



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 21, 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: Blackwood, LaBedz, Scaletta, Sidor, Baldino and Rosenberg.

Trustees Tinaglia and Glasgow were absent.

Also present were: Randy Recklaus, Mark Burkland, Robin Ward, Cris Papierniak, Diana Mikula, Charles Perkins and Becky Hume

IV. APPROVAL OF MINUTES

A. Committee of the Whole 02/13/2017 Approved

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

The Motion: Passed

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

Abstain: Baldino

Absent: Glasgow, Tinaglia

B. Village Board 08/07/2017 Approved

Trustee Carol Blackwood moved to approve. Trustee Richard Baldino
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Sidor

Abstain: Rosenberg, Scaletta

Absent: Glasgow, Tinaglia

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 08/15/2017 Approved

Trustee Bert Rosenberg moved to approve the Warrant Register dated 08/15/2017 in the amount of \$4,918,756.64. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

A. Swearing in of Mark Recker as Deputy Police Chief

President Hayes administered the Oath of Office to Mark Recker.

B. Swearing in of Joseph Pinnello as Police Commander

President Hayes administered the Oath of Office to Joseph Pinello.

C. Swearing in of Alexandra Nelson as Police Sergeant

President Hayes administered the Oath of Office to Alexandra Kitty Nelson.

D. 2017 Alan F. Bombick Design Award

Alan F. Bombick was a founding member of the Design Commission and served for 21 years. After his passing in June of 2016, the annual Alan F. Bombick Award for Excellence in Design was established. Design Commissioner Ted Eckhardt presented the awards to: 1216 E. Mayfair (Residential) and 1808 S. Arlington Heights Road (Commercial).

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Melissa Cayer asked how the public is notified of special Board Meetings. Mr. Recklaus said all meetings are posted on the Village's website, on the bulletin boards in Village Hall and on social media. The Village gives 48 hours advance notice of all meetings.

Ron Precht said he represented the Baha'i faith in the Village. They are

celebrating the birth of their founder and are participating in a Shine the Light Together Interfaith Vigil in North School Park. He encouraged the Board to focus on fostering a sense of community. He said divisive issues in the country could spill over and arise here. Well being is unattainable until unity and peace are established. He said the Board and community are invited to their celebration in late October.

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- A. Fuel Purchase Contract Extension 2017 Approved

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

The Motion: Passed

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

Absent: Glasgow, Tinaglia

CONSENT LEGAL

- A. A Resolution Approving an Intergovernmental Agreement with the Arlington Heights Park District (Nickol Knoll, 3800 N. Kennicott Avenue) Approved

Trustee John Scaletta moved to approve R17-051/A17-048. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow, Tinaglia

- B. An Ordinance Amending Chapter 7 of the Arlington Heights Municipal Code (Section added - 7-1113, Storm Water Utility Fee) Approved

Trustee John Scaletta moved to approve 17-033. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow, Tinaglia

- C. A Resolution Accepting a Grant of Easement for Approved Landscaping Purposes (2.5 feet of University Drive right-of-way adjacent to 825-905 W. University Drive)

Trustee John Scaletta moved to approve R17-052. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow, Tinaglia

- D. A Resolution Approving Renewal of Industrial Real Estate Tax Incentive for Certain Real Estate in the Village of Arlington Heights, Cook County, Illinois (Drew Enterprises LLC, 2636-2638 S. Clearbrook Drive)

Trustee John Scaletta moved to approve R17-053. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - St. James Catholic School - Parents' Club Approved

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

The Motion: Passed

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

Absent: Glasgow, Tinaglia

XI. APPROVAL OF BIDS

A. TIF 4 - RFP Award for Market Analysis and Consulting Services Tabled

Trustee Rosenberg asked for this item to be pulled from the Consent Agenda for further clarification on the purpose of the consultant. He said it has been 15 years and there have multiple studies. The main property owner has refused to consider reasonable offers. Until there is some indication from the owner, this seems like a waste of funds.

Mr. Recklaus said since the TIF was established, the market has changed dramatically. The Board gave staff direction to be more proactive on this site. Staff cannot be proactive unless the market is better understood for today's commercial environment. There has been no study of this kind since the TIF's establishment. Staff believes this is the best course of action to determine what can and should go there.

Trustee Rosenberg asked how this study will differ from what Steve Leonard is doing. Mr. Perkins said Mr. Leonard's team has tried unsuccessfully to secure or identify tenants that would be an economic engine. As a result, the Village sold the corner lot and for development of two fast food projects. This study would be a market assessment to see what uses would make sense. There is \$1.7 million in the TIF fund available for use.

Trustee Rosenberg said it seems a continuation of the same thing. The real issue is if the owner will sell the property. Mr. Perkins said staff is trying to engage the property owner in this process and they have indicated they are willing to participate. Nothing can happen unless they are a willing partner. It used to be that a big box retailer on this corner made sense, that isn't going to happen anymore.

Mr. Recklaus said the market has changed since the TIF began. Retail is not expanding. There may be other types of uses that should be considered but this is not a conversation that has been had. He said staff would like to see what the data indicates about what this site would support. If the owner is not willing to participate or sell, the data is not lost, and can be used it to attract other properties to the corridor which is ripe for development.

Trustee Scaletta said unless it is known that the large parcel owner is willing to sell or bring their property up to Code, this is just another study that will sit on a shelf and puts the cart before the horse. Mr. Recklaus said it would be good to meet with the owner with some new data to help them come to a different conclusion. The hoteliers in the area would like to see more redevelopment and want the Village to play a more active role. Trustee Scaletta said he needs to know there is some willingness on the other side. Mr. Perkins said there is limited time and plenty of funds for a good market analysis. The study would see what that site can sustain for a market development, develop 2-3 concept site plans and identify new developers.

President Hayes said the Village needs to do something to get this project off center. He said the monies would be well spent.

Trustee Blackwood asked about the geography of the area. Mr. Perkins said analysis could be large or small depending on the use. For an additional hotel, the area would be smaller, for an entertainment or institutional use; the market area would be larger. Trustee Blackwood said this area has changed from an economic perspective and the information available is not concise.

Trustee Sidor asked about implementation. Mr. Perkins said the market analysis report would be presented in 6-8 weeks. After that, the concept plans and project findings would be presented to the Board and implementation would follow Board recommendations. Mr. Recklaus said based on the direction of the Board staff would take data, and lay out range of options. He said he did not believe a complete conversation can be had about where to go unless it is known what the market indicates. Trustee Sidor said this can be postponed, until after a meeting with the property owner occurs, to see if they are truly willing to look at a reasonable number.

Trustee John Scaletta moved to table. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow, Tinaglia

XII. NEW BUSINESS

- A. DC#17-086 - Popeye's Restaurant - 7 W. Dundee Rd. - Sign Variation Approved

Trustee John Scaletta moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow, Tinaglia

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

- A. Early Review - 400 & 500 Block of West Northwest Highway at Walnut Avenue

Mr. Recklaus explained that Early Review does not commit the Village to

approve or deny the development. The proposal is for a two building apartment complex on Walnut and Northwest Highway with 106 rental units shared between two properties.

Mr. Perkins said after a neighborhood meeting, the developer modified plans to address some of the concerns. The property would need to be rezoned to R 7, high density residential. The Comprehensive Plan would need to be changed. Staff has concerns about the, so the developer pushed the buildings underground ½ a floor to reduce the massing.

Mark Toljanic, attorney for Brian Properties, outlined the proposal. After meetings with the homeowners association and the neighbors, they have reduced the height of the buildings and removed some of the units closest to the neighborhood. They also modified the traffic plan, so the east property exits only on to Walnut. The plan is now for 56 units in the west building and 50 in the east building. The apartments are one and two bedroom units with some common amenities. There is land banked parking in the Arlington Garden Apartments so their parking exceeds the Code requirement. Without the land banked parking, the number of stalls to units 1.45.

President Hayes asked about the details of the units. Mark Meskauskas of Brian Properties said they are all rental units with 34 one-bedroom/16 two-bedroom units in the east building and 38 one-bedroom/18 two-bedroom in the west building. Rents will be approximately \$1,350-\$2,500 per month. The target tenants are singles or couples without children. There is no landscaping plan yet but they would like to have taller bushes or grasses and are not opposed to putting a fence up if it is requested. The 1.5 parking spaces per unit takes into account guest parking. If there are deficiencies, the land banked parking could be used.

Trustee LaBedz said this is her neighborhood. She thinks that even though changes were made, the summary did not quite do justice to the real concerns, especially when it comes to parking. The height of the building at the edge of this area is too much. She asked if the 1.5 per unit parking spaces only accommodates residents. Mr. Perkins said there is no additional requirement for guest parking in the Code, it is assumed that guest parking was included in the 1.5. Staff has asked for a full study so it can be evaluated. Trustee LaBedz said the neighborhood is landlocked and not all sides of street can be parked. She asked if there was a loading space. Mr. Meskauskas said this is a preliminary plan and they would be happy to accommodate what is necessary.

Trustee LaBedz asked what the parking situation was for Arlington Gardens. Mr. Meskauskas said there are 78 units, with 81/82 spaces. There have been no tenant complaints. Trustee LaBedz worried that this project will alter the essential nature of the locality because of the height of the buildings.

Trustee Blackwood asked if the east side building is now three levels. Mr. Meskaukas said it is 3.5 stories closest to Fremont and 4.5 stories along Northwest Highway. The north portion of the east building steps down one full story. She said she had no concern about the west building. Trustee Blackwood asked about traffic on Fremont. Mr. Toljanic said they removed all ingress/egress from Fremont. All traffic will flow to Walnut. Trustee Blackwood asked about the façade. Kelle Bruckbauer, the architect, said it is a grey brick with white stone accents. The top floor will have Aztec material for additional interest. Trustee Blackwood asked about affordable housing. Mr. Toljanic said Arlington Gardens provides ample low income housing for the site and is excess of the Village requirements. This idea was to create upscale housing. Trustee Blackwood said the loading area is an issue. Mr. Toljanic said they will restrict loading and they see this as a property management issue. Other developments do not have loading areas. Trustee Blackwood said this was a vast improvement from what is there now and she was sure there can be some agreement on how to move forward.

Trustee Scaletta said he had concerns about loading. He asked about overnight parking. Mr. Meskaukas said they will figure it out. The Arlington Gardens parking is maxed out. They may talk to Christian Liberty about using some of their excess parking. Trustee Scaletta said he agreed that this is a vast improvement, but there are still concerns. He said he wants to keep a little of the historical nature of the neighborhood intact.

President Hayes said the Early Review process is an opportunity for the Board to give feedback and there are many more steps to be taken. No vote will occur tonight. Staff and the Board will try to achieve the goal of making the best use of the property.

Resident Tom Gaynor said the auto complex and strip mall are tired and need to be redeveloped in keeping with the neighborhood. The proposed buildings are too tall, and there will be increased traffic flow and parking pressures. Overall, the proposal is not in keeping with the neighborhood. These buildings in the neighborhood seem out of character. He would like them to be three stories.

Vivian Menzies said three stories is the limit that would fit the neighborhood. It would also reduce the density and make the project work. It is a very small area and there is a park taking up a lot of space. There are 30 single family homes and one small apartment building, to add 106 units shoe horns a big development into a small area. From Vail to Wilke on Northwest Highway is one story. Five stories seems like a piecemeal approach to development. The map that shows the homes on Park Place zoned as high density is wrong. The R-7 zoning shouldn't have happened as it is separated from the other R-7 areas.

David Honore said he has seen a lot of improvements in the last 21 years that they have lived on Park Place. He said he had a concern regarding

density and he is concerned with traffic. He suggested speed bumps on Park Place and Fremont would deter people travelling quickly. He asked if it was possible to reduce the height or density on the east side and increase the density to the west so that the east neighborhood is less impacted. He asked if the beauty of the buildings could be increased. He said he wants improvement of that area, but also wants work together to agree on what can be done. He said he thinks the project can be better than what is proposed.

President Hayes said the Village cannot put in speed bumps because of public safety vehicles, but there are other things that can be done.

Michelle Lewis said she is supportive of redevelopment of the parcels. She said the property is too dense, and the developer only made a four foot height change. She said this area is not part of the CBD, it's a historic neighborhood, with century old homes. This project will overwhelm the essential character of the area. Parking is already restricted. They often have cars parked overnight in front of their home. This building will overwhelm the area with parking and 150 new cars will not help. Traffic is already challenging.

Pat Eitz said she wants to preserve the historical nature of neighborhood. She said she was concerned with safety as the streets Fremont and Park are used for cut throughs and are very narrow. She said she wants to be careful of having any more traffic coming through. The new stop sign on Fremont and Chestnut has helped. HANNA was developed in order to preserve the neighborhood integrity. Because the neighborhood is outside of the CBD, it should not have high rises. This is a new precedent being proposed.

Bob Baratta said the project looks like 15 lbs. of potatoes in a 10 lb. bag. The Metrolofts has 55 units and 7 floors stepping down to 3 floors. This proposal would put two of those sized buildings into a small residential district. There is no guest parking. Will visitors park on Fremont or on Walnut? All the parking they have and it is land locked. The community rooms will be used often; where are those people going to park? Even now when neighbors have an event, parking is hard. This project has to be self-contained; it cannot flow out into the neighborhood. If you take the density down, those issues go away.

Joe Luna lives next door to the proposed property. He said he would like to talk to developers regarding boarder property issues like fencing and sight lines.

Trustee Sidor asked where deliveries would occur. Mr. Meskauskas said they will look at loading zones, they don't have a solution today. Trustee Sidor asked how many overnight parking stickers are sold to Metro Lofts and Metropolis Place Lofts, as this might inform the overnight parking situation. He said the land banked parking was creative. He said he was

glad the brick is lighter than the renderings. He said his concern was with density and parking.

Trustee Baldino said the density is too high. He noted that at Arlington Gardens some people are parking a block away from their apartments. He said he was encouraged that development might occur there.

President Hayes said he appreciated the willingness to listen to residents and the Board. He said he was concerned about overflow parking and said to look at reducing density. This would make the project more palatable to the Board and residents.

Trustee Rosenberg asked if the height of the east building were lowered and the west building added to, would the numbers still work. Mr. Meskauskas said if the building is sunk a whole floor you lose more parking than you gain. He said they were concerned that the Design Commission might not like buildings that were not the same height. If the Design Commission was willing to allow different building heights, they would be willing to explore this idea. The general idea is to taper buildings from downtown out, and this suggestion would reverse that. There is more parking here than other places that have gotten approval. They think the parking seems reasonable, no matter how many spaces that are in the area, people will park on the streets.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Bert Rosenberg moved to adjourn at 10:13 p.m. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow, Tinaglia