



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

March 20, 2023

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 and Schwingbeck.

Also present were: Randy Recklaus, Rob Horne, Charles Perkins, Diana Mikula, Tom Kuehne and Becky Hume.

IV. APPROVAL OF MINUTES

A. Joint VB/Park District Minutes 02/24/2023 Approved

Trustee Nicolle Grasse moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Abstain: Schwingbeck

B. Village Board 03/06/2023 Approved

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

The Motion: Passed

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

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 03/15/2023

Approved

Trustee James Bertucci moved to approve in the amount of \$1,577,677.03.
Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

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

VI. RECOGNITIONS AND PRESENTATIONS

A. 50th Anniversary Vietnam Veteran's Day
Proclamation

President Hayes said the Board is honored to be joined by many of our local Vietnam Veterans to help us recognize the 50th Anniversary of Vietnam Veteran's Day. President Hayes welcomed them home and thanked them for their service. He recalled being trained by Vietnam Vets when he was in the Army. President Hayes read the proclamation.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Seth Goldberg announced the MWA Midwest Wrestling Show benefitting Chicago Adaptive Sports on Saturday, April 15th. The goal is to give CSA athletes their own accessible facility. They have raised over \$3,000 with this event over the years. They would like to double this amount this year. Contact www.ticketstripe.com\arlington2023 for tickets. President Hayes said it is a very entertaining evening.

Art Ellingsen, founder of the Arlington heights Tea Party, said 33,220 people have died from the Covid vaccine. He said he knows of more people who have died from the vaccine than those have died from Covid. The same drug that prevents malaria prevents Covid and should be available over the counter as it is in other countries. He said masks don't work.

Debbie Fisher said the Mayor sent a letter Mr. McCaskey inviting the Bears to consider Arlington Park as their new home. She said this was not the residents' idea. She alleged there is more going on than the Board is willing to tell the public and the residents have the right to know. The SoFi stadium was paid for in full by a billionaire with his own money. In Illinois, the governor is not willing to give any money to pay for this. The decision

should be put to a vote by residents since their lives will be affected. Rolling Meadows should also have a say. Residents should not have to pay a dime for the stadium or the development. Her family cannot afford another financial burden. She believes the Board is being paid off.

Roberta Fisher said after the fireworks a few years ago, it took a couple of hours to get out of the parking lot. She said the plans seem to emphasize the shops and the fun times in the area, but not the traffic and congestion impacts. Other stadiums have been built in areas that are very large, not suburban and not residential. She wondered about the zoning. It's a huge investment of time and money. It would be better to renovate the stadium where they are.

President Hayes assured the residents that no one is being paid off. To accuse anyone of impropriety is offensive. If he had his druthers, the track would be there 100 more years. Churchill Downs owned it and they put it up for bid. He said he sent a letter offering to talk about it with Mr. McCaskey. The Board will only move forward if it is a win/win, and only if our residents' benefit. The Village has not committed one dime of taxpayer money so far, and it won't until there is input from the residents. You will have an opportunity to weigh in before any money is spent.

Trustee Tinaglia said Ms. Fisher's thought is not uncommon. He countered her assertion saying in no way is leadership here to benefit, and it was comical to think about. The Board is not getting anything out of this deal. Their job is to protect the residents. The Board is trying to figure out how to redevelop a defunct piece of property. The Board is not in control of this property. The Village doesn't own it; and didn't buy it. Leadership is not in a position to make money off of it. The benefit will be if something is built there and their tax bills go up, every resident will benefit from the added tax base.

Trustee Scaletta said the Board has met 2 or 3 times regarding the proposed development publicly. The Board has seen the same plan as the public. Trustees Scaletta noted he and Trustee Tinaglia are on record as saying they don't like it. Currently the Bears are trying to figure out how to finance and build it. Insinuating something is happening behind closed doors is wrong. Everything the Board knows, the public has seen, it has all been public. We don't need people out there creating hysteria when it is not necessary. He said Rolling Meadows has been involved in the conversation and they will be at the table to make sure their voice is heard. This is an honorable Board.

Melissa Cayer said the police and fire departments have researched how to act with stadiums. That is taxpayer money spent. The organization is paying a consultant fee. Village resources are being used.

President Hayes said the Bears are providing the funds for the consultants. Mr. Recklaus said a small number of officers have been sent to work at NFL games to assess what it takes. This money came from training budgets

which were backed from monies garnered from seizures and so forth, not from taxpayer money. If the Village takes on any costs, the Bears will reimburse us for them. The Village hires the consultants we choose, this is common practice.

Ms. Cayer said it would be better for them to train for issues at home.

IX. OLD BUSINESS

A. Report of the Committee of the Whole Meeting Approved
of March 13, 2023

A. Proposed 2022 General Fund Surplus
Transfer

Trustee Canty moved, seconded by Trustee Bertucci that the Committee-of-the-Whole recommend to the Village Board of Trustees that the Board approve the Proposed 2022 General Fund Surplus Transfers, and authorize staff to prepare a \$1.6 million tax abatement ordinance for the 2022 tax levy payable in 2023.

Mr. Recklaus said the Village is in a very fortunate financial position and has run a surplus the last couple of years. Our tax levy has been flat for four years. The surplus is a result of internet tax, sales tax and Food & Beverage Taxes being more than projected. Staff has proposed ways to spend down the surplus.

- \$32,000 for a new UPS battery system for emergency network power at the Village Hall.
- \$25,000 toward the refurbishment of the Fire Department's antique Seagrave Engine housed at Station One. This engine is a big attraction at open houses and the July 4th Parade. The balance of this estimated \$50,000 rehab project would be funded by the Foreign Fire Insurance Fund Board.
- \$25,000 to modernize the technology in the Siegel and Commissions meeting rooms through the installation of new touch monitors, conference cameras, and wireless presentation equipment.
- \$18,000 to Capital Project Fund reserves.
- \$2.6 Million returned to property owners in the form of a tax rebate.

There will be a temporary reduction in the 2022 tax bill that is paid in 2023. It equates to a \$50 reduction in a \$350,000 home's tax bill. Staff is also recommending the elimination of the vehicle sticker and dog tags in 2024. If you are a two-car family with a dog, you will save \$72 a year. This action would also free staff to work on other Village business.

President Hayes said as an elected representative of the taxpayers, and a taxpayer himself, he thanked the team for being such good stewards of the

Village's funds. This doesn't happen by accident as Trustee Tinaglia said at the Committee of the Whole meeting. Good financial management has led us to this point.

Trustee Tinaglia said the Board and staff are being so careful and such good stewards in keeping costs down. It is in the right direction, even if the amount is small. People are getting a rebate through their tax bill. This is what we stand for.

Trustee Scaletta said in 16 years, this is the largest surplus we have had. The 2022 Budget was created during Covid when things were still shut down. We were very conservative on the numbers we were using for income. \$12 million goes quickly when you are working on pension funds. Putting money down on pensions always benefits property taxes. Why aren't we abating more? Mr. Kuehne said we are still in uncertain times and will be for the next few years. He looked at where we are now and projected 5 years down the road. These transfers are to smooth out the property taxes in future years and cover unfunded liability in pension funds in the future. The pension pay down will waive over \$9 million dollars. It's the same situation with the fleet fund. The money is being set up for the future to over anticipated cost increases.

Trustee Scaletta said he liked that we are investing in the future. If we had not done surplus transfers in the past, we would not be able to hold taxes to zero percent. He asked what the lead replacement mandate will cost. Mr. Recklaus said \$27 million for the public portion, which does not include the homeowner's portion. Trustee Scaletta said this mandate is unfunded. \$3 million isn't that much when we are looking at \$27 million. He is very pleased, after asking for years, that the vehicle sticker and dog tags will be discussed for abolishment in the future.

Trustee LaBedz noted the local sales taxes have increased. Those taxes stay in town. She urged people to shop local. We have just begun to get internet sales taxes. Mr. Kuehne said in 2021 those taxes started coming our way. Inflation has also increased revenues. We still budget conservatively because we know things are not always steady and sales taxes are a source of our revenue.

Trustee Canty said it is smart to use surplus funds to pay for known obligations or one-off expenses. She shares in the excitement to support this effort and to be party to one of the first abatements.

Trustee Mary Beth Canty moved to approve. Trustee James Bertucci Seconded the Motion.

The Motion: Passed

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

- B. Report of the Committee of the Whole Meeting of March 13, 2023 Approved

B. Proposed Increase in Cook County Loss Factor

Trustee LaBedz moved, seconded by Trustee Schwingbeck that the Committee-of-the-Whole recommend to the Village Board of Trustees that the Board approve the Proposed Increase in the Cook County Loss Factor to 2% from 1%, and authorize staff to prepare a resolution to implement this change for the 2023 tax levy payable in 2024.

Trustee Robin LaBedz moved to approve. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

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

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

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

The Motion: Passed

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

- A. Engineering Plan Reviewer/Private Development Inspector Professional Services - Contract Extension Approved
- B. Resolution Approving Preliminary Design Agreement for Algonquin Road Sewer Capacity Improvement Approved
- C. Municipal Buildings Custodial Services 2023 Approved

- D. High Profile Landscaping 2023 - Contract Extension Approved
- E. Parkway Restoration 2023 - Contract Extension Approved
- F. Public Properties Mowing 2023 - Contract Extension Approved
- G. Secondary Landscaping 2023 - Contract Extension Approved
- H. 2023 MFT Street Reconstruction Project - Award Approved
- I. Upgrade of Existing UPS Battery Backup System in Village Hall Approved
- J. Sounds of Summer 2023 Production Contract Approved

CONSENT LEGAL

- A. Ordinance - Consumers Credit Union - 950 E. Rand Rd. Approved

Trustee John Scaletta moved to approve R2023-14. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

- B. IDOT Resolution for Improvement 2023 Street Reconstruction Approved

Trustee John Scaletta moved to approve R2023-13. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

CONSENT REPORT OF THE VILLAGE MANAGER

- A. 2023 Budget Encumbrance Rollover and 2023 Approved

Budget Amendment Ordinance

Trustee John Scaletta moved to approve 2023-15. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

- B. 2022 General Fund Surplus Transfers and 2022 Budget Amendment Ordinance Approved

Trustee John Scaletta moved to approve 2023-16. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

- C. An Ordinance Approving a \$1.6 Million Partial Tax Abatement of the 2022 Tax Levy Approved

Trustee John Scaletta moved to approve 2023-17. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

- D. Resolution of the Village of Arlington Heights Instructing the Cook County Clerk to Use a 2% Loss Factor in Calculating the 2023 and Subsequent Years Tax Levy Extensions. Approved

Trustee John Scaletta moved to approve 2023-17. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

CONSENT PETITIONS AND COMMUNICATIONS

- A. Request for fee waiver - Arlington Heights Park District liquor licenses renewals Approved

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

The Motion: Passed

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

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. BMO Harris Bank - 630 W. Northwest Hwy. / Sign Variation - DC#22-083 Approved

Mr. Perkins said the petitioner has requested four wall signs, two are code compliant. The signs for the southeast and northwest sides of the building are not compliant. The southeast sign is recommended for approval, the northwest is recommended for denial by the Design Commission. There are also code compliant ground signs on the site.

Trustee Bertucci asked why one was denied. Mr. Perkins said there will be enough signage and it didn't meet the hardship criteria. At some angles it would not be visible. Trustee Bertucci asked what is the harm in having the sign. Mr. Perkins said it keeps a level playing field for the other businesses in the community. Trustee Bertucci said Village Bank has a sign ratio similar to this request. What is different here? Mr. Perkins said that site is bigger and in a bigger shopping center, but each site is unique. Most banks have 2 wall signs. On this recommendation, they would have 3.

Trustee Tinaglia asked if the signs are illuminated. Chris Smalec of Stratus Unlimited said the answer was yes, they are internally illuminated with a lamp inside the lettering and are also backlit. Trustee Tinaglia agreed with staff, saying the fourth sign is a little bit of overkill. He is in favor of 3 and if there is a problem, they can come back and ask for a sign later.

Trustee Scaletta said he is comfortable with the Design Commission recommendation. More is overkill. People will not miss the building.

Trustee LaBedz concurred. She asked when the temporary banners will be removed. Mr. Smalec said they will be there for a few weeks when the location opens.

Trustee Baldino said he was supportive of Design Commission's recommendation of 3 signs. The number of signs doesn't get him wound

up. But we have the ordinance on the books and we hold many businesses to those rules. He looks for hardship. He welcomed Harris to the location, but wants to keep to the rules.

Trustee Schwingbeck said after driving around the property, he doesn't see where the 4th sign is necessary. He said he didn't want to create a precedent.

Trustee John Scaletta moved to concur with the Design Commission's recommendation. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

- B. Holladay Properties Self-Storage Facility - 397 & Approved
401 W. Golf Rd. / PC#22-015
Land Use Variation to allow a Storage Facility
along a Major Arterial in M-2 District

Don Tomei, Project Manager, said Halladay sees a high demand in the community for storage. He said this location, the former Animal Needs and Feeds, doesn't make sense for a retail use because of the size. They plan to maintain the permanent easement with the neighbor. IDOT has approved the plan. They plan to work solar into the design. Drew Mitchell said the license agreement has been tricky. They have negotiated an easement to help with ingress/egress. They won't allow it to be their primary ingress/egress and the agreement limits heavy trucks. The land is an obsolete asset with some tricky pieces.

Mr. Perkins said the project requires a Land Use Variation for self-storage. The property is an unusual shape. It has a narrow frontage, so the Village is not likely to get retail there. It's also not a great office site. This use makes a lot of sense. They have worked to extend the brickwork and landscaping. A negotiated agreement with Golf Corporate Center allows drivers to turn from the intersection of Golf and Milbrook into the office park, then follow the drive aisle east to the new building. Their existing drive is right in/right out, so it is important to have the additional access. The Plan Commission recommends approval, Staff made a few suggestions.

President Hayes asked if IDOT has approved the Golf Road approval. Mr. Estrada, civil engineer, said he has not submitted for permits, but spoke to IDOT and they IDOT official said if access ever gets shut down, the property would need permission to get access. They have tentative approval. Mr. Perkins said it is their right of way and they will need to get permission in order to proceed.

Trustee Scaletta asked why there is a landscape island. Mr. Perkins said if it was all paved, it would be extra pavement, there is not enough room for

more parking. This site has more parking than the storage space on Davis and they have fewer units here. There are 725 units.

Mr. Perkins said there have been no parking issues on the Davis site, so staff is comfortable with the parking here. After questioning, it was confirmed there will be cameras around the entire facility, and the Fire Department approved the plan. Trustee Scaletta asked how they will prevent heavy vehicles from going on the neighbor's property.

Mike O'Connor said the neighbors have been very cooperative, he's more concerned about a future owner. Golf Corporate Center's (GCC) main concern was for construction traffic, not so much the users of the space. Trustee said he didn't want them to lose the easement and wanted to make sure they stand up to their end of the bargain. Mr. O'Connor said they have to give notice if the easement is in jeopardy. GCC wants the right to relocate the easement and don't want to give Holladay free reign for maintenance. If there is too much truck traffic, we can offer signage and to talk to the customer.

Trustee Scaletta said he is worried about U-turns. Mr. Tomei said there was a traffic study and the most vehicles they would have would be 13 in an hour and that calculation used a larger unit number. Mr. Perkins said a directional sign is required. If GCC wants to reconfigure the driveway, the Village would have to approve that plan. Trustee Scaletta said he was supportive; he just didn't want a situation where they no longer have an easement. Mr. O'Connor said there is compensation involved too, which will be ongoing.

Trustee Grasse said she liked the way the building looks, and was happy to see the retention of some mature trees and the addition of 3 new trees. She was also glad to hear about the solar panel use. Trustee Grasse asked about flooding. Mr. Perkins highlighted the detention plan to take run off from west side. There are pipes under the pavement which will take in water to a restrictor and into the storm sewer. As far as security, Mr. Tomei said there will be on site management, customers will not have 24-hour access. The site will be secured and have a camera system. There will be a pin-pad system and doors will be locked.

Trustee Tinaglia said currently there is zero stormwater management. The proposed system is very expensive and they are spending a lot of money to put things under the asphalt that no one will see, but all will benefit. He asked why the parking was on an angle? Mr. Perkins said it's a one-way access. The plans need an IDOT permit. They can't do the project with their own dedicated access. Holladay will be using their own access for construction, not the neighbors.

Trustee Schwingbeck questioned the access to the site through the GCC's property. Mr. O'Connor said from Golf, cars will turn into the GCC's driveway, just like today. They are looking to center their drive because right now, it is on the west side of their property. They are preserving the

experience of getting into the site, but will keep big trucks out of the GCC's driveway.

Trustee Bertucci suggested connecting to the shopping center to the east.

Trustee Nicolle Grasse moved to approve of a Land Use Variation as recommended by the Plan Commission except using exhibit B with modifications made by staff as outlined in the memo of 3/15/23. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

XIII. LEGAL

A. Ordinance - Caterer Liquor License Approved

Trustee Tinaglia recused himself as one of the petitioners is a client.

Ms. Mikula said two businesses have asked for a new liquor license classification to allow alcohol service with catering service. In response, Staff created new proposed classifications. One for catering only, which has a higher fee, and one for a business for restaurants who are offering catering off premise and already have a liquor license. These licenses apply to off-site catering situations.

Mr. Passman said these licenses do not replace the Banquet Hall classification.

Tom Minetti, owner of Elegante Cuisine, is moving to Arlington Heights and said he needs this license to operate.

Trustee Scaletta asked how was the price decided. Ms. Mikula said she looked at neighboring municipalities and put it in line with other classifications with what we have. It is proportionally appropriate. Basset training is required for a new entity. Mr. Passman said the number of authorized licenses is zero. The Board will need to approve these licenses, so will have the opportunity to vet them.

Trustee Scaletta said today, caterers can only provide food and people want full-service parties. He hopes they will be carding at private parties and wants them to know it is their legal obligation. Ms. Mikula said currently, people can apply for a one-day liquor license. That takes a lot of staff time, and businesses have to get a special event license through the State. This process is cost prohibitive for businesses. A new license classification eliminates the bureaucracy and extra costs.

Trustee Canty enthusiastically agreed with the ordinance as it allows for our businesses to grow and new businesses will think about locating here.

Trustee Schwingbeck said the liquor rules must be followed. How are we going to enforce service at someone's home? Ms. Mikula said enforcement would be complaint based. It will be up to the license holder to take it seriously. We will not be able to check on it without a complaint.

Trustee John Scaletta moved to approve the creation of catering liquor licenses, 2023-18. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

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

Abstain: Tinaglia

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Keith Moens said because the Village is receiving \$2.9 million from IDOT for road reconstruction, it is a good time to add funds to supplement the pedestrian and bicycle safety and to add speed calming strategies.

XVII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn at 9:40 p.m. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

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