

Trustee Canty has an issue with the words concur with these priority rankings in the suggested motion, as she would like to see the Letters of Intent first, before proceeding with the next steps.

Trustee Bertucci asked if the Board is concurring with going ahead with the next steps of the process in Trustee Canty's motion, which Trustee Canty stated yes.

Trustee Tinaglia asked if the Board will be able to review the Letters of Intent to see what kind of interest there really is.

Mr. Recklaus advised Staff's intent with having these priorities set is that if a proposal is received and the Board doesn't like it, it's easier to justify not wanting to accept it if it doesn't address these priorities.

**Trustee Canty moved, seconded by Trustee Grasse, that the Committee-of-the-Whole recommend that the Village Board of Trustees direct Staff to proceed with requesting Letters of Interest and the next steps as outlined in the report, with final ranking criteria and feedback from the Village Board on proposals to occur when they are received.**

**Upon a voice vote, the motion passed unanimously.**

President Hayes thanked Ms. Boyer and the Housing Commission for their good work on this.

### **Adjournment**

Trustee Tinaglia moved, seconded by Trustee LaBedz, to adjourn the meeting at 9:23 p.m. Upon a voice vote, the motion passed unanimously.