



## 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

August 1, 2016

8:00 PM

### **I. CALL TO ORDER**

### **II. PLEDGE OF ALLEGIANCE**

### **III. ROLL CALL OF MEMBERS**

President Hayes and the following Trustees responded to roll: Scaletta, Sidor, Blackwood, LaBedz, Farwell, Glasgow, Tinaglia, Rosenberg.

Also present were: Randy Recklaus, Robin Ward, Mark Burkland, Tom Kuehne, Scott Shirley, Diana Mikula, Charles Perkins, Jim Massarelli and Becky Hume.

### **IV. APPROVAL OF MINUTES**

A. Committee of the Whole 7/05/2016 Approved

Trustee Robin LaBedz moved to approved. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Scaletta, Sidor, Tinaglia

Abstain: Rosenberg

B. Village Board 07/18/2016 Approved

Trustee Joe Farwell moved to approve. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Scaletta, Sidor, Tinaglia

Abstain: Rosenberg

## **V. APPROVAL OF ACCOUNTS PAYABLE**

A. Warrant Register 7/30/16 Approved

Trustee Joe Farwell moved to approve the Warrant Register of 7/30/16 in the amount of \$2,630,696.64. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

## **VI. RECOGNITIONS AND PRESENTATIONS**

## **VII. PUBLIC HEARINGS**

## **VIII. CITIZENS TO BE HEARD**

## **IX. OLD BUSINESS**

A. Report of the Committee-of-the-Whole Meeting of August 1, 2016 Approved

Interview of John Zilewicz for Appointment to the Arts Commission - Term Ending: 4/30/18

President Hayes administered the Oath of Office to Mr. Zilewicz.

Trustee Robin LaBedz moved to concur with the Mayor's appointment of Mr. Zilewicz to the Arts Commission with a term ending 4/30/18. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

B. Report of the Committee-of-the-Whole Meeting of August 1, 2016 Approved

Interview of Rex Paisley for Appointment to the

Arlington Economic Alliance (Top 20 Employer) -  
Term Ending: 4/30/17

Trustee Farwell recused himself from the vote.

President Hayes administered the Oath of Office to Mr. Paisley.

Trustee John Scaletta moved to concur with the Mayor's appointment of Mr. Paisley to the Arlington Economic Alliance with a term ending 4/30/17.

Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Abstain: Farwell

## **X. CONSENT AGENDA**

### **CONSENT OLD BUSINESS**

#### **CONSENT LEGAL**

- A. An Ordinance Repealing Ordinance Number 05-056 Approved  
(Repeal amendment of a special use permit and granting a special use permit and land use variation for former Oscar's of Arlington, 107 W. Campbell St.)

Trustee Thomas Glasgow moved to approve 16-039. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

### **CONSENT REPORT OF THE VILLAGE MANAGER**

- A. TIF IV Budget Amendment Approved

Trustee Thomas Glasgow moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

## **CONSENT APPOINTMENTS**

- A. Reappointment of Colleen Ungurean to the PAM Board of Directors - Term Ending: 7/20/19 Approved

Trustee Thomas Glasgow moved to approve. Trustee Bert Rosenberg  
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,  
Sidor, Tinaglia

## **CONSENT PETITIONS AND COMMUNICATIONS**

- A. Bond Waiver - St. James Approved

Trustee Thomas Glasgow moved to approve. Trustee Bert Rosenberg  
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,  
Sidor, Tinaglia

- B. Permit Fee Waiver - Arlington Heights Park District Approved

Trustee Thomas Glasgow moved to approve. Trustee Bert Rosenberg  
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,  
Sidor, Tinaglia

- C. Permit Fee Waiver - Arlington Heights Park District Approved  
- Hasbrook Water Service Replacement

Trustee Thomas Glasgow moved to approve. Trustee Bert Rosenberg  
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,  
Sidor, Tinaglia

## **XI. APPROVAL OF BIDS**

## **XII. NEW BUSINESS**

- A. Our Saviour Lutheran Church Columbarium - 1234 Approved  
N. Arlington Heights Rd. - PC#16-014  
Special Use Permit to allow a Columbarium

Trustee Mike Sidor moved to approve saying it was a thoughtful plan.

Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

- B. Faith Lutheran Church/Lambs of Faith Early Approved  
Childhood Center - 431 S. Arlington Heights Rd. -  
PC#16-015  
Amendment to Special Use

Jori Reuter the Faith Lutheran Church Day Care Manager explained they would like to expand to 48 students from 30.

Trustee John Scaletta moved to approve saying he was excited that the preschool was expanding. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

- C. BCRB - Proposed Variance Request from Chapter Approved  
23, Section 23-302, R309.1

Trustee Scaletta explained that the petitioner had to demolish a garage that was damaged by a wind storm. To build a new garage according to current code, it would have to be wider. A water line runs adjacent to the garage and the Kissanes would have to move the water line to build the garage. Also a larger garage would exceed the lot's impervious space. Since this was an act of God, the Building Code Review Board granted the variation. Mr. and Mrs. Kissane said they did not want to be in violation of the code but didn't want a garage that took up more than 50% of the yard. They just wanted to replace what they had.

Trustee Jim Tinaglia moved to approve. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

### **XIII.LEGAL**

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

#### **A. Stormwater Update**

Mr. Recklaus said the three recently completed Stormwater Studies attempted to define uniform storm water service levels and identify potential improvements. These improvements amount to \$41 million. It should be noted that despite the large scale and high cost if these improvements, they would not prevent damage if a storm like the one on July 23, 2011 hit again. President Hayes said staff would make a presentation first, then the Board will be asked their input on specific questions. After that, public comment will be heard.

#### **Challenge 1**

Mr. Massarelli said objectivity was important in addressing potential improvements. He said staff has determined the most important issue is structure flooding and basement backups. The next subcategory is standing water in front of a home over one foot. The third subcategory is standing water less than one foot.

#### **Challenge 2**

Mr. Shirley said evaluating the cost effectiveness of the improvements is the next challenge. Based on questionnaire feedback from July 23, 2011 the average damage was \$8,500 per single family home reporting. He said many people didn't report their damages at all. The goal is to avoid damages to private homes in any sewer area, but most affected is the combined sewer area. In the separate sewer part of the village, the goal is to have no more than one foot of water in the street. The Study recommended a protection level of 2.1" in one hour. The chart reflects the costs of each improvement divided by the number of homes protected.

Trustee Rosenberg asked for clarification of the combined sewer costs in exhibit 2. Mr. Shirley said the relief sewer only column shows 100% funding by the village to handle a 2.1" rain event in one hour. It does not take into account the Overhead Sewer Cost Sharing Program. The second column shows the cost if all the 798 residents identified for the overhead sewers put in these improvements. Because more water would be going into sewers versus basements, the relief system is needed to give the sewer system relief. The model showed that in 3 of 8 areas, a relief sewer

component would need to be implemented to protect people even if everyone had an overhead sewer. The cost model for column 2 includes a 50% contribution from the village per homeowner. Some areas do not require a relief sewer component.

Mr. Recklaus said 171 homes have taken advantage of the overhead sewer program. 798 homes need overhead sewers but have not installed them; some may have installed them without the Village's knowledge. New homes are required to have overhead sewers.

Trustee Scaletta asked if a relief sewer by itself would solve all the problems. Mr. Shirley said it would for the 2.1" in an hour event. On June 22, 2016, the village got 2.3 inches in 42 minutes. Mr. Shirley said the system handled it and it was a good test. On July 23, 2011 there were wet ground conditions, the creeks were full and a thunderstorm brought 7" of rain in a 4-5 hour time frame.

Trustee Tinaglia asked if the 798 is for the combined system only. Mr. Shirley said there are 20 properties in the separate sewer areas which experience structure/basement flooding. For those homes, there are external flooding issues, not water from the sewer pipe. Trustee Tinaglia asked in homes which have installed overhead sewers, what happens if the power goes out. Mr. Shirley said in a true overhead sewer installation, power doesn't have anything to do with it, gravity draws the water. If there are basins in the basement and they are in use, they could pump against a full sewer and the homeowner could experience back up.

Trustee Glasgow said the cited areas for improvements fall within FEMA flood zones. Will this help in the long run if this is the natural contouring of the land? Mr. Shirley said FEMA flood zones apply to surface drainage. In the combined sewer areas the flood zones are not a factor. The topography doesn't have anything to do with how the sewer system works. In the separate sewer areas these improvements will protect against the design storm whether or not they are shown to be in a flood zone. Trustee Glasgow said the majority of downtown is in a flood zone, if that won't make a difference, why spend the money. Mr. Massarelli said the FEMA flood maps are a tool for insuring property. The flood analysis is done on a larger scale. The details that go into a study for FEMA are much different than what goes into a sewer study. They are not looking at the same thing. Trustee Glasgow said if he looks at the GIS/FEMA map, this is where the water pools. Mr. Massarelli said that is for the 100 year event. The Village is looking at a 10 and 25 year storm; the Village uses pipes to move water to a tunnel. FEMA looks at creeks and contours to determine where they think the water will go. Mr. Massarelli said some of the areas in the combined sewer area are in a FEMA 500 year flood plain.

Trustee Sidor asked if a check valve option may be a more cost effective way of keeping water from entering a home. Mr. Massarelli said yes and it is part of the rebate program. Mr. Shirley said it is a lesser secured

improvement.

Trustee Farwell asked if the streets that flood in the separate sewer areas have curbs. Mr. Shirley said all but Forrest Avenue. The curbs convey rainwater and are a termination point for the integrity of the pavement. Trustee Farwell asked about the relative seriousness of street flooding. Mr. Recklaus said less than one foot is not ideal, but not same level of seriousness as more than a foot as it does not compromise a public safety response. Trustee Farwell asked how long water stands in streets on average. Mr. Shirley said it different with every storm in every location. Since 2011, water has not been standing in streets more than 6 hours but it is often gone within 45 minutes in lesser events. Flooding in back yards takes longer to drain. The Engineering Department's neighborhood drainage program has been addressing this issue.

### **Challenge 3**

Mr. Kuehne said that over \$141 million has been spent on storm water projects over the years. The Stormwater Control Fund has 2 projects, the Neighborhood Drainage Program and Storm Sewer Rehab Program. There is no dedicated source of funds for storm sewers but one needs to be developed. He explained the financing of the Stormwater Fund and how by 2022 it will be at zero. For ongoing maintenance, a storm water utility fee or a property tax increase could be implemented. Bond issues could be used for one time improvements. Special Service Areas or Special Assessment Areas could be employed. Low interest loans are a possibility, but would also be have to be paid back. The storm water fee option has been implemented in a number of neighboring municipalities. The options for fees would be to charge based on the impervious space of each property or a flat fee to all properties. Assuming a flat rate on all parcels, the cost per unit would be \$3.25 per month for ongoing projects, and \$3-\$14.75 for any additional storm water projects.

President Hayes asked what have other communities done. Mr. Kuehne said 50% have used equivalent residential unit. To charge based on impervious surface per residence would require consultants to evaluate the cost per each individual property. Mr. Recklaus explained that by attempting to be fairer, varied fees can be more complicated and would open the Village up to administrative challenges.

Trustee LaBedz asked what it realistically costs to install an overhead sewer. Mr. Shirley said from \$10,000-\$20,000. Mr. Kuehne said \$15,000 is the average.

### **Challenge 4**

How should costs be distributed? To what extent should village resources be used versus charging each neighborhood? Mr. Recklaus presented the arguments for the different options. Staff doesn't support a special assessment because it would require figuring out which homes benefit and which do not. The cost per home could be extremely high on one home and



not on a neighbor's.

**The Board responded to the following questions:**

**1. Should we re-prioritize the projects based on cost-benefit of a project (i.e. presence of structure flooding and high cost per home values)?**

**2. Should projects be eliminated from consideration due to low benefits or high costs?**

President Hayes said yes, and asked for a cost/benefit analysis. He said his priority was preventing structure flooding. The following Trustees concurred: Sidor, Tinaglia, Glasgow, Scaletta LaBedz, Blackwood and Farwell. Trustee Tinaglia said backyard flooding should be the second priority, although if water is getting to a structure through window wells, that is an issue. Trustee Scaletta said the health and welfare of residents is at risk. He said he was not supportive of relief sewers and the resident sharing program in conjunction with each other. Trustee Blackwood said that although the combined sewer areas take precedent don't discount overland flows that enter homes in the north part of town. President Hayes said his priority was to prevent any structural flooding, no matter how it gets there. Trustee Farwell said he was not ready to eliminate any of the flooding topics. Mr. Recklaus said if all residents did undertake the overhead sewer enhancement, the relief sewer cost would go down to \$6.8 million as there would be less pressure on the system.

**3. Is the Board interested in exploring a storm water fee? Flat fee, or varied?**

**4. If yes, should the fee be calculated based on actual storm water discharge, or be flat-based on property type and/or size?**

President Hayes said he was in favor of a storm water utility fee shared by all property owners. All residents may need the relief the programs provide and should pay a fair share. He suggested it could be based on property size.

Trustee Glasgow said residents all pay for services they may not use like ambulance, police and fire. He said flooding is a Village wide issue, whether or not a property floods, all home values are affected by the value of their neighbors. He supports a flat fee dispersed equally because flooding is no different from a public safety issue. Trustees Tinaglia, Scaletta and LaBedz concurred saying they would want the fee flat, simple and reasonable as all residents are affected.

Trustee Farwell agreed, but said he was not sold on the fee aspect because fees are not tax deductible. He said he would like to see a few different models.

**5. Should the Village continue cost sharing for the OHS program?**

**6. Should the OHS cost sharing formula be modified?**

Trustee Scaletta said to keep the program until or unless another plan is in place. Trustee Rosenberg said the Village needs to get other residents to engage in the program through improved education. He also suggested a bank alliance or making a loan program available.

Trustee Farwell said the original program was rolled out in 2001 and offered \$5,000, now it offers up to \$7,500. He said he would like to liberalize it and perhaps add CDBG components. He agreed with Trustee Rosenberg's idea of financing. He suggested residents could be exempt from the fee if they participate in Overhead Sewer Program.

Trustee Blackwood said the Village should be partners at the 50% rate. Local financial organizations could provide low cost loans to homeowners. She said to continue the program, share the cost and reach out to financial organizations. Trustee Tinaglia concurred.

Trustee Glasgow said he was in favor of keeping it since they are a more complete fix than anything the village can do. President Hayes concurred.

President Hayes asked if there were any residents who wished to comment on the presentation or who had any additional questions for the Board or staff members.

Rich Fader said they have flooded 7 times, 6 in last 12 years. They live in a raised ranch and have lost 2 cars, a furnace, water heater and washer dryer. Insurance has imposed large deductible. He said he doesn't sleep when it rains, and you can't put a price on peace of mind. With climate change and the storms getting worse, 5 year storms are occurring 80% more frequently. He said the Board is forward thinking and the problem is not going away. Kathy Fader asked the Board to fix structure flooding regardless of if it is in the combined sewer area or not.

Keith Moens said Arlington Heights is getting a reputation for flooding. Across the whole village, flooding hurts property values. He disagreed with a fee. He said he has to pay a fee for everything. He asked the Board to cancel the new police station and redirect the bond rollover to pay for this. The board has the authority to do this. The police station is not needed. Infrastructure is the heart of the community. He asked the Board to put resident's interests first.

President Hayes said the Board does put resident's interest first and foremost.

Marc Adelman said he lives in the combined sewer area. He said sewers

were part of the basic infrastructure and the responsibility of the village, not the responsibility of the residents. He said he disagreed with some of the numbers and data in exhibit 2. He asked for the village to put skin in the game. He said some luxury projects are funded like Metropolis, while flooding has gone unaddressed. The Board has had a singular focus on how to pay for the improvements. There are a whole host of grants and planning resources that the village could consider. He suggested that the village hire a full time grant writer. Grant writers typically get their group monies up to 10 times their salaries. He suggested the village expand its scope and look beyond these 3 major projects. He said he had a list of agencies that provide assistance for grant writing. He said he was concerned that residents would be paying for things before the village has explored other options.

Sean O'Mara said water comes up around his house damaging the foundation. There are a lot of homes affected by water and this is a public safety issue. He said an ambulance had to move because it got bogged out near his home. He said he gets 3 feet of water around his house and it goes into windows and into his basement. He said the Cypress basin is empty, but there is water on his street. He suggested using all the space at the Cypress basin and taking away the garden plots.

Mr. Recklaus said the village will actively look at grants. He said it was difficult to estimate grant monies until a project is identified and the village can't assume it would get a grant. He said staff will absolutely try to reduce project costs with grant funding or low interest loans. He said the village will also work in concert with any other street improvement projects.

President Hayes said some grant money is free sometimes it requires a match. He said anything that comes from the village comes from the residents in the form of tax hikes or fees. Ultimately everything the village spends is paid for by the residents of the community. There is not a back room with a pot of gold.

Trustee Tinaglia asked if the village received grant money, could it be used to reimburse residents. Mr. Recklaus said he did not know without knowing the nature of the grant. Grants come with strings and conditions and typically fulfill some kind of public policy goal.

Trustee Scaletta said the village received a grant for environmental things and used the money for electrical fixtures. He asked for a memo with a breakdown of relief sewer only and relief sewer with the overhead sewer program costs. He asked for staff to speak with Mr. Adelman regarding exhibit 2 and provide the Board with an updated memo addressing his concerns.

Trustee Glasgow said the Board is responsible for every business and every resident and they do their best for everyone they can. He said a lot of time was spent coming up with solutions for everyone. Mr. Recklaus said staff

will have a recommended action plan by the end of the year, with decision points. A more detailed plan will be forthcoming in the next couple of weeks. President Hayes said the neighborhoods will get information and press releases will be created.

Trustee Rosenberg said he would like an education piece developed which explains the benefits of the cost sharing program to residents. He asked if there was a more economical way to help the 20 homes with structure flooding without spending \$1.9 million. Mr. Recklaus said the Burke study was asked to provide a certain level of service, and this will continued to be discussed. It may be that each home is addressed internally versus spending millions of dollars on a few homes.

Trustee Farwell thanked the administration for looking long term and creating a model that serves the entire community. This model will be used moving forward in changing climate situations. He said the problem cannot be fixed in a fiscal or calendar year.

Trustee Sidor said Mt. Prospect hosted a grant writing program a few years ago. Plan Commission member Mary Jo Warskow may have the information. He said it was an important avenue to pursue. He said the financing of the Overhead Sewer Program should be explored as well.

Trustee Blackwood said Dan Rutherford's office presented a lot of opportunities. She said that it was disheartening as much of the money was reactive versus proactive. She agreed grants should be pursued.

## **XV. APPOINTMENTS**

## **XVI. PETITIONS AND COMMUNICATIONS**

National Night Out is August 2 at North School Park. The Taste of Arlington and Mane Event are the weekend of August 5-7 and the Arlington Million is August 13.

- A. 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)(5): Purchase or lease of real property for the use of the public body, including discussing whether a particular parcel should be acquired

## **XVIIADJOURNMENT**

Trustee Thomas Glasgow moved to adjourn to Closed Session at 10:15

p.m. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,  
Sidor, Tinaglia