



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, 2017

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

- A. Presentation of the Colors by Girl Scout Troop #40694 from South Middle School and Dryden School

III. ROLL CALL OF MEMBERS

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

Trustees Farwell and Rosenberg were absent.

Also in attendance were: Randy Recklaus, Steve Elrod, Gerald Mourning, Scott Shirley, Charles Perkins, Robin Ward and Becky Hume.

IV. APPROVAL OF MINUTES

- A. Village Board 03/06/2017 Approved

Trustee Carol Blackwood moved to approve. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

Absent: Farwell, Rosenberg

V. APPROVAL OF ACCOUNTS PAYABLE

Trustee Thomas Glasgow moved to approve the Warrant Register of 3/15/17 in the amount of \$1,031,479.73. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Farwell, Rosenberg

VI. RECOGNITIONS AND PRESENTATIONS

A. Retirement of Police Canine Layka

Officer Sullivan presented Layka for her retirement. She has an inoperable brain tumor. President Hayes noted her long and distinguished career and read the official proclamation from the Board. Layka has recovered over \$1,000,000 in controlled substances and over \$1,000,000 in stolen property. Officer Sullivan thanked the Board and the Chief for bringing the canine program to the Village.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

A. Hillside Auto - 25 E. University Dr. - PC#15-004 Approved Land Use Variation

Mr. Recklaus said on November 16, 2015 the Village Board discussed a Land Use variation request to allow motor vehicle repair major, in the M-1 District for Hillside Auto Body and Service to be located at 25 E. University Drive. Significant discussions took place regarding when Hillside Towing would cease business operations at their current location on Palatine Road. As a result of this discussion, the matter was tabled to allow the petitioner to respond with a time frame in which this would occur.

Subsequent to a meeting in January with Ms. Ward and Mr. Perkins, Hillside submitted a letter indicating they would cease business operations at 200 E. Palatine Road no later than December 31, 2018. Hillside also requested the addition of a spray booth at their new location on University. Staff has no objections to this.

The Village Board further discussed the issue on February 6th and the matter was tabled again. The Board wished for the ceasing of operations to be a condition. The petitioner believed their letter was sufficient and a placing a condition in the Ordinance was not proper or legal.

Mr. Recklaus outlined six options for the Board to consider.

1. Adopt an ordinance amortizing out auto repair uses in a residential district in five years.
2. Grant Hillside's request for a variation and include a condition that Hillside has to have the business removed from its current location by December 31, 2018 but without Hillside's concurrence.
3. Grant Hillside's request for variation without a condition but also adopt the amortization ordinance so that there is still a date certain by which the business has to vacate the Palatine Road property.
4. Grant Hillside's request and include a section, not condition, that Hillside has to have the business completely removed by 12/31/18. Include the adoption of an amortization ordinance.
5. Deny the request.
6. Table the request.

Ms. Balek said they are not here to engage in another back and forth. They are here for a vote on their request of a land use variance. She said her family and their business integrity have been questioned by the Board. She said they are committed to working with the Village. The family has been in in the Village over 100 years. The Village is holding them at their mercy to accomplish what they want and not caring about their business. She said Hillside was told that the Board would not agree to the variance without the move out condition. She said after the meeting in January, they agreed via letter to vacate Palatine Road by December 31, 2018. This was not honored by the Board. Then, the Board wanted to put conditions on the owner of Palatine Road. Hillside does not have the ability to impose conditions on Palatine Road as it does not own it. A Trustee said this had been done before, but Ms. Balek said she could not find any other situation where this occurred. She submitted a FOIA to the Village and only one Ordinance had a relevant condition. This Ordinance stated the petitioner shall continue to work with the Village on the relocation of an antenna.

Ms. Balek said they will not agree to their exit as a condition of the Ordinance. She said they shouldn't have been asked to make this commitment but did so in good faith in order to move forward. What the Village is doing is not proper or lawful. She said if Hillside did not operate at 200 E. Palatine Road, there would be no discussion. The only thing holding it back is Palatine Road which has nothing to do with University. She called on the Board to vote.

President Hayes said the Board cares about this business and has spent a lot of time on this issue. He summarized that Hillside's position has not changed since the last meeting.

Trustee Sidor asked how many other businesses would be affected by the amortizing ordinance. The answer was none other than Hillside.

Trustee Glasgow asked about the sequence of communications. Ms. Ward said there was an initial meeting with Ms. Balek in January. Then, after the

Village Board meeting of 2/6/17 there was a follow up email from Ms. Balek asking if Hillside agreed to the condition, would the Village agree to give them a 6b. A 6b locks in taxes for a certain amount of time. Trustee Glasgow asked if Hillside would qualify for a 6b. Mr. Perkins said it is up to the County, a 6b is traditionally used for manufacturing, not auto repair. Hillside could still apply for it and the Village could reach out the County, but it is not under the Village's control. Ms. Balek said their property tax counselor recommended they pursue a 6b.

Trustee Tinaglia asked for a timeline on some of the initial moves on this business. Mr. Perkins said in 2004 the Board approved a Land Use Variation on a property on University Drive for Hillside. The business came back in 2015 for the property in question tonight, but nothing has moved forward. Trustee Tinaglia said businesses need to prove hardship to get a variation, it can't be self-created and it can't be financial. He said he wants what is best for Hillside but the Board is reviewing this a third time and nothing has happened to clean up the Palatine Road location. He asked how one piece of property is allowed to go into this much disrepair. He said he would like them to participate in the necessary things to get done.

Ms. Balek said the Village granted a major auto repair on University and did not require any of the extensive requirements that are being asked of Hillside. The property on Palatine is not Hillside's property. The property owners of Palatine Rd. asked the Village for permit to repair the fence. The permit was not given, and a request for more information including a count of the number of fence posts came back. Attempts to work on property have been denied. She said the Village sent out inspectors who sneaked on the property and took pictures. They refused to answer why they were there.

Mr. Recklaus said the Village did not send inspectors onto private property. They were on the public walk and were responding to a complaint. Ms. Balek said she filed a FOIA to see the names of the complainants. Mr. Recklaus said the Village does not give out names of people who file complaints.

Trustee LaBedz asked how the property on Palatine Road could revert to residential. Ms. Ward said the business existed when the Village annexed the property, so it predates the village's zoning.

Trustee Glasgow said Hillside agreed to vacate the property in their letter. The only reluctance was to have it be a condition. He said Hillside was willing to bargain for the variance with a 6b. He said he thought it was appropriate for amortization to terminate use of auto use at the Palatine Rd. location.

Trustee Glasgow moved to adopt an ordinance amortizing out auto repair uses in residential districts within five years. Trustee LaBedz seconded the motion.

Trustee Glasgow moved to grant the Land Use Variation for 25 E. University in concurrence with the Plan Commission's recommendations and with the condition that the petitioner ceases operations as an auto repair at 200 E. Palatine Road effective 12/31/2048. There was no second, the motion failed.

Trustee Scaletta moved to concur with the Plan Commission recommendation.

Trustee Tinaglia said he was changing his position. He said he will let Hillside move forward and trust that Hillside will do what they said they would do in the letter. He said he wants them to move forward.

Trustee Scaletta said he wanted the record to reflect that the petitioner tried to negotiate for the 6b rebate and sales tax abatement so future Boards are aware of their willingness to negotiate for financial gain, but not on principle.

President Hayes said he would have seconded the motion by Trustee Glasgow, but will trust Trustee Tinaglia. He stands behind what he said, that he wants all businesses to succeed.

Trustee Thomas Glasgow moved to adopt an ordinance amortizing out auto repair uses in residential districts within five years. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Glasgow, Hayes, LaBedz, Scaletta, Tinaglia

Nays: Blackwood, Sidor

Absent: Farwell, Rosenberg

Trustee John Scaletta moved to concur with the Plan Commission Recommendation. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Nays: Glasgow

Absent: Farwell, Rosenberg

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

A. Thermoplastic Lane Markings Approved

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

The Motion: Passed

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

Absent: Farwell, Rosenberg

B. Fire Station Alerting System-Station #3 Approved

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

The Motion: Passed

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

Absent: Farwell, Rosenberg

C. Public Works Utility Body Truck Purchase Approved

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

The Motion: Passed

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

Absent: Farwell, Rosenberg

D. Concrete Flatwork Contract Extension Approved

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

The Motion: Passed

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

Absent: Farwell, Rosenberg

E. Hot Mix Asphalt Contract Extension Approved

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

The Motion: Passed

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

Absent: Farwell, Rosenberg

F. Well #16 West Water Tank Exterior Painting Approved

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

The Motion: Passed

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

Absent: Farwell, Rosenberg

G. Public Works Transit Vans Purchase Approved

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

The Motion: Passed

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

Absent: Farwell, Rosenberg

CONSENT LEGAL

A. An Ordinance Amending Planned Unit Development Ordinance Numbers 05-041 and 78-026 and Granting Certain Variations from Chapter 28 of the Arlington Heights Municipal Code (Arlington Heights Police Station, 200 E. Sigwalt Street) Approved

Trustee John Scaletta moved to approve 17-014. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Farwell, Rosenberg

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

A. Bond Waiver - National Ovarian Cancer Coalition Approved

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

The Motion: Passed

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

Absent: Farwell, Rosenberg

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. New Hope Academy - 3250 N. Arlington Heights Rd. - PC#17-001
Land Use Variation for Private School

Mr. Perkins said the Plan Commission gave a positive recommendation.

Brandy Lawrence said their school is a private therapeutic day school. Many students are from District 214. Typical students are average to above average intelligence but struggle with social cues and skills. Many have a primary emotional disability such as autism, Asperger's, ADD/ADHD and learning disabilities. They have 65 students and would like to increase to 75-80. The school is currently in Niles and they hope to open for the 2017-18 school year. An updated landscape plan has been submitted and there is no locker room. Ms. Lawrence said they agree to the Plan Commission Recommendations. The school hopes to keep their relationships with the 30+ suburban Chicago school districts they already serve and to develop a relationship with SD25. They have a strong relationship with D214.

Trustee John Scaletta moved to approve. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

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

Absent: Farwell, Rosenberg

XIII. LEGAL

- A. An Ordinance Approving an Agreement Between the Village of Arlington Heights and the Arlington Heights Firefighters Association, Local 3105, I.A.F.F. Approved

Ron Fraider, President of the Arlington Heights Firefighters Local 3105, thanked the Board for their commitment and support to make the Fire Department the best equipped department in the northwest suburbs. He said the working relationship with the Village is unique and achieved a 2nd consecutive contract, without outside attorneys present. With this contract 100% of fire apparatus will be ALS (Advanced Life Services) equipped.

President Hayes said this is a team approach and he congratulated all those involved in the process. He thanked Mr. Fraider for all that the firefighters do and said the Board is committed to giving them the resources necessary for them to do their jobs.

Trustee Thomas Glasgow moved to approve 17-015. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Farwell, Rosenberg

- B. An Ordinance Amending Chapter 7 of the Arlington Heights Municipal Code (Article added - Article XIV, Conflicts with Certain Home Rule County Ordinances - sick leave/minimum wage regulations)

President Hayes said the consideration this Ordinance was requested by the business community. The Board tries to do what it can to ensure local businesses are successful. The Cook County Ordinance raising the minimum wage and providing a minimum number of sick days to employees goes into effect July 1, 2017. President Hayes said tonight the Board is not planning to vote, but to take public comment, so the Board can be better informed. The item will be placed on the May 1st Agenda to give time for the Board to gather input from the stakeholders and provide more opportunity for concerns to be voiced.

Mr. Recklaus said if the Village were to opt out, the Village's businesses would still be subject to State and Federal laws. This law does not apply to government employees. The County's Ordinance would raise minimum wage from \$8.25 to \$10 and go up a dollar to \$13 an hour by 2020. After that, it would be tied to CPI. The arguments for aligning with the County are that \$8.25 is not a living wage and that the provision of paid sick leave increases the health of private sector workers. Some argue that a County ordinance is not the right tool to effect this change and that State or Federal guidelines should be followed. Others have questioned the legality of ordinance and still others have a philosophical issue with it. Staff does not have a formal recommendation. As a home rule entity the Village has the ability to opt out. Staff is more than happy to conduct additional research. The opt-out Ordinance is ready to act upon if the Board is ready.

Jon Ridler, Executive Director of the Chamber of Commerce, read a statement from the Chamber's Board of Directors which stated the County Ordinances intend to help families earn a living wage and have time off when ill. They are flawed because they remove the economic advantage of businesses which are meeting or exceeding these limits. They create unfair taxation on businesses in collar communities which cannot opt out. They increase the costs for commonly purchase goods and services purchased mostly by the families they are intended to help. The County is overreaching and not engaged in this community. The Chamber wishes the Board to opt out but also encourages local businesses to meet or exceed these guidelines whenever possible without government intervention.

Resident Ann Gillespie said 65% of Village residents support a higher minimum wage and paid sick days. She asked the Board not to take these away. She said businesses with low wages have a higher turnover rate, pay more overtime and use temp. agencies, increasing their costs. A higher wage provides a stable loyal work force to new and existing businesses. There is no statistical negative impact on job loss or business relocations. She said numbers show a slight price increase of 5% in restaurants. The results are similar if neighboring communities did not adopt higher wages. She shared her family's story of living on the edge of poverty with her and her siblings working minimum wage jobs to help her family stay afloat. She said many people move in and out of poverty due to life circumstances right here in northwest Cook County. She asked for the Board not to take away rights Cook County has granted and stand up for healthy businesses and residents.

Resident Angie Hamada said agreements like Firefighter's convinced her to move the Village as it has good relationships with its employees. She said the overwhelming majority of the Board's constituents are in favor of these measures. 75% supported paid sick days and 65% supported increasing the State minimum wage rate in the 2014 non-binding referendum. She said opting out would go against spirit of the referendum supported by the majority of the voters. She said there is concern among the voters that the Board is only listening to businesses. She asked Board members to make their position public prior to the election. She said one missed shift because of illness could be groceries for a family. Sick workers spread illness, send sick children to school and get injured more often. She asked the Board to make their decision on facts not fears that businesses will fail.

Resident Dawn Frenzel asked the Board to stand by the Village's motto and pay workers a living wage. The face of the minimum wage worker has changed. They are child care givers, hospital workers and restaurant workers. They not slackers and do not live somewhere else. Many struggle working 2-3 minimum wage jobs. Ms. Frenzel cited her grandmother's success. By paying well, she never had turnovers, and had employees who helped her business remain strong for many years. Minimum wage workers would have higher consumer power in town. Sick people won't be forced to wait on you. Keeping these provisions is the right thing to do. She said the Village is a leader in schools, downtown beauty and a park district that is second to none. She asked the Board to lead here too.

Resident Janet Meinheit of the SHE Project said the project's mission is to facilitate discussion and learning. They take no official position on Agenda items. She said she appreciated the Board taking input tonight and agreeing to move the vote to May. She said she hopes to get as many community members educated and aware. She asked if the Board could post agendas 1-2 weeks before a meeting and thanked the Board for the work they do.

Resident Keith Moens said half of the people on minimum wage are 25

years old. There is no evidence that raising the minimum wage hurts businesses. Raising it actually helps businesses. He asked the Board to consider proven research and give a demand side boost to the economy. A higher minimum wage attracts a more stable workforce. The idea that the Village has to opt out is an economic myth. Raising the minimum wage from \$8.25 to \$13 over 3 years is not going to make or break any business in this town. To opt out seems cruel, mean and unnecessary. He asked the Board to do the right thing.

Resident Betsy Stevens said her family survived on minimum wage in earlier days. They worked hard and got ahead. Since the 1980's wages have been flat. People can't survive today like they could then. For some people, it is the only thing that keeps them afloat during a hard time or the only way to move ahead a rung. There will always be those who say they can't afford it. If they can't, they should look at other costs or profit margins. The money paid would be spent in the community. She asked the Board to keep the minimum wage and sick leave ordinances.

Resident Peg Lane said her father started his own small business, paid more than minimum wage and inspired decades of loyalty amongst his workers. As a teacher, she said she witnessed a family stop purchasing prescription medication for a child because of other bills. When children are not medicated properly, they are not available to learn. One minimum wage worker cannot support themselves, let alone children. Adults working 60 hour weeks are dependent upon relatives for their children's care. She asked the Board if this is the quality of life they want for the residents. She said the Village has full time workers living in poverty who are forced to make impossible choices on a limited budget. She asked the Board to please commit to increase of the minimum wage and the sick leave. She thanked the Board for delaying the vote.

Bob Hollanbach, a teamster's member, said the people who would be hurt are moms and dads, single parents, and people who need to make a living but find it difficult to find a job. He said this was a human rights issue.

Jonathan Rapp, Hope Center and Journeys Manager, said their organization supports accepting the \$13 minimum wage and the 5 day sick leave ordinances.

Sister Carrie Miller, a Sister of the Living Word, thanked the Board for deferring the vote. She said there are a growing number of single parents in the Village. To live here in the most basic apartment takes \$19 per hour. The greatest number of single moms is at the minimum wage level. They are our servants, if they have a right to serve us, do they not have a right to live here? She said this is a matter of justice for women and children. She said she appreciated the Board's openness to discussion and research, and that the Village has an opportunity to creatively resolve this as not an either/or situation.

Resident Dr. George Motto said he and many seniors have chosen to remain in the Village in their retirement. The number of seniors is increasing, but the number of caregivers is decreasing. As a senior, he said he was concerned about who is going to provide care for seniors. He said he hopes it is not people who are being paid minimum wage and are unhappy in their job. Some say increasing minimum wage is good, some say it's hard on restaurants. As a physician, poverty is a very significant determinant of decreased well-being and health. Poverty sucks ambition and motivation from people. An adult working 40 hours a week can't afford to buy things. What kind of economy do we have when full time workers can't afford to buy things? He requested the Board to not opt out because it was the right thing to do.

Resident Andrea Johnson said she went from \$42 an hour to being unemployed when her company relocated. She said she got hired for \$8.50 an hour. At the time, her child was 10 years old who got sick a lot. She did not have options for sick days, if she missed a day she would be fired. Within 6 months, she was able to be reemployed. She said it was very difficult and she had to rely on food pantries to feed her child. She asked for the Board to consider those in difficult situations who do not have family back up. Additional money and sick time is very important.

Joanne Legal, a public health nurse who serves suburban Cook County, said she has seen the negative public health effects of low wage jobs. She said she was speaking for mothers and fathers working and struggling, especially those who have ill children. Sometimes there are 3 jobs per person. These parents miss family time and are limited in their ability to pay for day care. They are often nail technicians, home health providers and certified nurse's assistants in nursing homes. She said there is a direct link between income and the health of a community. Those people will spend their money here.

Tom Lusart said it was important for the Board to make their opinions public before the election. Poverty leads to excess in crime. He said if you reduce poverty, you reduce crime.

Resident Emily Boldingh said there are economic reasons for providing a living wage and sick days. People who make lower incomes are not hiding their money; they spend it in the community. The Federal Reserve Banks said that every increase in pay increases spending for a minimum wage household. Seattle raised its minimum wage, has low rates of unemployment and has reported no increase of prices on goods and services. Small business owners report a rise in productivity and decreased turnover. In 2014, 2/3 of residents voted to increase the minimum wage. Village voters believe we have an obligation to take care of those struggling to make ends meet. It is a smart choice and right choice to eliminate poverty in our community. The voters have spoken; do not ignore the clear majority of the voters. She said she would like the Board's compassion extend to lower wage workers and their families.

Bill Zars, former photographer for the Daily Herald, said he had a quintuple bypass, and a stroke took away his vision. He is now on disability and had to lose his job. His pay dropped to less than half. He said he couldn't imagine people trying to raise a family on less than what he has. He asked the Board to not opt out.

Megan January said she was in support of the minimum wage increase and paid sick leave. Anyone who works 40 hours should be able to support themselves let alone a family. Thank you for extending deadline. She asked the Board to not take away rights earned by workers.

President Hayes said it was suggested to him by many of the speakers present to put over the vote until May 1. It was not intentional that the date was after the election to avoid stating positions. He said the Board is desirous to hear more input. He said it would be improper to state a position without considering all input, and it is incumbent upon the Board to hear from everyone before a final decision is made.

Trustee Tinaglia thanked those who came out. He said everyone has a relatable story to the ones heard tonight. He said he sees both sides of this fence and has a heart. He said it is impossible to rent an apartment buy a car and purchase groceries on \$8.25 an hour. He said he was anxious to hear more on both sides of the issue.

Trustee Glasgow said he would have trouble forcing a nonprofit to pay more in salaries when the State is behind in their payments. Mr. Recklaus said the only exemption is for local governments. Trustee Glasgow said he was concerned with unintended consequences on assistance agencies. Trustee Glasgow asked staff for the following information: How will this affect businesses in Chicago? What is the average salary increase? What is the percentage of profit for local businesses? How did the Village's County Commissioners vote?

Trustee LaBedz said this is a philosophical issue and very important. She appreciated the stance to postpone because it will allow more people to weigh in.

Trustee Sidor asked how will this move forward? President Hayes said communications can be forwarded to Mr. Recklaus who will consolidate and disseminate to the Board. If anyone wants to submit information, please send to Mr. Recklaus, a Board member or to Village staff. A vote will occur May 1, 2017.

Trustee moved to Motion. Trustee Seconded the Motion.
The Motion:

XIV. REPORT OF THE VILLAGE MANAGER

A. Ivy Hotel - 519 W. Algonquin Rd. - Early Review

John O'Conner, attorney for the petitioner, said this is a scaled down plan from the one originally presented which changes the proposed hotel to 13 stories with 102 rooms. They shrank the size of the building and the eliminated a banquet room to try and get the parking requirements down. They were not successful in purchasing other properties for alternative parking. They would like to get the Board's opinion on this new parking situation and see if the project is economically feasible.

President Hayes said the current proposal has 175 parking spaces when 255 is required. He said in a worst case scenario, there would not be enough parking. Mr. O'Conner said Pace had been approached for additional parking but the lot is not easily accessible. The hotel would be busy Monday-Thursday, and the banquet facility is busy on the weekends. He explained that they have 30 valet spots in addition to the 175 spaces. Which means the new plan needs a 20% variance for 205 spots. Having only one grand ballroom brings down pressure on parking.

James Casares, General Manager of the Ivy Hotel in Chicago, said historical 10 year hotel occupancy in Arlington Heights is lower than 50% on weekends. So, when the banquet facility is busy the hotel would not be and when the hotel would be busy the banquet facility would not be. The banquet business has almost no revenue Monday-Thursdays. The weekend business is weddings, and they need hotel space.

Mr. Perkins said there have not been any renderings of the building submitted yet. There is not height restriction in this location. The petitioner is trying to see if this is acceptable before they go too much further. Staff would like to see details and a parking study. There is no resident impact and no issue with the flight paths.

Trustee Scaletta asked what happens if they are out of parking on any given day. He said he needs to understand what plan B is. He would like to hear from a professional that will put these ideas into numbers. Mr. Casares said they are working on that. Today, people take Uber. Trustee Scaletta asked in the event this building is constructed, would the Village be able to respond to a fire? Mr. Perkins said that size of building would receive a mutual aid response, and the building would have to be Fire Code compliant.

Trustee Tinaglia said he was not afraid of 13 stories. His concern was with the site plan and determining the maximum parking. He said typically, the site parking dictates the size of the building, not the other way around. Valet parking stalls don't mean anything. There is still a parking deficit, and he questioned why the Board would go forward with something that was destined to fail. He said he did not want problems 2 years later.

Trustee Glasgow noted that the Doubletree hotel has 67% of its required

parking. Mr. Perkins said the Doubletree has a combined parking area and he has not personally had any complaints on lack of parking there. However, the offices next door are empty in evening. Trustee Glasgow asked if the Ivy is pursuing the other spaces for additional parking. Mr. O'Conner said the only opportunity would be to go back to Pace. There are two other areas possible for parking, but those owners were not interested in selling. He said there is a large market for business travelers and airline employees who would not be driving there and parking. The addition of the Valet parking makes them 69% compliant with the required parking. Double tree is at 67%. Trustee Glasgow said he wants to see additional work on parking. He said he did not want to stall the project because they are 2% over another hotel that is active.

Trustee LaBedz asked who the lounge and coffee shop would serve. Mr. Casares said the patrons. The hotel customers need a place to have meals and it is good to have an attraction like the open air rooftop if they are in meetings all day. They will also offer a complimentary shuttle to the airport. Trustee LaBedz said maybe the parking deficit won't be as dramatic in reality.

Trustee Blackwood recommended they have at least two shuttles. The Doubletree is successful is because of the shuttle service. Mr. Casares said there will not be a destination restaurant on the roof or inside.

Trustee Sidor asked if staffing was considered in the parking numbers. Mr. Perkins said the parking Code requirements are all inclusive and assume a portion is employees. That is why village has asked for parking study. Trustee Sidor said he liked the concept but parking is the issue. If parking is okay, he would be in favor.

President Hayes said staff has suggested that a detailed parking study be supplied. Mr. Perkins said their next step would be to amend their earlier plans and submit a traffic study. President Hayes said this is closer to something the Board could approve but there is more work to be done to satisfy contingency plans and over flow parking.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Mr. Elrod invited the Board to his law firm's event on April 21, which provides information to municipal officials.

XVII. ADJOURNMENT

Trustee John Scaletta moved to adjourn at 10:45. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Farwell, Rosenberg