



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Community Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 11, 2017
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

President Hayes and the following Trustees were present: Blackwood, Glasgow, Baldino, Sidor, LaBedz, and Tinaglia.

Trustees Scaletta and Rosenberg were absent.

Also in attendance were: Randy Recklaus, Mary Juarez, Tom Kuehne, Charles Perkins, Diana Mikula, Becky Hume, Kelly Livingston, and Mary Rath.

IV. NEW BUSINESS

A. Teen Center Planning

Mr. Recklaus said the former Teen Center building was built in 1952 as a library. The Village purchased it in 1994 to use as a Teen Center. The current operator is Chicago Youth for Christ and they are looking to terminate the lease. The building needs a new roof and other ongoing repairs. There is no municipal purpose for this building. The other taxing bodies are not interested in it. Since \$94,000 of CDBG funds were used to purchase the building, HUD needs to approve the sale and the village needs to reimburse some or all of these funds. The amount would need to be determined by HUD.

Mr. Recklaus outlined the options. It is zoned as public land, and there are only 6 dedicated parking spots. It is surrounded by single-family homes. The building could be torn down and redeveloped or sold. The village could issue an RFP for not for profit agencies that would qualify under CDBG. Trustee

Rosenberg said his preference is for one of these two options. The third option would be to issue an RFP for any users interested in preserving the existing historic building. The neighbors will have opinions and those viewpoints will need to be considered as well.

Mr. Perkins said the property could be two substandard single-family lots. The lots would be the same size as the homes to the west. The site could also be condominiums or apartments.

President Hayes said the property has no value from a landmark standpoint for him. He said he is willing to explore an option where the village was not on the hook for the CDBG funds.

Trustee Glasgow said there is no reasonable return for the village. He asked how easy it would be to lease. Mr. Recklaus said the village collects \$700 a month right now. The users that would be interested are limited. Mr. Recklaus said CDBG would be paid off from proceeds of the sale.

Mr. Perkins said if it is sold, the village will have to pay back into the village's CDBG fund. He said the village's approach would be sell and put in an equal percentage of the initial grant (12.5%) back, but it is not known if HUD will agree to that. Trustee Glasgow said he saw no reason to keep it.

Trustee LaBedz agreed that the building does not have historical value that would make it interesting to save. It is so under-parked, very few people could use it. She said it was reasonable to see two single-family homes there.

Trustee Baldino asked why there might be historic value. Mr. Recklaus said because it was the first purpose built library. There has not been a significant public airing of the building's future, so it is unknown what the public perception is. Mr. Perkins said people were concerned about Recreation Park as it is a WPA building. The Teen Center is not on any preservation list. Trustee Baldino said he did not see any value in holding onto the building, but because of the historic nature of the neighborhood, the village needs to be careful what is done there.

Trustee Tinaglia said it is a neat well-built old building so there is value there. The value of the land is approximately \$200,000 per lot, maybe a little higher. Demolition would cost \$100,000. The village would be lucky to get \$400,000 because a developer will have to spend a lot of money to get the lots ready for construction. If it could be repurposed, it would be great for a small business. He said he agreed with unloading it, but said let us be mindful of what goes in there.

Trustee Tinaglia asked how the village will prevent a use that upsets the neighbors from going in.

Mr. Recklaus said hopefully it could be sold to someone who will not upset

the neighbors with its new use. Any new use requires new zoning but this opens the village up to issues down the road. It will not be a financial windfall.

Trustee Blackwood suggested Wheeling Township services might need the space. She said she was also in favor of a professional office.

President Hayes said he was in favor of an RFP that includes more than a potential residential use, a low intensity commercial should be considered too. He said he was open to any and all potential buyers.

Trustee LaBedz asked of the building's attributes. It is ADA accessible, the bathrooms are up to date and there is a kitchen. Many of the basics are relatively current.

Trustee Sidor asked how large the space was. Answer: 28,000 square feet. He said he would like to see it preserved, but doesn't want it to be a burden on the village. Financially he does not think the village should keep it, but emotionally would like the building to survive.

Mr. Recklaus summarized the Board's wishes saying they are interested in an RFP that is open ended to see where the interest is. Mr. Kuehne said the roof will not be included in the 2018 budget as a result of this direction. The building will be secure, but undergo no major improvements.

V. OTHER BUSINESS

- A. Request for Closed Session per 5 ILCS 120/2(c)(2): Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees

VI. ADJOURNMENT

Trustee Glasgow moved to adjourn to Closed Session at 8:05 p.m. Trustee Sidor seconded the motion.

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

Nays: None

The motion passed.