



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

April 15, 2024

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, Tinaglia, Schwingbeck, Shirley, Dunnington, and Grasse. Trustees Bertucci and Baldino were absent.

Also present were: Randy Recklaus, Hart Passman, Charles Perkins, Cris Papierniak, Tom Kuehne and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 04/01/2024 Approved

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

The Motion: Passed

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

Abstain: Schwingbeck

Absent: Baldino, Bertucci

B. Committee of the Whole 04/01/2024 Approved

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

The Motion: Passed

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

Abstain: Schwingbeck
Absent: Baldino, Bertucci

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 04/15/2024 Approved

Trustee Tom Schwingbeck moved to approve in the amount of \$4,536,311.06. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

VI. RECOGNITIONS AND PRESENTATIONS

A. Recognition of John Hersey High School Girls
Gymnastic Team State Championship

President Hayes congratulated the Girls Illinois State Gymnastics Champions from Hersey High School. Sharon Barrett coached the team. Coaches and the student gymnasts received Certificates of Recognition. This is the first State Team Gymnastics Championship for any school in D214.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Wendy Wennerberg said she has some concerns and frustrations regarding the Special Use permit for the Maryville shelter. The approval was for unaccompanied young women refugees. The facility is being used for staff training and meetings. She heard that the home may be converted to a shelter for undocumented men. How is the Village going to hold Maryville accountable? They were told the Board would approve any changes by Maryville. Now it seems to be turning from a long-term care facility for young women to a temporary shelter for young men. The Board should have been given the opportunity to review this change.

Heather Hendrickson said she would like the Board to consider a full review and get public input on the change of use. Why were these changes approved administratively and not with Board review? What is the screening processes? Are these people coming from Border Control? Where will the children be going to school? This is now a short term situation. Where is the money coming from if Maryville did not receive the grants?

Demetra Shamon asked why are things being considered behind closed doors when this shelter will be in a single-family home neighborhood.

Kari Bittner asked why did they lose the contract? Have they tried to

reapply? Will the facility will change back to what it was intended for?

Mr. Recklaus explained that when a Special Use is approved, the applicant can color within the lines. The change from long-term to short-term sheltering of young women was within the Special Use approval. The meetings and training Maryville was holding are in violation of the approved use, they cannot use it as a training facility. What Maryville is proposing to use the building for is more in compliance than was originally contemplated. They will still be hosting female minor refugees aged 12-17 from 7 days to one year. This is a reduction in the possible amount of time they were to stay there. The children will no longer be attending school locally. The children will now be screened by ICE and Border Control versus by Maryville. None of these changes impact the Special Use. Staff does not believe the changes create a greater burden on the community.

While the Village doesn't speak for Maryville, we understand the grant was dropped was because dealing with immigration has changed dramatically within the last year. The State has reallocated their resources. The initial program is no longer being funded. So, Maryville is pursuing it in a different way. The Ordinance did not require them to come back before the Board as they were working within the bounds of the approval.

President Hayes said representatives from St. Anne's and Maryville contacted him when they could not proceed with the intended use. They were disappointed as was he. The revised intended use has been vetted by staff and he agrees that this use is within the prior approval. It is less intense and compatible with the neighborhood. The Board will continue to monitor the neighborhood for adverse impacts.

Mr. Perkins said Maryville still needs to comply with the conditions of the Ordinance which includes: having trained staff, provide adequate staffing 24/7-365 days a year, use an application process, compliance with the plans, and compliance with rules and regulations. Maryville received a Special Use for shelter care. Their new use complies with the definition of shelter care. President Hayes noted the only change is that the girls will be there for shorter term and they not be going to the local schools.

Trustee Shirley said we put some requirements in the Special Use. Recently, there have been measles and TB in shelters in Chicago. Is there any health screening we can require because that was not an issue when this was approved? Mr. Recklaus said we cannot go back and add layers to it. The kids being put here are being screened by ICE and Border Patrol. We have a good relationship with St. Anne's and our Health Department and the Cook County Department of Health can work with them. The girls are not allowed to leave the facility without being accompanied.

Trustee Tinaglia asked where was the original population coming from when we approved the original use. Mr. Perkins said the approval was for teenage girl refugees. That is still the case, the term is just shorter now. When they petitioned, the girls were coming from a different source. Now

they are coming from Border Patrol, Customs and refugee settlements. Before, they were going to stay at the facility until they were 18. Now they will stay for 7 days up to one year. They will then be connected to families or adopted/fostered. They will not go to our schools. Sixteen girls will stay there.

Mr. Recklaus reiterated the facility is not long-term anymore. The State changed their budgeting priorities when the program was originally approved. In the midst, the funding is now going other places. Maryville went to find other programs they qualified for. Maryville is the owner of the facility; the Special Use is linked to them. The use is not transferrable to another organization.

Trustee Grasse asked staff to consider improving communication when issues change within a project.

President Hayes said we will continue to monitor the use and make sure there is no negative impact to the neighborhood.

IX. OLD BUSINESS

- A. 2023 General Fund Surplus Transfer Approved

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

The Motion: Passed

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

Absent: Baldino, Bertucci

- B. Revised Investment Policy Approved

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

The Motion: Passed

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

Absent: Baldino, Bertucci

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

- A. 2024 Resurfacing & Sidewalk Program - Approval of Change Order #2 for Additional Parking Lots Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Baldino, Bertucci

CONSENT LEGAL

- A. Ordinance - Rezoning - 1821 N. Verde Approved
Subdivision

Trustee Jim Tinaglia moved to approve 2024-18. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Baldino, Bertucci

- B. Ordinance - Granting Zoning Code Variation - Approved
1821 N. Verde Subdivision

Trustee Jim Tinaglia moved to approve 2024-19. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Baldino, Bertucci

- C. Resolution - Preliminary Plat - 1821 N. Verde Approved
Subdivision

Trustee Jim Tinaglia moved to approve R2024-11. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Baldino, Bertucci

- D. Ordinance - Volume Cap Transfer - Assist Approved
Homeownership Program

Trustee Jim Tinaglia moved to approve 2024-20. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Baldino, Bertucci

- E. An Ordinance Amending the Annual Budget of the Village of Arlington Heights, County of Cook, State of Illinois, for the Fiscal Year Beginning January 1, 2023 and Ending December 31, 2023 - General Fund Surplus Approved

Trustee Jim Tinaglia moved to approve 2024-21. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Baldino, Bertucci

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - Chicago Adaptive Sports Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Baldino, Bertucci

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Board and Commissions Reappointments Approved

Trustee Dunnington had this item pulled from the Consent Agenda. She wanted to call out the people who serve on the various committees which serve the community. After review, she discerned there is a lot of good turnover. There are a handful of people who have served over 15 years. It's good to have a mix of new and old perspectives. She would be interested in considering term limits to ensure we are getting diverse views.

President Hayes explained these appointments are based on the Mayor's recommendation with the consent of the Village Board. There are no term limits as the positions are all volunteer. His policy, and that of his

predecessors, has been that individuals should be allowed to continue to serve. They must attend most of the meetings and actively participate and contribute. He asks the staff liaisons before the commissioners' terms are up if any are not fulfilling their requirements. He also inquires if there are commissioners who no longer wish to serve. So far, this approach has served us well. The positions can be time consuming and we appreciate their service. Currently there are 3 vacancies on the Senior Commission and he will be interviewing for those vacancies soon. There will be 3 youth vacancies on the Youth Commission as some of the members are graduating.

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

The Motion: Passed

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

Absent: Baldino, Bertucci

- B. Arlington Gateway Development - 1, 15, 111 E. Approved Algonquin Rd, 2355 S. Arlington Heights Rd. - Sign Variation - DC#24-005

Mike Mocerri said they are requesting a variance for temporary construction signage to control the narrative of the project, to add some branding, and offer information. The signage will also help direct construction traffic flow.

Mr. Perkins said staff recommends the signs be allowed for 2 years or when construction is complete, whichever is sooner. The signs would be affixed to the construction fence. Staff recommended a reduction to the original proposal and is supportive of revised variation being presented tonight, 1,288 square feet is recommended. The Design Commission concurred.

Trustee Schwingbeck said the signage is for Phase 1. Will they come back for the additional phases? Mr. Mocerri said they will come back for the following phases with different sign placement requests.

Trustee Tinaglia asked how will we be handling it as the other phases? They will come back for Board Approval for those next stages. It will be the same process. Trustee Tinaglia recommended they keep the site clean so it's easy to say yes next time.

Trustee LaBedz said she likes seeing what is coming when there is a large project. As it is a high visibility area, it will help people look forward to the project.

Trustee Nicolle Grasse moved to approve a variation from Chapter 30 to allow a total of 1,288 square feet of temporary signage and to allow individual temporary signs up to 72 square feet with the staff and Design Commission's recommended conditions. Trustee Wendy Dunnington Seconded the Motion.

The Motion: Passed

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

Absent: Baldino, Bertucci

C. 44 S. Vail Ave. - Sign Variation - DC#24-008 Approved

Dale Balsitis, with Corporate Sign Systems, said the building has 100% occupancy after renovating the building. There is not a lot of exposure for the businesses on the site. A ground sign would allow the tenants to have exposure. Two variations are required, one for a 7 foot setback where a 20 setback is required, the other to allow the sign to be 4 feet from the building wall versus 6 feet.

Mr. Perkins said the Fire Department vetted the request and said it would allow them access to their facilities. The Design Commission and staff approve of the sign.

Trustee Tinaglia noted this would be the first time a monument sign has been in this position. He doesn't dislike it, but is worried about precedent for other buildings in town. Where are we going with this in the future? Mr. Perkins said each case would have to be judged on its own merits. Mr. Balsitis said by adding the sign, tenants will not be tempted to use decals or add signage to their windows.

Trustee Dunnington asked if a tenant that fronts Sigwalt and wanted a sign, what would happen? Mr. Perkins said if a tenant that fronts Sigwalt came forward with a sign that met sign code, a permit would have to be issued. If the Board does not want signs on Sigwalt, they would need to add that to the motion.

Trustee LaBedz moved to approve the variations to Chapter 30 to allow a ground sign at 44 S. Vail subject to the Design Commission's recommended conditions. Trustee Shirley seconded the motion.

Trustee Dunnington moved to amend the motion to not allow signs on Sigwalt. Trustee Schwingbeck seconded the motion.

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

The Motion: Passed

Trustee Robin LaBedz moved to approve the amended motion. Trustee Scott Shirley Seconded the Motion.

The Motion: Passed

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

Absent: Baldino, Bertucci

D. Arlington 425 - Sigwalt/Chestnut/Highland - Approved
PC#21-002

Zoning Entitlement Extension Request

Trustee Tinaglia recused himself as he is one of the architects working for the petitioner.

Attorney Stephen Messutta said they are asking to extend the PUD to November 3, 2024. They are getting the permits for Phase 1. They have the first-round responses and are working to get their new plans submitted.

Mr. Perkins said the PUD had an expiration date of May, 2023. In April of 2023 the Board granted an extension to May 3rd of 2024. Some modifications came before the Design Commission over the past year which were approved. Their final plat and engineering plans were submitted and they are in Round 2 of revisions on those. After they respond, the project goes to the Plan Commission. Staff does not think it will make it to the Board by May 3. They are in the second round of permit review. The project is very complex and the reviews take a long time. The Plan Commission concurred with extending the PUD to November 3rd.

President Hayes said this makes sense. He is happy progress is being made and understands the practicalities of the time committed. He is glad there is going to be a shovel in the ground.

Trustee Schwingbeck asked about the May date, do they have to have all their approvals and permits complete, not just submitting the paperwork? Mr. Perkins said they cannot receive the permit until final plat of subdivision approval. Even when the permit is ready, it will take several more months dotting the i's and crossing the t's. If we don't grant this, we start all over. They would have to resubmit and go through the zoning process, costing staff time and Commission time. Trustee Schwingbeck said they went back and made several modifications, including changes to parking garage and building. A lot of time was spent during that year trying to make modifications. Things could have been pushed through and we could have been building something. What happened?

Bruce Adreani said he was on a mission to get it done. He has had team meetings each week since last April. In order to get the final plans done to resubmit he had to go back and reconfigure it. Everybody is really happy with the changes. Sometimes, it is worthwhile to wait.

Trustee Schwingbeck asked if you get everything in, prior to November 3, is your financing set? Mr. Messutta said not at this point. He has more than a few feelers out for financing possibilities. They are hoping that pricing will get better and they can look to final pricing once permits are approved. They hope to do that shortly after everything is put in place.

Trustee LaBedz said she was hoping we would not have to do this. She asked if getting the utilities to sign off was of concern. Mr. Adreani said they should not cause additional delay. Staff assisted in working with ComEd.

Resident Keith Moens asked if affordable housing will be in the first building. Mr. Perkins said the Campbell Building provides its proportional share of the affordable housing.

Trustee Nicolle Grasse moved to approve the Zoning Entitlement Extension Request. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Abstain: Tinaglia

Absent: Baldino, Bertucci

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

Mr. Recklaus noted it is the beginning of road construction season and recommended that residents check the vah.com/construction website for the map of roads being redone.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Trustee LaBedz said the Village website has a map of the Lead Service lines which will need to be replaced.

Trustee Grasse said the Grace Terrace project page on the website has a lot of useful information on it. Residents can sign up for email alerts on the project.

Trustee Grasse said she is open to conversations regarding Historical Preservation. Mr. Recklaus said there have been recent discussions and staff is hoping to bring some short term protection ideas to the Board for consideration later this year. Trustees Tinaglia and Dunnington said they were interested in seeing this issue move forward as well.

A. Closed Session

Request for Closed Session per 5 ILCS 120/2(c) (21): Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

-and-

5 ILCS 120/2(c)(1): appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel

-and-

5 ILCS 120/2(c)(11): litigation, when an action against, affecting or on behalf of the Village has been filed and is pending before a court or administrative tribunal, or when the Board finds that an action is probable or imminent

XVII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn to Closed Session at 9:10 p.m.

Trustee Wendy Dunnington Seconded the Motion.

The Motion: Passed

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

Absent: Baldino, Bertucci