

**MINUTES  
COMMITTEE-OF-THE-WHOLE  
PRESIDENT AND BOARD OF TRUSTEES  
VILLAGE OF ARLINGTON HEIGHTS  
BOARD ROOM  
MONDAY, JULY 10, 2023 7:00 P.M.**

BOARD MEMBERS PRESENT: President Hayes; Trustees: Dunnington, Grasse, Shirley, Baldino, Bertucci, Schwingbeck and Tinaglia

BOARD MEMBER ABSENT: LaBedz

STAFF MEMBERS PRESENT: Randy Recklaus, Village Manager; Charles Witherington-Perkins, Director Planning & Community Development; Becky Hume, Village Clerk

**SUBJECT: Downtown Development & Entertainment District Streetscape & Pedestrian Plan**

Mr. Recklaus said Alfresco and Sounds of Summer have risen to new attendance levels. Staff would like to facilitate the permanence of Alfresco. The ability to connect the new development at Arlington Park to the Downtown would also be an advantage. The goal is to find ways to create infrastructure so the community can enjoy the space, consider future development Downtown, and use parking in the best possible way. Funding can be identified once we are further in the process. The Downtown is recognized as the business, cultural and entertainment heart of the community. The intent is to best manage the increase in attendance in the outdoor events while keeping public safety in mind.

Mr. Perkins reported that staff toured communities which have implemented streetscape installations and promenade concepts. A full Vail Ave. promenade with gateway features would be \$2,700,000. Another option (#2) would cost \$1.8 million. Staff is considering placing the bollards further south on Vail as the volume of attendance has increased. He described the concepts shown on Attachment A. The concepts add decorative permeable pavers, show different approaches to trees, crosswalk entrances and furnishings.

Next, Alfresco gateway sign concepts and entry features were presented. Some new locations are being proposed to expand the Downtown concept. An update to the existing signs could also be explored. Mr. Perkins said the lot on the corner of

Arlington Heights Road and Sigwalt could be improved as well. Northwest Highway has about 15,900 vehicles a day. Arlington Heights Road has 19,500. A statement sign could really stand out on that corner by the clock. A similar sign could be at Harmony Park.

Mr. Recklaus said people will flock to an Instagrammable destination. A focal point is a driver these days. Attendees end up doing our marketing for us. IDOT won't allow super creative crosswalk concepts on their roads, but Mr. Perkins believes we could do something more decorative than what we have. Decorative intersections could be implemented, especially at Campbell and Vail. Entertainment pop-up events could also be explored in the off season.

Parking in the Village's public surface lots has increased for events. The extra signage has helped. Shuttles could be explored to help people to get to/from lots.

For these improvements, funding sources could be: TIF, Special Service Area, Business District fee, Sales Tax Sharing, the Alfresco Fund, the A&E Fund, the Green Aggregation Fund and grants.

Staff is seeking feedback on the following:

1. Board support for the Village to continue to submit possible grant applications for the Vail Avenue Permeable Paver Streetscape project recognizing the need to provide local Village funding.
2. Consideration of funding development of engineering & design plans for the Vail Avenue/ Permeable Paver Streetscape & Pedestrian Plan.
3. Further consideration and prioritization for future Village funding of some elements presented.

President Hayes liked all the suggestions, but did not like the extra-fancy crosswalks. He said he wants to enhance the Alfresco area, but not go over the top. He doesn't want a "Pottersville" but rather a "Bedford Falls" vibe.

Trustee Bertucci liked the tasteful approach. He preferred 'Arlington Heights' in the signage versus 'Arlington' as there is an Arlington, Illinois. He would like to incentivize the properties on the southwest corner of Arlington Heights Road and Sigwalt to look nicer. It should be a priority. He is in support of all three ideas suggested to move forward.

Trustee Baldino said he loves the ideas of the pavers, but questions their longevity. He would like that question answered, their maintenance is a concern. He said he liked the ideas presented, and wants to move the project along. He liked banner option 3 the most. All the signage should tie into the rebranding effort. Once we have a better idea of the logo and branding, then we can start talking about the colors and designs of these signs. He supports the pursuit of grant money and would like to take improvements in chunks at a time, rather than one large project.

Trustee Shirley asked if anything that prohibits a new TIF overlapping a previous one. Mr. Perkins said some communities have disbanded TIFs and begun new ones. However, the area would have to meet the criteria for eligibility. A previous TIF would not preclude a new one. Mr. Recklaus said the middle of Downtown would not qualify for a TIF. For a Special Service Area, properties pay a slightly higher tax, it's a special line on the tax bill. For a Business District, sales taxes are increased by 1%, this is per Statute.

Trustee Shirley said he was in favor of all of the three points moving forward. He liked the red signs, as the color harkens back to the former Arlington Heights High School. He also liked how the yellow pops on the stainless steel. He preferred the word 'Arlington' versus the 'AH'. He liked option 1 for the gateway entries.

Trustee Tinaglia said he was not a fan of 'AH' either. He loved the bollards, and the tall 'Arlington Heights' signs looked sharp. He favors the curbless gutter street but asked about the engineering. Mr. Perkins said the concept hasn't been fully studied. Mr. Recklaus said the way the street slopes, it is a concern from a water perspective. The flooding has improved significantly since the underground piping and street was reengineered a few years ago. We are not seeing the same problems that were there before. It was a water bottleneck previously for neighborhoods to the south and west before the work was done. Trustee Tinaglia said it's okay to mix and match design in a smart way to include modern ideas and technology with traditional architecture and ambiance. It does not have to all be old fashioned looking.

Trustee Grasse said she was in support of all three points. She sees Alfresco as a third place, where people find community outside of work and home. She liked the idea of the bollards, and would like staff to explore the permeable pavers and plants from the environmental aspect. As we are looking at all of this, the branding is important to incorporate. If this is the heart, she recommended looking for a theme so all areas are connected through public art and signage. She loved the sculptures, and places where people can take pictures. Murals would be neat. She suggested that if the environmental pieces were brought forward, grant money would be easier to get. She also liked the idea of mixing old/new design as Trustee Tinaglia suggested.

Trustee Schwingbeck said he wanted to keep cost in mind. What will the return on this investment be? He asked if the bollard design was implemented, would we still need the fencing in the interior. Mr. Perkins said that would have to be looked at. Some communities don't have interior fencing. It can be challenging as creep can ensue. Trustee Schwingbeck liked getting rid of the concrete and water barriers, and would like to improve the interior look. He thought improving the street will not be worth it. He said to look at ways to improve the look without redoing the street. Trustee Schwingbeck liked the signage, and option 1 was his favorite sign choice for Sigwalt/Arlington Heights Road. His perspective was to improve Alfresco a little, but without spending a lot of money. Making this area look nice is important, but some

of the vacant property downtown needs to be improved as well. Mr. Perkins said there are different levels of improvements that could be considered.

Trustee Dunnington liked the curbless street idea with permeable pavers. She said it's great for the environment and more accessible. She liked expanding the canopy lights, it would be great to add to what we have. For the gateway signs, she liked option 1. For the southwest corridor sign, she liked Arlington spelled out. Signs should say 'Arlington Heights' versus 'AH', and she preferred the large sign on the ground versus on the bench. She liked red as it stands out. She said the younger generation calls Downtown DTAH or Action Heights, and said the Village should be mindful of those expressions. For the Alfresco signs, she liked the options 1 a and 2. Trustee Dunnington said outdoor art and some color could be added. She liked the crosswalk ideas. She would like to see some murals and she has some ideas of where they could go. She liked the sculpture walk too. Trustee Dunnington said some winter events could use the area. A splash pad and other interactive games are good. Late night food trucks could be fun.

Trustee Dunnington asked if we are outgrowing Harmony Park in relation to Sounds of Summer. Mr. Recklaus explained the purpose of Sounds of Summer was to draw people to the Downtown. There are other places to have concerts, but if we moved it, it would change the purpose. People seem undeterred by the crowds. The bigger thing is how we manage it and keep it safe.

President Hayes agreed that we need to keep 'Arlington Heights' versus 'Arlington' so we don't lose our identity. The shortened Arlington Alfresco is fine. Trustee Bertucci suggested stacking the words.

Trustee Tinaglia said Thursday and Friday nights are already big for restaurants. He suggested re-looking at moving the concerts to Tuesday/Wednesday. The hours could be adjusted. We don't need to have it on Thursdays and Fridays.

Resident Debbie Smart said the new barriers for Wing Street are very nice. Sounds of Summer is successful but she liked the idea of having it on different nights. More nights than not, all the garage spaces are open. If we could enhance our lightscape that would be great, maybe use lasers or another technology? She said to not forget about the north and south sides of the town. She would hope to see more living art, like the previous piano exhibit. Maybe the Arts Commission could be involved. She said to keep safety in mind and work on trash and garbage pick-up after full weekends.

Jerry Schiffman, President of Metropolis Place Condo Board, said the footprint of Downtown is small. Is there a way we could add events to the north side of town? Perhaps we could add a parking facility? Parking is the biggest complaint. It would be great to not limit the Alfresco to these streets. He suggested encouraging traffic to the north side, by building a bridge or tunnel over the tracks. He recommends stamped concrete over pavers from a maintenance point of view.

President Hayes remembered former Trustee Stengren suggesting a people mover to connect north to south in the 1990's.

Argie Karafotias, a restaurant owner on the south side, said to not forget the South side. There is garbage everywhere near Algonquin/Golf/Arlington Heights Road. President Hayes said the Village is exploring some exciting redevelopment on the south side. We are working on it.

Chip Brooks of Hey Nonny said the Downtown is important to the community. A DTAH Business Alliance has been formed. In terms of scope, this little Downtown area is what people identify as the heart of the community. He said to look at the whole of the area, not just the Alfresco footprint. Businesses want more action year-round, not limited to the Alfresco time frame and footprint. Events are really important, and the infrastructure is important. They would like more events, but smaller ones that brings businesses in on non-busy nights. From the branding standpoint, people call our Downtown DTAH, we may need to listen to the community and come up with concepts that support what people are calling it.

Bottle and Botega owner Christopher Bonk said young people really call it DTAH. Large scale art is important. Establishing an identity that is separate from the Bears is important. Bollards are a great idea and allow for things like ice sculpting, St. Patrick's Day, Christkindl markets and other off-season events. The entranceway ideas are great. Instagrammable things are important.

Resident Lisa Doty said this is a great opportunity to commit to putting in native plantings. The trees on Campbell are not native, which is why they struggle in drought. Harmony Park should be a spray free zone. There are a lot of kids running around there. Mitchell Street, where she lives, is one of the oldest streets in the Village so is very narrow. They have parking on both sides of their street during Sounds of Summer, and cannot get out of our driveway. Emergency vehicles might not be able to get down the street. She would like to reenact one side parking only.

Resident Max Ryan agreed he would like to see activities in the winter. He said it is high time we start charging for parking during the events. Free parking is a fossil fuel subsidy. If we did charge, it would open up some opportunities, businesses could pay a stipend to their employees for parking. More people would be incentivized to walk or bike downtown. If we charge an appropriate rate, we might find we have too much parking.

Trustee Dunnington said a lot of people are driving to Alfresco and she worried about safety. She suggested having a safe choice campaign in Downtown. Overnight parking is not allowed, but if we had a call-in service or website, so there could be a place you can leave a car if you have had too much to drink, that would be wise. It's something that is missing right now. There are also pedestrian issues on Wing Street, as drivers go around alfresco, traffic is speedy.

Trustee Tinaglia recalled how former Trustee Sidor advocated for wintertime activities Downtown, he wanted a skating rink. Trustee Tinaglia would love to find a place in an appropriate location.

**Trustee Baldino moved to adjourn the meeting at 8:32 p.m. Trustee Schwingbeck seconded the motion. The motion carried and the meeting was adjourned.**

Becky Hume

Village Clerk





# Streetscape & Pedestrian Improvement Plan

Village of Arlington Heights, IL

Department of Planning and Community Development

July 10, 2023













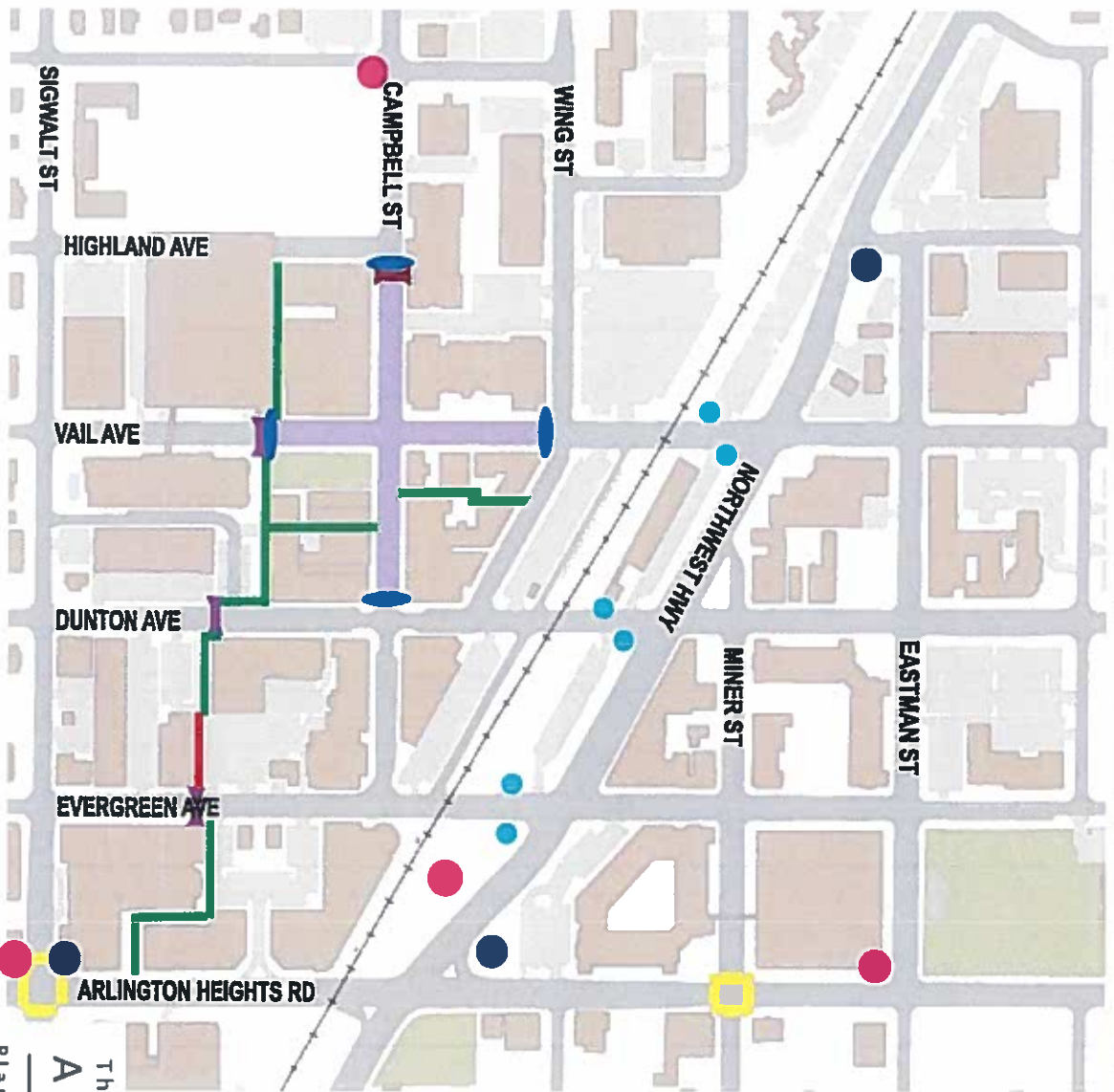
The Village of  
**Arlington Heights**  
Illinois  
Planning & Community Development



# ARLINGTON HEIGHTS STREETSCAPE IMPROVEMENT PLAN

## Legend

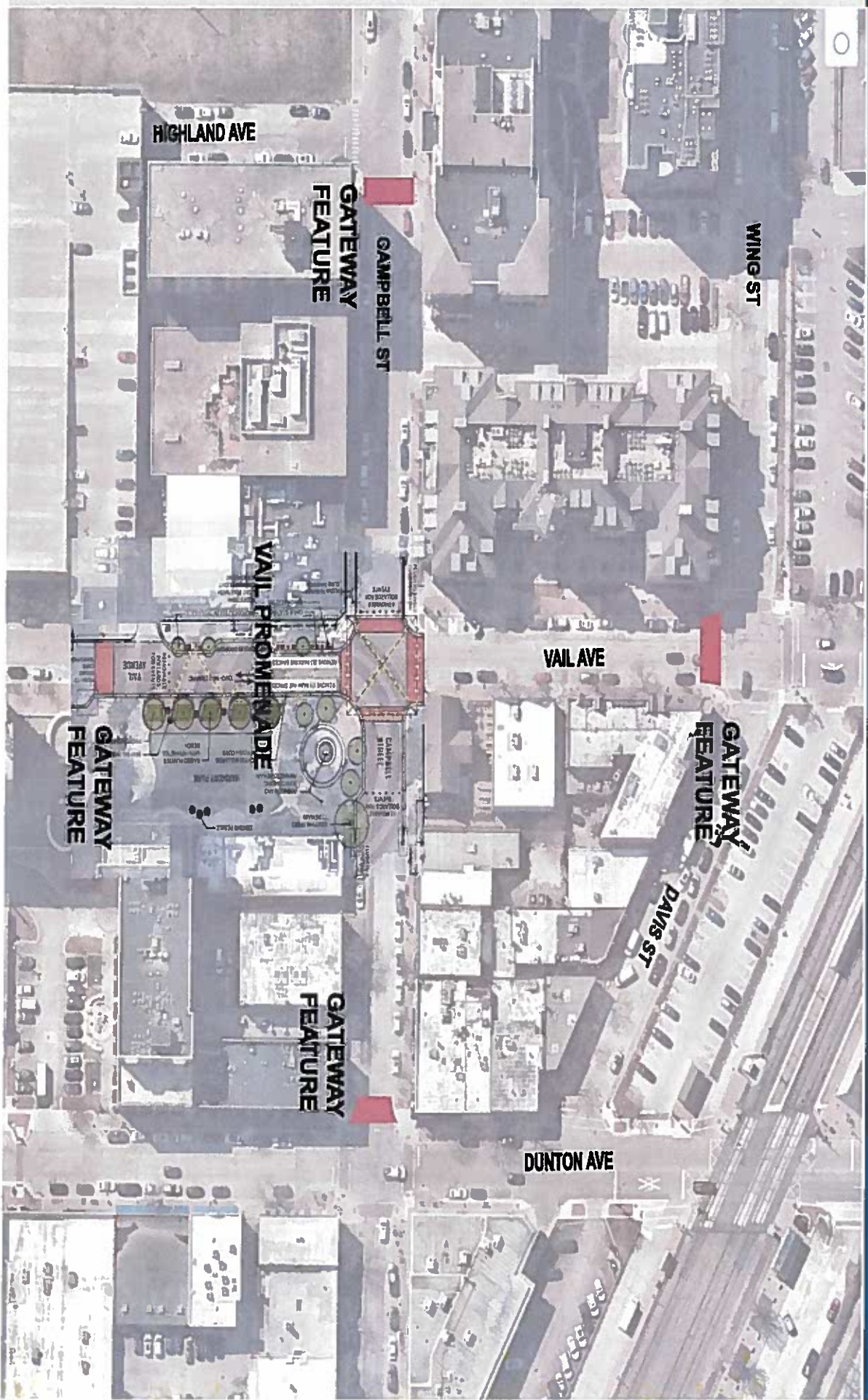
-  Alfresco Gateway Feature
-  Alfresco Outdoor Dining Street Closure Zone
-  Existing Pedestrian Network
-  Potential Alley Improvement/Easement for Walkway
-  Proposed Midblock Crossing
-  Existing Midblock Crossing
-  Existing Banner Poles - Upgrade Sign Face
-  Potential Downtown Gateway
-  Existing Downtown Gateway
-  Pedestrian Crossing Enhancement





# VAIL PROMENADE WITH GATEWAY FEATURES

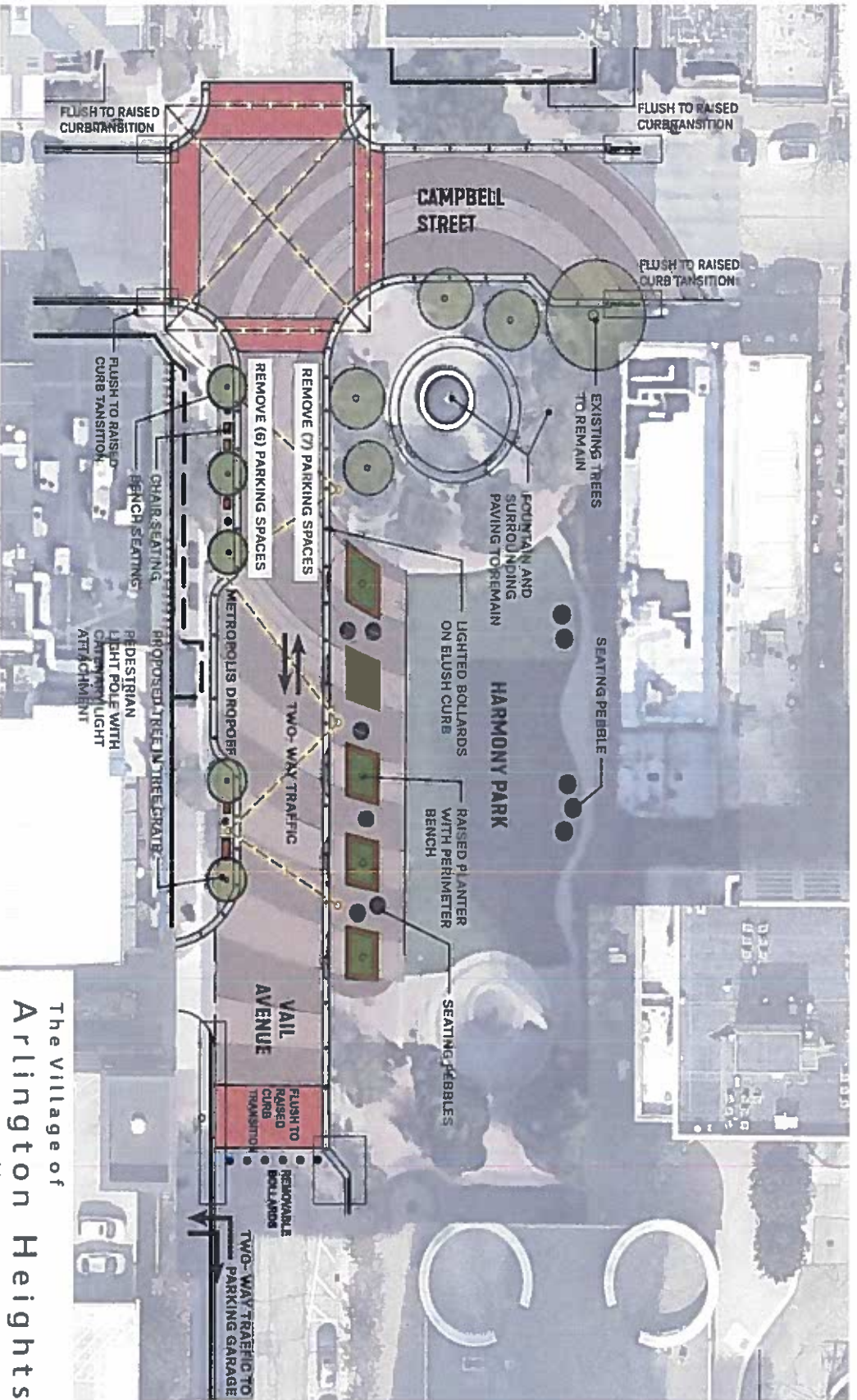
- APPROXIMATE COST (4 ENTRANCES & VAIL PROMENADE): \$2,700,000





# ARLINGTON HEIGHTS VAIL AVENUE PROMENADE PLAN

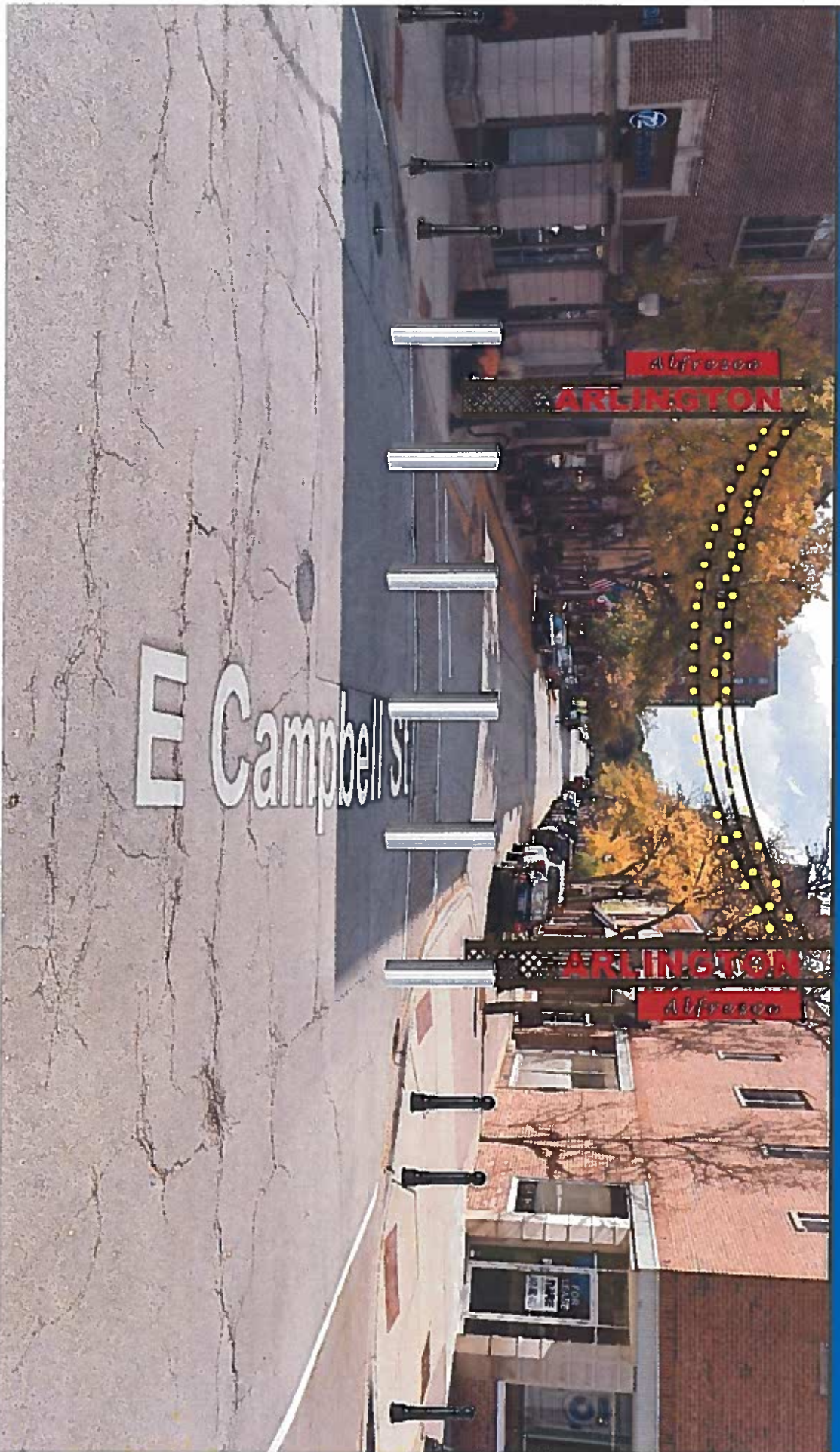
- APPROXIMATE COST: \$1,800,000



OPTION 2 - No trees within the planter boxes on the east side of Vail Ave



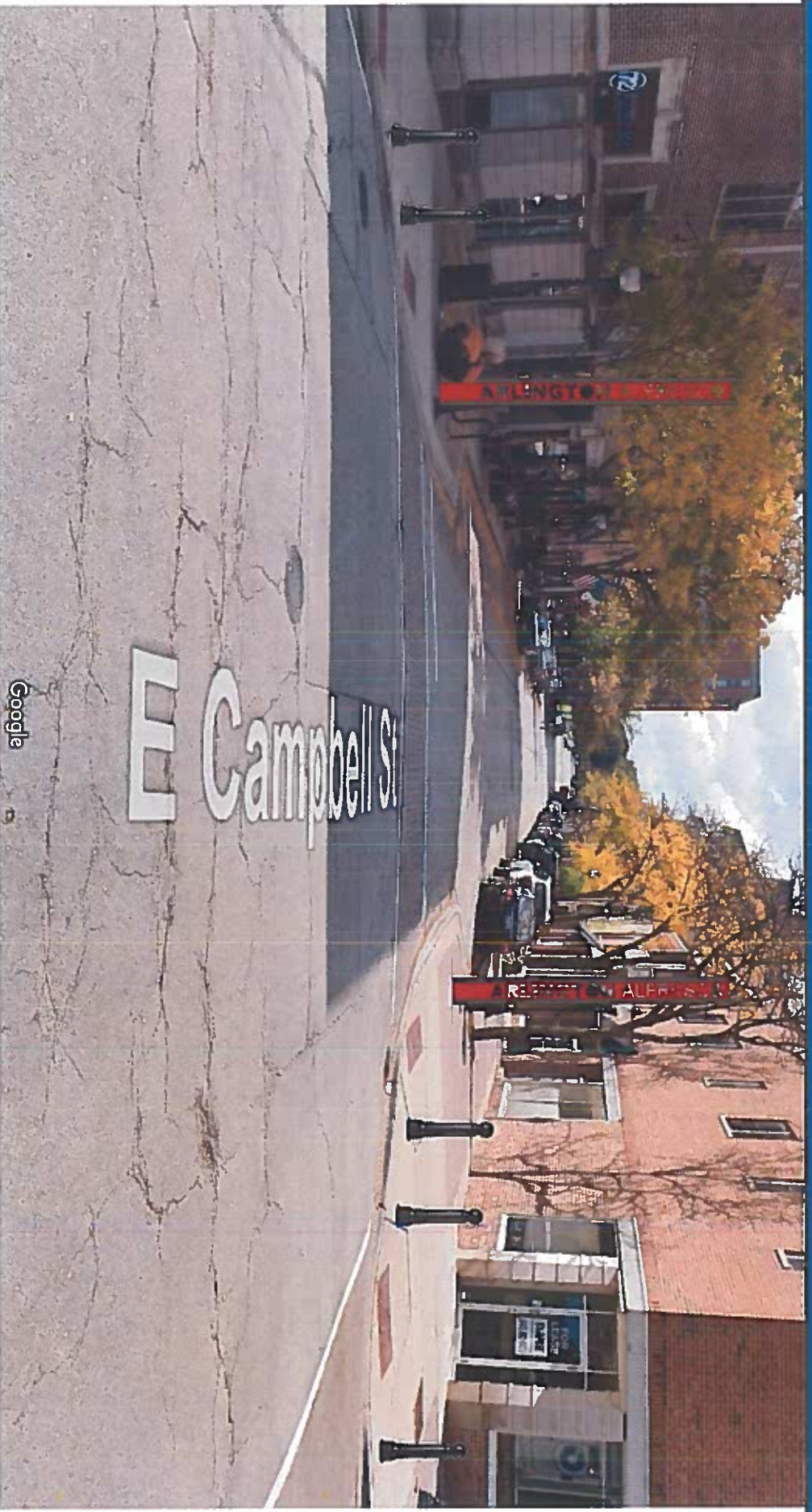
ALFRESCO GATEWAY SIGN



CAMPBELL ST & DUNTUN AVE



# ALFRESCO GATEWAY SIGN



**CAMPBELL ST & DUNTUN AVE**

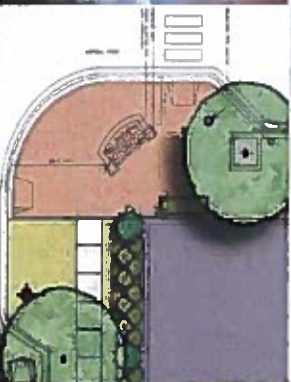


# Downtown Entry Features

Village of Arlington Heights, IL

Department of Planning and Community Development

July 10, 2023

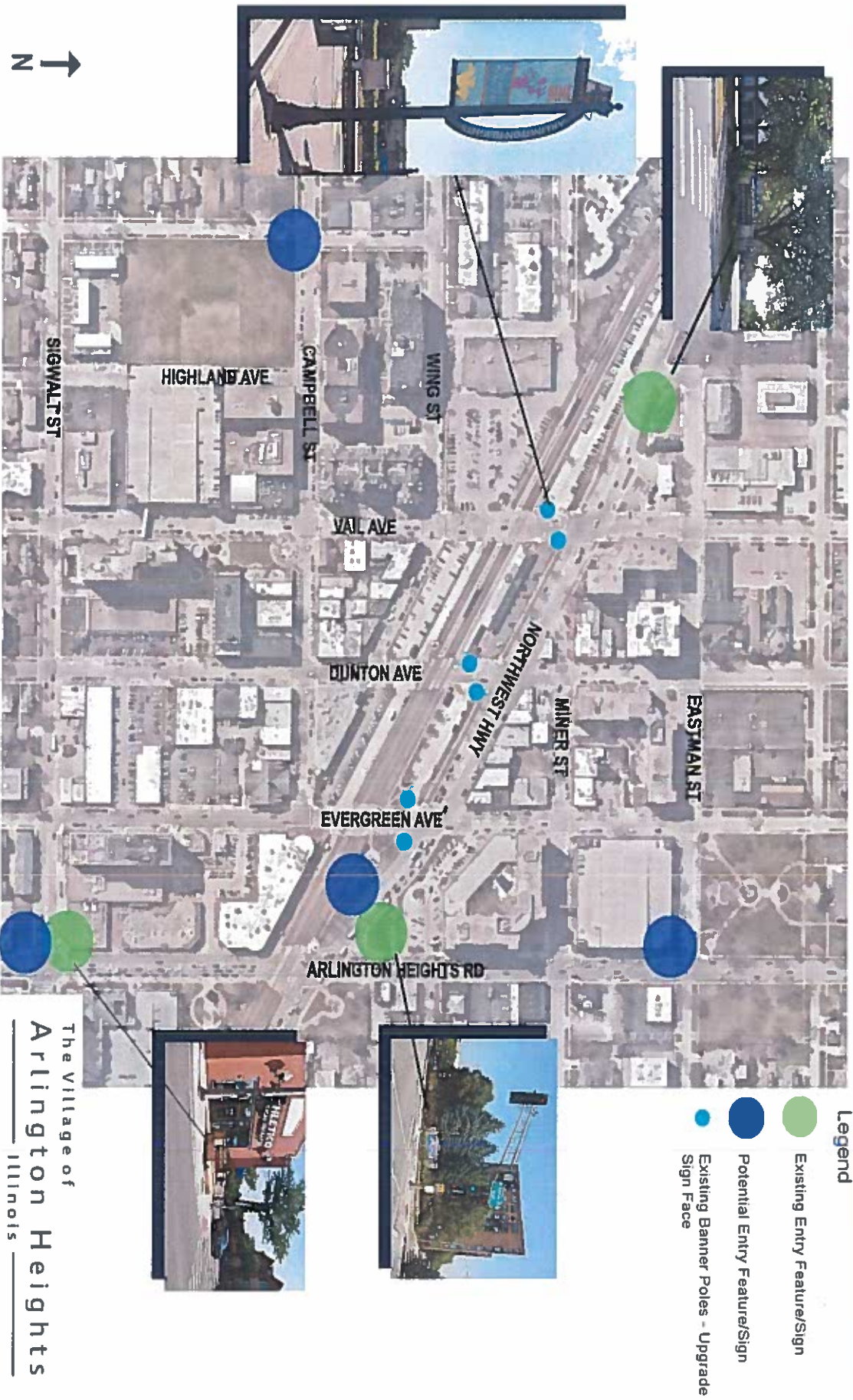


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# EXISTING & POTENTIAL DOWNTOWN ENTRY FEATURES





# POTENTIAL DOWNTOWN SIGN UPDATES -NORTHWEST CORNER OF ARLINGTON HEIGHTS & SIGWALT



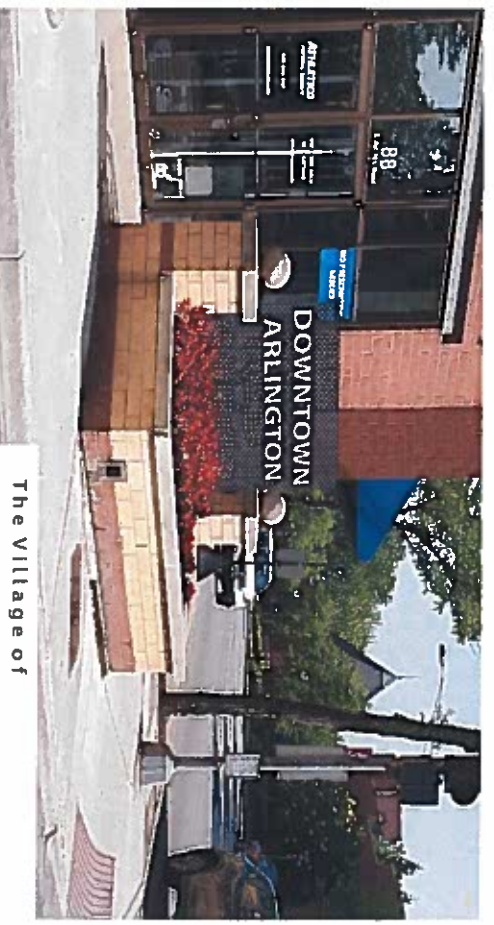
**EXISTING**



**OPTION 1**



**OPTION 2**



**OPTION 3 -perforated metal**

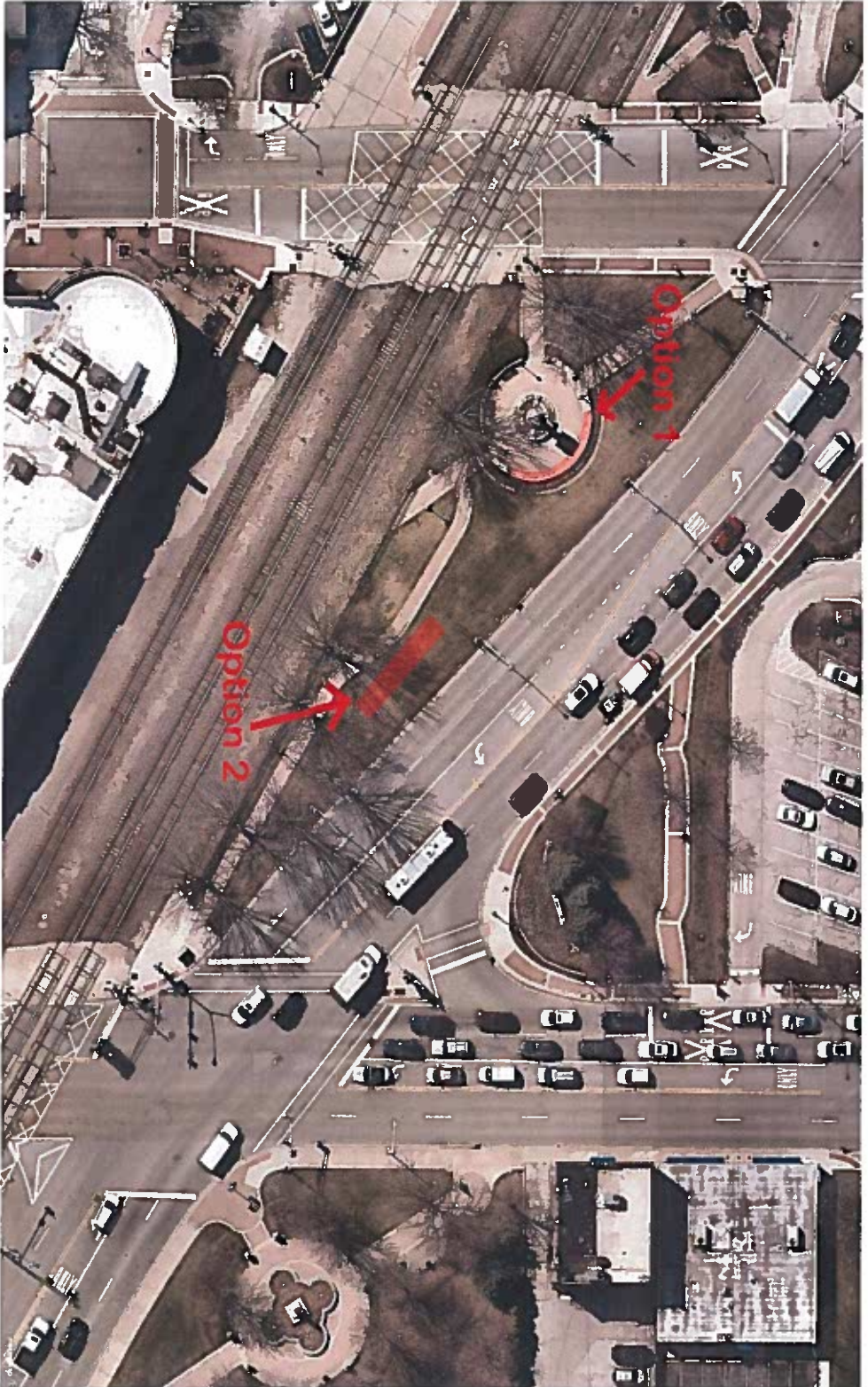


POTENTIAL DOWNTOWN SIGN  
-SOUTHWEST CORNER OF ARLINGTON HEIGHTS RD & EASTMAN ST





# SOUTHWEST CORNER OF ARLINGTON HEIGHTS ROAD AND NORTHWEST HIGHWAY – ENTRY FEATURE



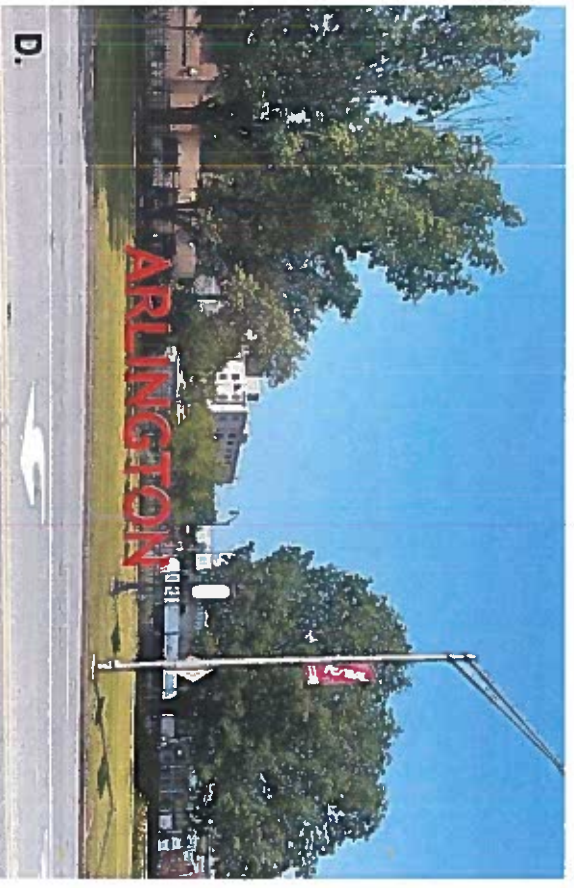
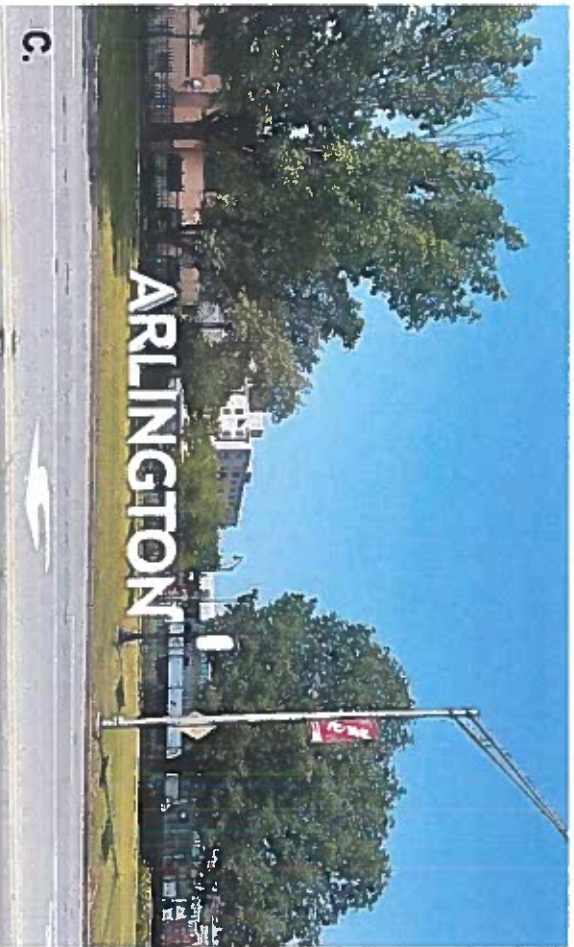
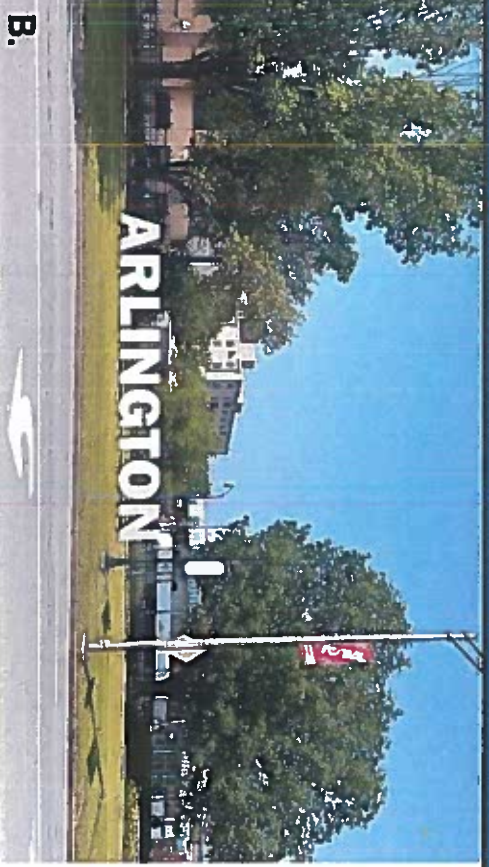
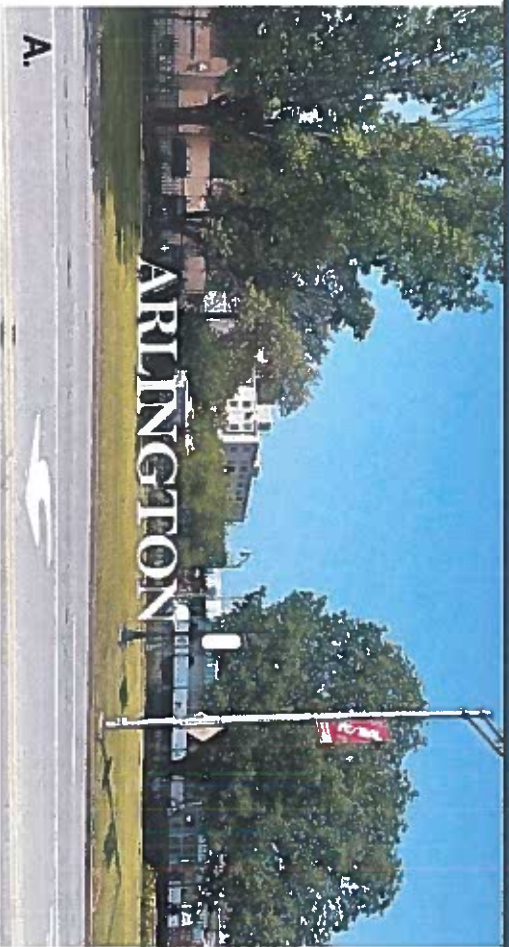
**AVERAGE DAILY TRAFFIC**  
Northwest Highway - 15,900  
Arlington Heights Road - 19,500

**PLAN VIEW**



# SOUTHWEST CORNER OF ARLINGTON HEIGHTS ROAD AND NORTHWEST HWY.

- APPROXIMATE COST \$45,000 - \$50,000



**OPTION 2**



# SOUTHWEST CORNER OF ARLINGTON HEIGHTS ROAD AND NORTHWEST HWY.

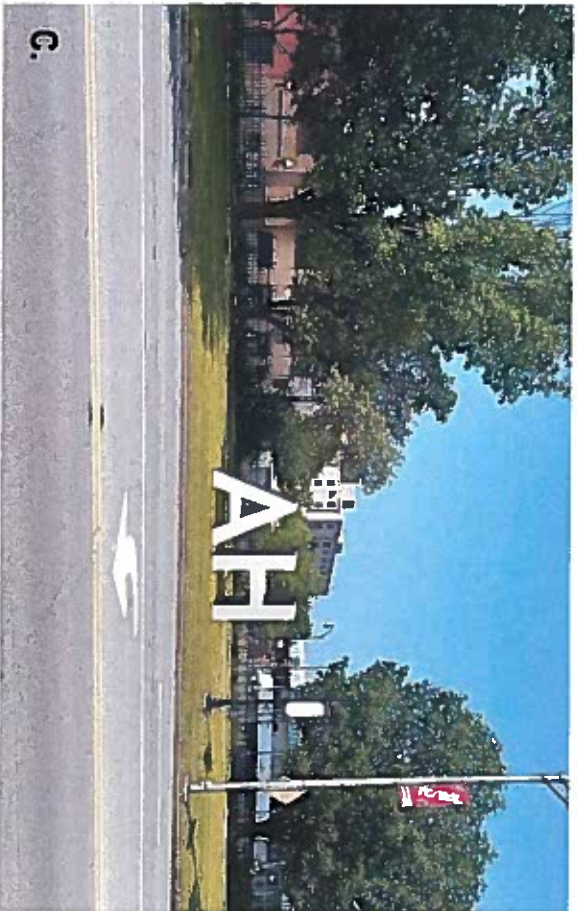
- APPROXIMATE COST \$15,000 - \$25,000



A.



B.



C.



D.

OPTION 3



# Other Design Considerations

Village of Arlington Heights, IL

Department of Planning and Community Development

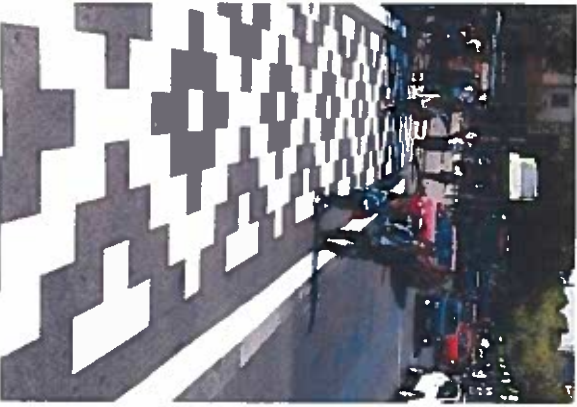
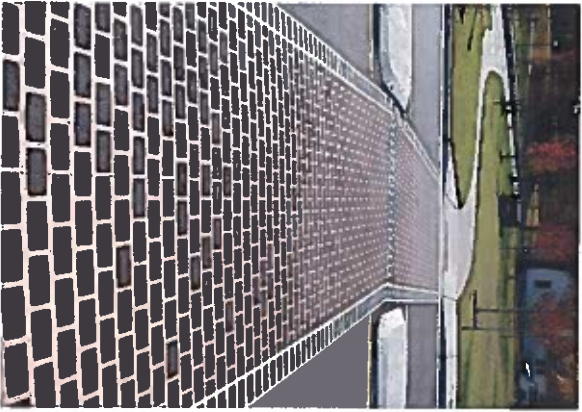
July 10, 2023



The Village of  
**Arlington Heights**  
— Illinois —  
Planning & Community Development



# CROSSWALKS



## VILLAGE BOARD FEEDBACK

It is requested that the Village Board provide preliminary input and feedback regarding these ideas and initiatives. In particular, staff is seeking the following direction.

1. Board support for the Village to continue to submit possible grant applications for the Vail Avenue Permeable Paver Streetscape project recognizing the need to provide local Village funding.
2. Consideration of funding development of engineering & design plans for the Vail Avenue/ Permeable Paver Streetscape & Pedestrian Plan.
3. Further consideration and prioritization for future Village funding of some elements presented at the Committee of the Whole meeting.