

President and Board of Trustees  
Village of Arlington Heights  
Arlington Heights Village Hall  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005  
May 16, 2022  
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: Baldino, Bertucci, Canty, Grasse, LaBedz, Scaletta, Schwingbeck, Tinaglia

Also present were: Randy Recklaus, Diana Mikula, Charles Perkins, Cris Papierniak, Hart Passman and Kim Peterson

**IV. APPROVAL OF MINUTES**

**V. APPROVAL OF ACCOUNTS PAYABLE**

A. Warrant Register 05/15/22 Approved

Trustee Jim Bertucci moved to approve in the amount of \$4,107,821.07. Trustee John Scaletta Seconded the Motion.  
The Motion: Passed

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

**VI. RECOGNITIONS AND PRESENTATIONS**

A. Memorial Day Presentation

President Hayes advised that Greg Padovani, Chairman of the Arlington Heights Veteran's Memorial Committee, will be providing an update on the upcoming events for Memorial Day. Mr. Padovani happily announced that the Memorial Day parade and ceremony are back on this year, after a two-year hiatus. Mr. Padovani advised that this is the 103<sup>rd</sup> annual Memorial Day parade and ceremony and the route this year is that same that it has been for the last 50 years. Memorial Day is Monday, May 30<sup>th</sup>, with the parade beginning at 9:30 a.m., followed by a ceremony at Memorial Park at 11:00 a.m., where all of the nation's heroes are

honored and remembered, especially the 58 young men from Arlington Heights who died in service to our nation. Mr. Padovani distributed "Arlington Remembers" signs to the Board members and Village staff and explained how these signs will be passed out on the parade route for individuals to hold up as the parade marches by. These signs also have the names of those 58 fallen heroes from our town. Mr. Padovani encouraged everyone to attend the ceremony, as there will be at least 10 gold star families present, as well as retired Army Ranger Steve Nash, who served in the Battle of Mogadishu.

President Hayes thanked Mr. Padovani and his team for all of the hard work they put into these events and all the events honoring our military veterans and their families.

Mr. Padovani advised that thousands of people visited the Remembering Our Fallen traveling pictorial Memorial that was on display at North School Park for four days last week. Mr. Padovani thanked everyone for their support, including the Village, Park District, Library and everyone that supports the veteran's events.

#### B. Points Signs Presentation

Mr. Recklaus advised that this idea of including a wayfinding sign in the downtown area came from a discussion that occurred approximately two years ago, and following a visit to a local firm that designs these signs, Staff found one project in particular there that has some very strong municipal applications and might be appropriate for the downtown area. Mr. Recklaus explained how there is a prototype of this sign at Village Hall for viewing and then introduced Sajid Patel, CEO and co-founder of Optimal Design. Mr. Patel introduced Mr. Michael Ottoman, Vice President of Digital Solutions at Optimal Design, to give a quick overview of the sign.

Mr. Ottoman explained how the sign itself is not just a wayfinding sign, but the most advanced wayfinding sign in the world. It has the ability to understand what's around it and has actionable information, with multiple levels of information. The sign would contain basic information, including time, date and weather, as well as community information. In addition, emergency information, including tornado warnings and Amber Alerts, could automatically be fed into the sign, and local businesses will be able to add information to the sign. Mr. Ottoman advised that the sign itself isn't just about the information, it's also about integrating securely into a smart city's infrastructure, and could have additional sensors that might detect lightening or air quality. Mr. Ottoman went on to say that this sign is really designed to be a hyper local communication and advertising platform that's intelligent enough to understand what is going on around it.

Mr. Patel advised that because his firm is local here in Arlington Heights, they would love to deploy the first sign of this type here. Mr. Patel explained how his company's overall plan is to build their operations, manufacturing and support

team right here in Arlington Heights. Mr. Patel thanked President Hayes and the Trustees, as well as Mr. Recklaus and his team, for all of their support.

President Hayes advised that he viewed the prototype and was very impressed and confirmed with Mr. Patel that this sign has not been deployed anywhere else at this point. President Hayes asked how the information gets uploaded to the sign, which Mr. Ottoman explained how there will be a secure portal for authorized individuals to upload information to the sign and then there will be someone assigned from the Village of Arlington Heights to approve the upload. Mr. Recklaus advised that there will be many input sources to add information to the sign.

Trustee Scaletta advised that he is very excited, as the Village of Arlington Heights will have the first opportunity to have this type of a sign. Trustee Scaletta asked if this sign will be separate from the community sign and be more of an informational sign in the downtown area. Mr. Recklaus explained how this is a completely new concept that can be used in the downtown area for information and advertising, along with the current informational signs that are situated throughout the area. Mr. Recklaus believes individuals would be drawn to a sign like this and make our downtown experience unique, as no one has seen this before. Trustee Scaletta asked if these signs would be situated on the corners or the downtown where we have existing signage. Mr. Recklaus explained how they are currently just looking for one location that is visible, safe, and has power for a prototype. Trustee Scaletta asked if the sign is interactive, which Mr. Ottoman explained how there will be a search feature for users to gather information. Trustee Scaletta thanked both gentleman for bringing this technology not only to our Village, but to the world.

## **VII. CITIZENS TO BE HEARD**

Miel Johnson, President of the League of Women Voters – Arlington Heights, Mt. Prospect, Buffalo Grove, advised that the League is urging the Board to make Arlington Heights more welcoming and a city of good neighbors by reconsidering the proposal that Trustee Grasse put forward last year to allow flags flown by the State of Illinois to fly in Arlington Heights. Ms. Johnson stated that as race, religion and gender-based violence continues to dominate the headlines, the League asks the Board of Trustees to amend the previously adopted flag ordinance to allow any flag displayed at the State Capitol to fly proudly in our Village.

President Hayes advised that this was brought up previously and the Board discussed this fully, carefully and thoroughly last year. In addition, President Hayes stated that a vote was taken by the Village Board and a flag ordinance was passed in its current form and there is insufficient support on this Board to reconsider this ordinance.

Melissa Cayer, Arlington Heights resident, asked the Board to end the Tax Increment Financing District, because the rest of the residents don't get the same deal to use property tax money to improve their own property.

### **VIII. OLD BUSINESS**

#### **A. Report of the Committee of the Whole Meeting of May 16, 2022**

Consideration of recommending to the Liquor Commission the issuance of a Class N(r) liquor license to Arlington Hotels, LLC dba Sonesta Select Arlington Heights North located at 3700 N. Wilke Road

President Hayes advised that the applicant for this agenda item did not appear at the Committee of the Whole Meeting this evening, therefore there is no report.

### **IX. CONSENT AGENDA**

President Hayes advised that Keith Moens asked to remove Consent Legal D from the Consent Agenda. Also, Melissa Cayer asked to remove Consent Legal E.

#### **CONSENT APPROVAL OF BIDS**

##### **A. Downtown Brick Paver Purchase – Award** Approved

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

The Motion: Passed

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

##### **B. Police Special Purpose Vehicle** Approved

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

The Motion: Passed

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

##### **C. Aerial Truck Purchase – Public Works** Approved

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

The Motion: Passed

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

## **CONSENT LEGAL**

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

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

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

- B. An Ordinance Prohibiting Parking (Grove Street) Approved

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

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

- C. An Ordinance Establishing the Speed Limit on Certain Streets in the Village of Arlington Heights (portions of E. Miner St. and N. Douglas Ave.) Approved

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

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

## **XI. APPROVAL OF BIDS**

## **XII. NEW BUSINESS**

Mr. Recklaus suggested the Board discuss and vote on Consent Legal D, the Ordinance for the TIF Redevelopment Agreement first prior to the Sign Variation, as approval of the Sign Variation likely depends on the approval of this item. President Hayes agreed and asked for a motion to take Legal D out of order.

Trustee John Scaletta moved to take Legal D at this time. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

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

D. An Ordinance Approving a Tax Increment Financing Redevelopment Agreement by and between the Village of Arlington Heights and RPS Arlington, LLC (750 East Rand Road, Southpoint Shopping Center)	Approved
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Trustee Robin LaBedz moved that the Village Board adopt the Ordinance approving the redevelopment agreement and authorizing the execution of the agreement. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

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

Mr. Recklaus advised that Staff has been working with RPS Capital since last year regarding the need for a tenant at the vacant 100,000 square foot box space at Southpoint Shopping Center.

Mr. Perkins explained how Southpoint Shopping Center has had its struggles over the years, not through a lack of effort of the Village's part, trying to see the shopping center redeveloped. It has taken 15 years to even get a possible tenant interested in this vacant box space. Mr. Perkins advised that this proposal would generate significant sales tax revenue for the community and would be a significant investment in Southpoint Shopping Center and would act as a jump-start to the remainder of the shopping center. Mr. Perkins stated that Staff was very excited when RPS Capital approached the Village, as they have two potential tenants, At Home and an interior antique mall. They are requesting TIF funds, which was for a little bit more than what Staff is recommending and average rate of return for this project is 9.5%. Mr. Perkins explained how at the end of last year there was approximately \$4 million in the TIF Fund, therefore there is enough money to pay for this redevelopment.

Trustee Bertucci advised that this area has looked pretty bad for quite some time and fortunately Floor & Décor came in and is anchoring one end and now At Home will anchor the other end and the hope is that with these two strong anchors, the vacant stores in between will find tenants. Trustee Bertucci thanked Mr. Perkins and Mr. Recklaus, along with their Staff, for getting At Home into the shopping center and stated that he supports and endorses the use of TIF funds for this project.

Trustee Tinaglia stated that he concurs with Trustee Bertucci and asked Mr. Perkins how much money is currently in the TIF Fund. Mr. Perkins stated that at the end of last year it was just under \$4 million. Trustee Tinaglia asked about the time limit there is to use these funds, which Mr. Perkins explained if there is an unobligated fund balance for more than three years, then the money has to get dispersed. Trustee Tinaglia asked what the overall invest RPS Capital is putting into this project, which Mr. Perkins stated it is \$6.7 million. Trustee Tinaglia advised that he hopes this project goes the right way and appreciates everyone's efforts.

Trustee Scaletta asked Mr. Perkins about the retailers that are out there who would take on 100,000 square feet. Mr. Perkins advised that there are not any right now. Trustee Scaletta stated that he knows it is a major challenge filling a 30,000 or 40,000 square foot space, let alone a 100,000 square foot space, and for 15 years there hasn't been anyone interested in this shopping center, therefore he is supportive of the Village entering into this TIF agreement with this development, as it is the best option the Village has. Trustee Scaletta believes this redevelopment will also generate additional sales tax with the other retailers and restaurants nearby. Scaletta stated that we would not have downtown Arlington Heights the way it is today if we did not have a TIF agreement and thanked Staff for all of their efforts to make sure TIF is a part of the redevelopment of the Village of Arlington Heights.

Trustee LaBedz concurred with her colleagues about how vitally important it is for the use of TIF funds for this shopping center. Trustee LaBedz advised that it is time to do something like this and get the space filled with a thriving realtor.

Keith Moens, Village of Arlington Heights resident, asked about the TIF Fund ending balance and if it is truly \$4 million or \$3.2 million, like the 2021 actual budget indicates. Mr. Perkins stated that the November 19, 2021 ending balance in the TIF Fund was \$3,965,388 and what is in the budget is typically an estimate from the year prior. Mr. Recklaus advised that the TIF Fund will be higher because there is additional income generated in between the time period the budget is done and when the numbers were provided. Mr. Moens also asked about the bonds and the notes and how they factor into the TIF Fund, which Mr. Perkins stated the bonds and notes were paid off early and not factored into the Fund.

Melissa Cayer, Arlington Heights resident, stated that she didn't believe Trustee Scaletta about the downtown area not being developed without a TIF Fund. Ms. Cayer believes the TIF districts will develop on their own.

Trustee Scaletta advised that this property is in a TIF district and has been vacant with a TIF district for 15 years. Trustee Scaletta posed the question about how much longer it would be vacant without a TIF district.

#### A. At Home – 750 E. Rand Rd. / Sign Variation – DC#22-009

Scott Phillips, Managing Partner, RPS Capital, and Alex Loeff, Business Development Manager, Signs by Tomorrow, introduced themselves and Ms. Loeff discussed the Sign Variation that is being requested for At Home. Ms. Loeff advised that she has already met with the Design Commission and have agreed to adding a new driveway, as access to the shopping center and visibility to the building itself is an issue. Therefore, they are looking to put up a sign so people know where to turn in.

Mr. Perkins advised that At Home is asking for a Sign Variation, as they want to put up an additional sign, as well as a variation from the spacing that is required between two signs. Mr. Perkins advised that there are six signs on the property right now and they originally requested a tall sign, which Staff worked with the petitioner to have it modified to be a monument sign, that has a similar architecture and style as the existing multi-tenant signs. The sign will be at the corner by the new entrance, mid-way along the frontage on Rand Road. Staff recommended approval of the sign with these changes and the Design Commission concurred.

President Hayes stated that he concurs with the recommendation of the Staff and Design Commission, as he believes the Board needs to do everything they can to help make these businesses and shopping centers successful.

Trustee Canty concurs as well and stated that she supports the additional signage and is glad to see At Home coming here and investing in the community.

Trustee Scaletta advised that he reviewed the Design Commission minutes and designs that were provided to them and is in favor of providing additional signage, as this space specifically is very far back. Trustee Scaletta concurs with the Design Commission and Staff.

Trustee John Scaletta moved to concur with the Design Commission recommendation. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

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



E. A Resolution Approving Property to  
Participate in the Cook County Class 6  
Assessment Incentive Program  
(Automatic Mechanical Services, Inc., 3733 Ventura Drive)

Approved

Mr. Perkins advised that Automatic Mechanical Services has been in Arlington Heights since 2003. The original owner sold the business and the new property owner is requesting Village approval for a Cook County Class 6b Property Tax Classification renewal relative to 3733 N. Ventura Drive, consisting of one parcel of property. The site has received two previous Class 6b designations. The owner plans to invest an additional \$1 million and expand their interior mezzanine to accommodate their space needs. Staff evaluated this request and determined that it makes sense because of the investment they are making in the property. The owner has also signed an agreement to rebate 10% of the savings to the Village, which would go into the Zero Interest Loan Fund to help other small businesses. Mr. Perkins stated that Staff recommends approval of the Class 6b tax incentive.

President Hayes thanked Mr. Perkins and stated that this sounds like a good deal for all of those involved.

Trustee Jim Bertucci moved to approve a Resolution supporting the application for a Class 6b tax incentive renewal for String 6 LLC for the property located at 3733 N. Ventura Drive. This approval is subject to compliance with all Village codes and regulations. Trustee Jim Tinaglia Seconded the Motion.  
The Motion: Passed

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

Melissa Cayer, Arlington Heights resident, advised that an over-taxed body doesn't have discretionary money to spend.

### **XIII. LEGAL**

### **XIV. REPORT OF THE VILLAGE MANAGER**

### **XV. APPOINTMENTS**

### **XVI. PETITIONS AND COMMUNICATIONS**

Trustee Grasse stated that she had no idea that the comment about the amendment to the flag ordinance was going to be made and how she continues to hear from people in the community about the Board revisiting the conversation. Trustee Grasse explained how she is open to a discussion on the amendment she offered, especially because everyone on the Board was not present for the vote. President Hayes advised that a majority of the Board voted in favor of the flag ordinance as it is currently now enacted. There was insufficient support to revisit any proposed amendments or to having further discussion. Trustee Grasse asked if there is insufficient support to revisit the conversation of the amendment from the majority of the Board, which President Hayes stated there is. Trustee Canty advised that she is willing to have the conversation. President Hayes asked if there is anyone else who wants to revisit the issue, which Trustee Grasse, Trustee Canty, Trustee Baldino and Trustee LaBedz raised their hands. President Hayes indicated that it is four in favor and five not in favor. Trustee Grasse explained how the community now knows who wants to revisit the issue and who does not, which is a good thing for transparency. Trustee Scaletta asked Trustee Grasse if she has spoken to Trustee Schwingbeck about this, which Trustee Grasse stated she has not. Trustee Scaletta advised that Trustee Schwingbeck was the only one not present for this vote and perhaps she should have spoken to him before.

## **XVII. ADJOURNMENT**

Trustee John Scaletta moved to adjourn at 8:27. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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