



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

July 10, 2017

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, Glasgow, Blackwood, Tinaglia, Rosenberg, LaBedz, Sidor and Baldino.

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

IV. APPROVAL OF MINUTES

A. Committee-of-the-Whole 5/25/17 Approved

Trustee Mike Sidor moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Abstain: Glasgow, Tinaglia

B. Committee of the Whole 06/12/2017 Approved

Trustee Carol Blackwood moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Abstain: Baldino, Rosenberg, Scaletta

C. Committee-of-the-Whole 6/19/17 Approved

Trustee Thomas Glasgow moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

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

Abstain: Rosenberg

D. Village Board 06/19/2017 Approved

Trustee Mike Sidor moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Abstain: Rosenberg

E. Committee-of-the-Whole 6/27/17 Approved

Trustee Carol Blackwood moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 06/30/2017 Approved

Trustee Bert Rosenberg moved to approve the Warrant Register of 6/30/2017 in the amount of \$2,147,072.93. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, 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 Approved
of June 27, 2017

Review of Proposed 2018-2022 Capital
Improvement Program

Trustee Glasgow moved, seconded by Trustee
Scaletta, that the Committee-of-the-Whole
recommend to the Village Board that the Board
approve the proposed 2018-2022 Capital
Improvement Program and that the first year of
the Program totaling \$43,340,400 be
incorporated into the Village's proposed 2018
budget. The motion passed unanimously.

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

The Motion: Passed

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

- B. Report of the Committee-of-the-Whole Meeting Approved
of June 27, 2017

Operating Fund Overview/Recommended Budget
Ceilings - 2018

Trustee Glasgow moved, seconded by Trustee
Rosenberg, that the Committee-of-the-Whole
recommend to the Village Board that the Board
approve the 2018 budget ceilings of
\$74,801,100 for the General Fund; and
\$18,646,000 for the Water and Sewer Fund. The
motion passed unanimously.

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

The Motion: Passed

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

- C. Report of the Committee-of-the-Whole Meeting Approved of July 10, 2017

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

President Hayes administered the Oath of Office to Ms. Neacy.

Trustee Bert Rosenberg moved to concur in the Mayor's appointment.

Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

- D. Report of the Committee-of-the-Whole Meeting Approved of July 10, 2017

Interview of Andrea Johnson for Appointment to the Housing Commission - Term Ending: 4/30/18

President Hayes administered the Oath of Office to Ms. Johnson.

Trustee Robin LaBedz moved to concur in the Mayor's appointment. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- A. Neighborhood Storm Sewer Improvements - Phase 3 Approved

Trustee Robin LaBedz moved to approve. Trustee Bert Rosenberg Seconded

the Motion.

The Motion: Passed

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

B. Municipal Campus Storm Water Detention Approved

Trustee Robin LaBedz moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

CONSENT LEGAL

A. An Ordinance Amending the Zoning Ordinance of the Village of Arlington Heights, Granting Preliminary Approval of a Planned Unit Development, a Preliminary Plat of Resubdivision and Certain Variations from Chapter 28 of the Arlington Heights Municipal Code
(2 story 16 unit supportive housing development, 120-122 E. Boeger Drive) Approved

Trustee Robin LaBedz moved to approve 17-028. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Abstain: Tinaglia

B. An Ordinance Amending the Comprehensive Plan of the Village of Arlington Heights
(120-122 E. Boeger Drive) Approved

Trustee Robin LaBedz moved to approve 17-029. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Abstain: Tinaglia

- C. A Resolution Accepting a Plat of Easement for Water Main Purposes (119 & 121 N. Regency Drive West and 116 N. Peartree Lane) Approved

Trustee Robin LaBedz moved to approve R17-043. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Settlement of Roberta Hetrick v. Village of Arlington Heights Approved

Trustee Robin LaBedz moved to approve a settlement in the amount of \$210,000 in the case of Hetrick v. Village of Arlington Heights. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

- B. Settlement - Workers' Compensation Claim - Simon Approved

Trustee Robin LaBedz moved to approve a settlement for John Simon in the amount of \$24,355.95. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - BraveHearts Therapeutic Riding & Educational Center Approved

Trustee Robin LaBedz moved to approve. Trustee Bert Rosenberg Seconded

the Motion.

The Motion: Passed

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

XI. APPROVAL OF BIDS

A. Metropolis Theatre Seating Repair Approved

Mr. Recklaus said Metropolis Theatre assets are and owned and paid for by the Village. Capital recommendations come from Theater staff. Bids have been received to refurbish the seats. Joe Keefe, Executive Director of Metropolis said the refurbishment plan is the best investment that can be made. The mechanicals of the seats are in good condition in the opinion of three vendors. Mr. Stephen Daday, Board President of Metropolis, said there were several quotes and this was the lowest. In the theater industry, refurbishment is commonly done.

Trustee Scaletta said he pulled this item off at the last meeting because the price seemed high. After inquiring, he realized that all labor must qualify for prevailing wage rates due to State Statute and this is why the price seemed high to him. Repair and/or replacement is needed, these are well-used chairs.

Trustee Sidor asked if the new seats have been tested. Mr. Keefe said he has seen the fabric and it is an upgrade to the current fabric. Trustee Sidor said to test one before they roll out theater wide.

Keith Moens said he said seating repair is good news. The Village has put into \$7 million into the Theater and shouldn't be quibbling over a few thousand dollars. He said to not skimp on seats for customers, as they deserve to be treated as good as possible. For an extra \$30,000, maybe the Theater should replace the seats all together.

Mr. Daday announced a partnership with the Ravinia's Steans Institute which will be performing on July 18th at 7:30. He encouraged all to come. A \$10 donation is requested.

Trustee Jim Tinaglia moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

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

XII. NEW BUSINESS

A. Arlington Heights Library - 500 N. Dunton Ave. Approved
- Sign Variation - DC#17-071

Mr. Recklaus said as part of the Library parking lot reconstruction, they are planning to update their wayfinding signage. Mr. Perkins said there will be a new entry feature to highlight egress and ingress to the parking garage. Staff recommends approval.

Trustee Sidor asked if there be clearances posted in the new garage. Jason Kuhl, Executive Director of the Library said yes.

Trustee LaBedz asked about traffic control for the ramp on west side. Mr. Kuhl said the stop sign is moving so that it will make more sense as it will be in front of the pedestrian crossing. The lighting will be upgraded too.

Trustee John Scaletta moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

B. Karr Subdivision - 620 S.Beverly Ln. - PC#17- 003 Approved
Resubdivision

Mr. Recklaus said the petitioner owns three 50 foot lots on which sits one single family home. They are requesting to subdivide three lots into two and build two single-family homes on them.

Mr. Perkins said there are a number of trees being removed. The Village's Landscape Architect walked the site and many of the trees proposed for removal are of poor quality. There is a 30" oak on the south property line that staff would encourage the petitioner to preserve. There is also a parkway tree that is in fair condition that is recommended for preservation. The grading plan includes a storm sewer between the two lots. After installation, it would be maintained by the Village. The lot sizes vary in the Scarsdale subdivision with many 50' foot lots and many lots 75' and over. On Beverly, there are some 50' lots on the ends of the block. In the middle the lots range from 50' to 125'. No variations are required. There are landscaping and tree preservation issues and a drainage plan is required. The Plan Commission voted in favor 5-1.

Mr. Daday, attorney for the petitioner, said they agree to the standard conditions. He said he was not sure about the tree preservation as one of the trees is in the swale. The proposal complies with the R-3 zoning and is consistent with the Comprehensive Plan. The proposed lots sizes of 75' exceed the zoning requirement. Engineers have provided satisfactory

drainage system to staff. The proposal will alleviate some of the current water issues that exist. The plan is to drain the water from the site to the sewer. The neighborhood has no predominant lot size. Yes, the ones across the street is large, but this does not address the entire character of the neighborhood. There would be no negative impact to the surrounding properties.

Mr. Daday was a Village Trustee in 2002 and voted against the Bob Gunn subdivision. He said it was in Scarsdale Estates and the vote related to estate designation. In this instance, the petitioner is not asking for a variation. Property owners have the right to rely on zoning; there are distinct differences between these two cases. In the Gunn Subdivision, they would have been the smallest lots in the subdivision and the Plan Commission did not recommend approval of that subdivision.

President Hayes asked if the houses footprints were set in relation to drainage. Mr. Daday said the drainage calculations were based on the largest possible structure and the drainage improvements are part and parcel of the plan.

Trustee Tinaglia asked if there was going to be an attempt to rethink the the driveway placement based on the tree issue? Mr. Daday said they do not have exact plans for the houses or driveways yet. Trustee Tinaglia said the houses will only have 7.5 feet no matter what shape the footprint is. Mr. Daday said they will keep the trees.

Trustee Rosenberg asked how the drainage will work. Mr. Perkins said there are inlets at back of the lot and the grading plan goes down to a low point, there is one drain. Trustee Rosenberg said people change the contours of their yards over the years and this could cause problems down the road. He suggested that this drainage be extended to help other houses where water will be flowing from other areas. He said buyers need to know water will be collecting there. Trustee Rosenberg said the lot looked small to subdivide. He asked the petitioner to maintain any trees they can and put in more to help with water.

Trustee Sidor asked if the 20x20 patio is typical. He said this will be an enforcement issue for staff to make sure what is approved is what happens. Trustee Tinaglia said the plans are just showing the maximum space that can be used, regardless of shape. If the patio becomes bigger, they would have to take away square footage of house. Mr. Daday said they will follow Building Codes.

Mr. Recklaus said he spoke with Engineering about this site. There are no unique conditions that make the application of the Codes problematic. It is not an enforcement issue as much as a plan review issue. The reviewers will look to make sure it is not challenging to the neighbors.

Trustee Sidor said he wanted to make sure the maximum impermeable

space restrictions happen the way they are designed to.

Trustee LaBedz asked if the sewer inlet in the back is unique to this part of town. Mr. Perkins said it is not a unique concept, but he did not know if there is another one on the block. It will be publicly maintained, cleaned on a regular basis, and put on the easement. Trustee LaBedz asked if this kind of drainage would be put in if a remodel were happening or only in a new subdivision. Mr. Perkins said a teardown requires engineering plans, occasionally that would entail a storm sewer, but it is typically a private one. This is an older established neighborhood; most homes have major additions, but probably do not have this type of sewer in their backyards. Trustee LaBedz said that over the decades lot sizes change. Since there aren't sidewalks, is the right of way factored into impermeable the space calculation. Mr. Perkins said no, only private property counts.

Trustee Scaletta asked when the lot was purchased. Mr. Daday said a year ago, with the intent of developing it into two lots. According to the real estate agent, it is not financially feasible to bring it up to today's standards. Trustee Scaletta asked why not just knock it down and build a new one? He asked what is to prevent 630 from coming and wanting to put 3 houses on that lot? Mr. Perkins said anyone can petition. He said this older neighborhood was platted in 1920's. The corner lots have different angles with some larger lots on corners and people over time started putting homes on them and putting lots together. There is a minimum of 70' on an interior lot.

Trustee Scaletta said he was torn with this project. It is right in the middle of a block with all big lots. He said if he lived in one of those homes he would be as frustrated as the neighbors. Where does this stop? What is to prevent people from coming again to take all these homes down. Mr. Perkins said there is no consistent pattern to the neighborhood, but it is the same pattern looking at two blocks out. Trustee Scaletta said looking at all these lots, the average is much higher than 50' and higher than 75'.

Trustee Tinaglia said this house is on 3 lots and built in the 1930's. This person bought three lots. The two houses on either side are at least two lots apiece. What would happen if there were no house there at all, could three houses be built? Mr. Perkins said they could ask. Trustee Tinaglia said the decision is not obvious one way or the other.

Alicia Lytle lives at 630 S. Beverly Lane directly adjacent to the property in question. She said subdividing this property would forever alter the character of this central point of their neighborhood. In 2002, a similar subdivision case was before the Board, and the Board listened to concerned neighbors directly affected by that subdivision plan and decided to protect the integrity of the block. She said the 600 block of South Beverly is similar. There are only eight driveways with more than half the properties being original triple lots or equal to 150 feet. The street is the only street configured with this type of larger lot size and more open feel.

It also feeds into the five corners area and a triangle park. Once again, adding to the open land feel. None of the homes is "stuffed" onto their property and there is ample land between the homes. If 620 is subdivided and homes of the magnitude being proposed are allowed to be built, it will forever alter the character and integrity of this traditional block. The homes most affected are all original homes built in the 1930's. She asked the Board to protect those who have invested close to a century of their lives to the community. There is no good reason to blow-up the character of an entire block so an outside investor can make a quick buck.

Joe Holohan said there are only four lots on his side of the street. The other lot faces Rockwell and has a Rockwell address. It is not a mixed bag. This will forever alter what is a unique neighborhood, which is so nice about Arlington Heights. There have been several teardowns in Scarsdale. Not one with a subdivision. This is a radical new proposal. The petitioner has no ties to the neighborhood and is a professional developer. He pleaded with the Board to look at whose interests are being served and whose are being harmed. He said the neighbors behind the property have flooding problems and he asked how the fee in lieu of a detention pond affected them. He said it may fill the coffers of the Village but does not remedy the flooding situation for the neighbors. He said he had an issue with former Trustee Daday, in 2002 the Plan Commission gave a "no recommendation" and by doing so gave tacit approval. The Board decided the subdivision on the 900 block of South Burton was not appropriate even so.

Dr. Jim Hill of 615 S. Beverly said the petitioner stated the current house cannot be renovated. The other homes on the block are all original Tackett homes which have been renovated quite nicely. To say that the house cannot be renovated is ridiculous. He said there will be a tremendous loss of green space and he does not want to live in a neighborhood where the houses are jammed together. He said he would buy a house in Chicago if he wanted that. This would forever change the character of the block and the neighborhood. He asked the Board to look up the two lots which were previously subdivided in the neighborhood. He said they are a visual disaster because they have no yards, and that would happen here. Jamming in as much in as possible is not the way to go.

Rick Lytle said it is difficult to prove, but this build will affect the value of the homes. The plan is to build two \$1 million homes on the lot. These would be two homes of 4,000 square feet on small lots. Those kinds of homes do not sell. Homes of that price need to have over 10,000 square foot lots to sell. The Board would be approving a plan to build million dollar homes on small lots where there is clearly no market for such properties. For homes listed over \$800,000, only two of ten have sold since January of 2016. Putting two more on the market will affect property values of the surrounding lots. These proposed houses will not sell.

Bob Arnold of the 600 block of South Newbury said he had concerns

regarding drainage, flooding, and water. Over the years, Newbury Place has experienced significant flooding. Placing two homes in the space of one will aggravate the situation and open up the risk for more flooding. Newbury is the lowest point in Scarsdale. When it rains, it becomes a retention basin for Scarsdale and water from Scarsdale Estates flows down there too. In 1987 the sewers backed up and he had waist high water in his basement. Other residents on Newbury had similar situations and most of the homes have had to add backflow devices, sump pumps and overhead plumbing. Replacing one house with two could add to their current and past flooding problems. His home is 2.5' lower than the lot under discussion. Under the proposal, 30% of the land will be lost not counting the patios. Two thirds of the trees and shrubs will be demolished, meaning the land that remains has less capability to absorb water. He said he is not asking the petitioner to solve his problem; he just does not want the Village to approve anything that could add to the problem. He asked the Board to reject this proposal until the sewer system in Scarsdale provides adequate protection.

Robin Witt of Newbury Place said she has had flooding and the neighbors have had to spend close to \$14,000 each to put flood control in their homes. During heavy rains, water from Beverly already runs down to their lots and floods. Tacket built their houses in the 30's with the intention of having this type of neighborhood. Making one large lot two, takes this ongoing flooding problem and makes it worse. There was a tear down on Newbury already and now flooding from that house goes to the neighbor.

President Hayes said that it is a requirement that no new development exacerbate a flooding situation. It's a promise that the Village needs to make. It is his promise that developments going forward live up to this. He said he cannot always account for the nature of the rainfalls and cannot guarantee that projects will not cause additional flooding.

Mr. Recklaus said a flood event like the one in 2011 is difficult for the Village's system to manage. The fee-in-lieu-of money goes into the Storm Water Fund. The money can only be used in storm water improvements. There are projects being done throughout the year to solve neighborhood problems. This evening a project like this was approved. The Village is far more conscious now than it was before, but is also trying to go back and look at areas that have been problems and update them. The Engineering Department will come out to people's homes to help with fixes and he encouraged people to contact them.

Trustee Sidor asked if one home was built on this lot for continuity, could that home still take up 50% of the permeable surface. Mr. Perkins said yes, but a little less, it could be 8,338 square feet not including other impervious surfaces. There are two houses being proposed at 4,389 square feet each. Engineering asked for a worst-case scenario. It is likely the homes would not take up all that space. Trustee Sidor asked if one large home would also displace water, would it have to put in a sewer? Mr.

Perkins said they would have to have to have a drainage plan that may or may not include a sewer.

Trustee Rosenberg asked if the new sewer could help Newbury. The drainage would be directly behind those lots, so could they tap into it? Mr. Perkins said it depends on the grading; there is not an easy answer. Mr. Recklaus said that type of solution is what the Neighborhood Drainage Program through Engineering would address. Trustee Rosenberg said if it is approved this is an opportunity to afford them some relief to achieve the same results. Trustee Rosenberg said the footprint is 3600 square ft. with a total maximum of 4,389. Mr. Daday said no drawings exist, this plan was proposed for drainage evaluation to make sure that plan met Village Code. The sizes of the homes is yet to be determined.

Trustee Blackwood said this proposal affects the contiguous feel. On the blocks between Newbury and Beverly there are more larger parcels than smaller ones. The Newbury drainage is a concern. Could you take away the \$5,000 fee-in-lieu-of and require a larger sewer pipe which would benefit the neighbors behind and next to the development? Mr. Recklaus said what the Village and Engineering requires would be sufficient to deal with the current problem so that the development is neutral. If you are looking at improvement to the neighborhood drainage \$5,000 will not go very far. Trustee Blackwood said she could appreciate that this would not be adequate to address the issue, but why couldn't this pipe be beneficial instead of neutral?

Mr. Recklaus said that the starting point is to build something that won't be detrimental and, if possible, improve things. Trustee Blackwood asked again about the \$5,000. Mr. Recklaus said drainage could be designed so that build-able space was not taken away. The design presented is the worst-case scenario. It may not make sense to build to that size. Trustee Blackwood said she was trying to reconcile a fee based on a formula, and on-site detention issues that are currently there. Mr. Recklaus said Engineering believes the homes can be designed in a fashion that will not make the situation worse. Trustee Blackwood said by asking for a fee the Village is acknowledging there is already a problem. Mr. Recklaus said he is not commenting on the current conditions, all new developments are required to pay the fee or provide detention. Trustee Blackwood said she was concerned with the impact of dividing the property to the surrounding properties.

Trustee Tinaglia said in his 11 years on the Design Commission he voted on things asking himself if they would fit in the neighborhood. If this was the only parcel that was 150 feet wide and all the others were 50'-75' this would be a slam-dunk. On this block, across the street, behind it, left side, right side are all larger lots. If this property is carved into two; two driveways, two 4500 square foot homes, it would have a larger impact than one large home. He said he didn't think they would build an 8,000 square foot house, a lot of the trees would stay, and the neighbors would not feel

the impact. This is not about meeting the zoning and whether it is allowable, it is not about what can I do, but what should I do. He said his gut feeling after listening and thinking is that this is a "shouldn't" because it will change the neighborhood. He said the petitioner should leave it as one lot, come back with a design that has appropriate water and drainage, build one home, and keep it in the same vein it has been for 80 years.

Trustee Scaletta asked what the cost for maintaining the sewer was on an annual basis. Mr. Perkins said it would require once a year maintenance. Trustee Scaletta said where there is retention on properties; the cost for first 10 years is part of the deal so other taxpayers don't foot the bill. He suggested staff take another look at this from a cost perspective to the Village.

Trustee Glasgow said he sat on the Zoning Board of Appeals. It is important that neighborhoods in the Village are all different and unique and each neighborhood as a whole makes up Arlington Heights. He said his gut feeling is that this would change the character. It changes the locality, of the neighborhood and the essential nature of Arlington Heights. He said he read everything and didn't see anything from the wife of the petitioner. There was no appearance or testimony about wanting to live in the Village and raise a family here. How is he supposed to stop the next person to come before the Board? If the property is subdivided all the other like properties will eventually come and ask to subdivide. He said he cannot, in good faith, do something that will impact this neighborhood for the next 50 to 100 years.

Trustee Baldino said that when reviewing the materials without outside input, he had no trouble thinking he would vote yes. On the Engineering Plan, there is a 2' drop in elevation from the back lot line and the sewer would take care of most of flooding going west. Having said that, he said he is not so sure. The discussions about the character of the neighborhood have had an impact.

Trustee LaBedz said she agreed with the concerns of her fellow Trustees about the character of the neighborhood. This lot is smack dab in the middle. Changing it into two properties would have a tremendous detrimental effect. She said she wouldn't even think you could put two houses there. It looks so nice where it is. A lot of people do wonderful things with existing homes. She is concerned that it is in the middle of the block, on the periphery it might be different.

President Hayes said he was torn; he was not concerned about drainage, because he thinks that will be taken care of. His issue is the character of the neighborhood, not the block in particular. In his mind he is not to alter the essential character of the neighborhood. He is looking at the greater area, not just what is happening there. He said he didn't think it would alter the essential character of the neighborhood. At 75' with nice homes, it will be different, but not alter the essential character.

Trustee Tinaglia said the new development on Campbell is a good example of what would likely happen here. The Campbell block is going to have 15 houses all about the same. They are also the same size as what is proposed here. Two of those type of homes will look different than one larger home with landscaping. It makes a difference to have only 7.5' side lots. It is too dramatic of a change for that group of homes in the center of this block.

Trustee Thomas Glasgow moved to deny the Karr Subdivision. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

Nays: Hayes

C. Lexington Heritage - 3216-3240 N. Arlington Heights Rd. - PC#16-021
Final Plat of Resubdivision, Final PUD

Mr. Recklaus said the petitioner received preliminary approval on December 5, 2016 and is now submitting Final Plat of Subdivision and PUD to allow 9 townhome buildings with 48 dwelling units on one lot.

Trustee Rosenberg said he still had issues with parking. The people living here will have trouble walking to Country Lane to get to guest parking. He said he worried that there will not be sufficient parking if any residents host special events. He said he was not in favor because of this.

Trustee Scaletta asked about the guest parking on Country Lane and the internal driveway. He asked if there was parking on the North side of the street. Mr. Agenlian of Lexington Homes said they are only certain that parking is permitted on one side of Country Lane and they did not ask if it was allowed on both. Trustee Scaletta asked about barbecues on the decks. Mr. Agenlian said buildings 1, 2 and 3 are rear loaded with wood balconies that extend over the driveway areas. Those have 5' decks that are 18' wide. They prohibit the use of charcoal grills and only allow propane grills on those decks. The other units are front loaded two car town homes with a back patio. They can have a charcoal/gas grill on the ground level on the cement. Trustee Scaletta asked if they can have grills on the wood decks according to Code. Mr. Agenlian said yes. Trustee Scaletta asked if they were seeking any variations for anything after today's Final Plat. Mr. Agenlian said no.

Trustee Jim Tinaglia moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

Nays: Rosenberg

D. 2214 E. Palatine Rd. Subdivision - PC#17-002 Approved
Final Plat of Subdivision

Richard Laubenstein, attorney for the project, said the shed has been removed; its relocation was a condition on the preliminary approval. Mr. Laubenstein asked for clarity on the sidewalk issue.

Mr. Recklaus said staff re-reviewed the sidewalk issue. If there were no sidewalk installed, it would be the only home without a sidewalk in front of property in the immediate area. There would be a gap between this lot and the corner. The Village could explore filling that gap at the time, money could come from the sidewalk budget which would cost about \$2,000.

President Hayes said he would like the sidewalk put in. Trustee Scaletta said the Village should fill the gap.

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

The Motion: Passed

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

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

President Hayes thanked the Frontier Days Committee and all the volunteers for a successful event. The fireworks at Arlington Park were great. Irish Fest is the July 14/15 weekend and then the Mane Event and Arlington Million occur in August.

XVII. ADJOURNMENT

Trustee Thomas Glasgow moved to adjourn at 10:13. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

