



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

June 20, 2023

7:30 PM

I. CALL TO ORDER

President Hayes and the following Trustees responded to roll: Tinaglia, Baldino, Shirley, Bertucci, LaBedz, Schwingbeck, Dunnington, and Grasse.

Also present were: Randy Recklaus, Rob Horne, Charles Perkins, Hart Passman and Becky Hume.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Committee of the Whole 5/22/2023 Approved

Trustee Nicolle Grasse moved to approve. Trustee Tom Schwingbeck
Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley,
Tinaglia

Abstain: Baldino

B. Committee of the Whole 5/30/2023 Approved

Trustee Richard Baldino moved to approve. Trustee Nicolle Grasse
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz,
Schwingbeck, Shirley, Tinaglia

- C. Permit Fee Waiver - Arlington Heights Park District/ Virginia Terrace Park Basketball Court Approved

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

- A. Arlington Gateway - 2355 S. Arlington Heights Rd. - Early Review

Mr. Recklaus explained the Early Review Process which allows developers to present projects to the Board in order to gauge the acceptability development proposals. It should be understood that the results of the Village Board Early Review does not commit the Village to approving or denying a development proposal. It is simply an opportunity for a developer to obtain a degree of preliminary feedback from the Board.

Mr. Perkins introduced the Arlington Gateway project. Bradford Allen is the owner of several properties at the southeast corner of Arlington Heights Road and Algonquin Road and is working with Mocerri + Roszak (as the project architect/developer) on this redevelopment project. The development is within the South Arlington Heights Road TIF District. Mr. Perkins said it is not known how much TIF money will be requested, but it will be evaluated just like any request.

The property totals approximately 16.4 acres in size and would be redeveloped in several phases. Phase I, tonight's subject of Early Review, is situated at the hard corner of Arlington Heights Road and Algonquin Road and is located on a parcel of land approximately 3.65 acres in size.

Thomas Roszak, the architect, described the Phase I mixed-use building which includes 300 multi-family luxury rental units and 24,668 square feet of ground floor commercial space intended for a mix of restaurant and retail/commercial tenant. The former Daily Herald building is being remodeled into a medical office building in Phase II.

Apartments will include studio and 1-to-3-bedroom units. Rents will range from \$1,500 for a studio to \$4,000 a month for a 3-bedroom unit. There will be a fee for parking spaces. The affordable units will follow rent index at 60% AMI. Affordable housing will be provided for 10% of the total units. These will be supplied per the Village's Affordable Housing requirements.

The building has a pool, spa, dog run, sundeck, fitness area, yoga studio, golf simulator, social and media room, library, and business center. There

are many different footprints and square footages in the apartments. Their goal is to create a community which will include bike racks, on site wayfinding signage, outdoor lighting, bench furnishings and shade trees. The Partnership will be seeing a Planned Unit Development. Lincoln Properties will be the property manager, leasing will be on site. Clark is the General Contractor.

The building complies with all the setbacks. It will be a sustainable building, energy efficient, and eco-friendly. There will be stormwater detention, landscaping, a solar array, and a green roof.

President Hayes asked the developers to make sure there is enough green space between the dense traffic and the sidewalks to ensure people are safe. Mr. Roszak said they have a 20-foot setback with 8-foot-wide sidewalks. President Hayes said the building setback seems fine; he was more worried about the sidewalk setbacks. Mr. Perkins said the Village's goal is to move away from the existing carriage walks, there is 8-10 feet of green space and then an 8-foot sidewalk.

President Hayes asked if 12 spaces of guest parking is enough for 300 units. Mr. Roszak said they don't believe that all resident spaces will be used at all times so 12 is a guestimate. They can control access with passes and provide more guest parking if needed. President Hayes said a parking variation would be needed if a restaurant goes in and he worried about that. Mr. Perkins said staff will look at that issue as part of the traffic/parking study, and make some assumptions on restaurant space as part of the process.

Trustee Shirley noted that currently, office space supply exceeds demand. Mr. Recklaus said the only exception is in medical offices. Trustee Shirley said because of the balconies, there will not be not uniformity and it could look crummy with multiple tenants. He wondered if the market may be saturated. Mr. Perkins said a market study would be submitted with their application. Their equity investors will be looking at that closely. Trustee Shirley asked if there needs to be enough customers within the units to support the retail, or if people will come from other places. Mr. Roszak said most customers will be on site, but they hope to attract users outside the complex too.

Trustee Shirley said he preferred old fashioned brick buildings, the more brick the better. He asked if there were Village design requirements. Mr. Perkins said there are not specific material guidelines. The Design Commission will review the plan. The Downtown is more brick, as it's a more traditional area. Areas outside of Downtown are using newer materials. Trustee Shirley said he liked the project, but wanted to make sure it fits.

Trustee Tinaglia suggested they max out the number of units and bring as many here as you can. There is not magic to limiting the number of units to 300. He agreed with President Hayes on the parking if a restaurant goes in.

There are 81 stalls for 25,000 sf of retail, which seems a little light. How those stalls are placed versus where the high traffic entrances are for the retail spaces will make a difference.

Trustee Tinaglia asked about the company's history and projected start time. Mr. Roszak said if they start next spring, all phases of the project could be completed in 6-8 years. They did two of the largest developments in Evanston, and have completed large projects in the city of Chicago, having just finished one in Fulton Market. This is what they do, and they are comfortable with this size project. Bradford Allen is a long-term holder. Their firm builds, stabilizes and then sells. He did not imagine these becoming condos. Mr. Roszak said there is a housing crisis and the units are needed. Trustee Tinaglia said it is a great project, but cautioned it needs to meet the criteria. He is not a fan of horizontal panels, and also prefers traditional architecture.

Trustee Grasse said she agreed the area is in a housing crisis. People are not able to find places to live in the Village. She appreciated that it is more than a living space, it seems like a home. It's important that they have inclusionary housing. She also liked the sustainable pieces. The little touches like the butterfly garden, dog walking area and sculptures are important. She was supportive.

Trustee LaBedz said she was generally supportive of the project. She also prefers traditional appearances, but this is a nice-looking building. She liked the parking underneath as you don't see a sea of asphalt. Mr. Roszak said parking can be shared and within the building, and they can reserve spaces inside the building if needed. Technology makes more flexibility possible and shared parking is where the industry is moving. Trustee LaBedz noted Elk Grove is proposing development with residential just down the road so she will be interested in seeing the market study to make sure we have sufficient capacity in this location at these prices. She also appreciated the affordable housing inclusion. She asked if there are plans for a play area. Mr. Roszak said there are pocket parks and one is a play yard. For 300 units, they estimate having 5 kids.

Trustee LaBedz asked if there would be a connection to Busse Woods. Mr. Perkins said that would be a challenge because of I-90 but there will be an effort to connect to the Village's bike pathways. Trustee LaBedz asked if the obelisks have significance to anyone. Mr. Roszak said they're inspired by European design.

Trustee Bertucci said there is a demand for luxury housing, and it will be nice to have an attractive building at the gateway. He asked about the plans to make Algonquin and Golf Roads more pedestrian friendly. Mr. Perkins said there is a corridor plan which addresses improving the crosswalks and adding a midblock signal/crossing where the former Wellington was. The plan tries to get more sidewalks off of the curb. This project would be the impetus. The Village has hired a consultant to work with IDOT and look into adding decorative crosswalks in Up Town and the same approach could

be taken here. Staff would like to focus on improving the crosswalks and sidewalks while this area is being developed. Trustee Bertucci said making the area less treacherous would be great. There are businesses that bring people into town on the south side, and they need restaurants in that part of town. It's important to add the pedestrian piece.

Trustee Schwingbeck asked if Bradford Allen owns all the property. The answer was yes, but they are still working on buying the Guitar Center and one of the offices. The development of Phases I and II can happen concurrently. Phase II's temporary sign was approved previously. They are cleaning up the inside of the former Daily Herald building and the sign went up recently. Hopefully by mid-summer they will be giving tours. Trustee Schwingbeck said the building looks attractive and has some character, he was excited that this is coming forward.

Trustee Baldino said he likes it and is supportive of it moving forward. He liked the inclusion of affordable housing, the green roof, the solar panels and the commitment to sustainable development. He shared the concerns about parking for a potential restaurant use and will look closely at the studies that will come. He said he was happy there is commitment to move forward.

Trustee Dunnington said she is excited to see the area change and become more walkable and bikeable. She liked the design, the green roofs and the sculptures. She said it's a great plan.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

President Hayes thanked all who were involved in the kick off of the Sounds of Summer. He hoped to see all residents at the 4th of July Parade and at Frontier Day's. Volunteers are still needed.

Trustee Baldino said he attended a graduation of mentally and physically challenged children over the weekend which was inspiring to see. He was grateful to be invited and grateful to attend.

XVII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn at 9:30 p.m. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia