



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

October 16, 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: Sidor, Baldino, LaBedz, Glasgow, Tinaglia, Rosenberg, Scaletta, and Blackwood.

Also present were: Randy Recklaus, Diana Mikula, Tom Kuehne, Bill Enright, Charles Perkins, Robin Ward, Mark Burkland, Bernie Lyons, Rick Manthy and Becky Hume

IV. APPROVAL OF MINUTES

A. Village Board 10/02/2017 Approved

Trustee Carol Blackwood moved to approve. Trustee Bert Rosenberg

Seconded the Motion.

The Motion: Passed

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

Abstain: Baldino

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 10/15/2017 Approved

Trustee Bert Rosenberg moved to approve the Warrant Register dated

10/15/2017 in the amount of \$2,839,187.35. Trustee Thomas Glasgow
Seconded the Motion.

The Motion: Passed

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

VI. RECOGNITIONS AND PRESENTATIONS

A. World Polio Day Proclamation

Joe Musolino and Jim Thompson of the Arlington Heights Rotary Chapter were present to receive the proclamation from President Hayes celebrating World Polio Day which is October 24th. When Rotary set the goal in 1985 to eradicate Polio, there were 350,000 cases in the world. Now, there are 8 cases.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Resident Keith Moens said that on October 2, there was an item in new business regarding the ambulance fee. The item was dropped and there was no motion and a motion could have been made. Now the proposed ambulance fee is under old business but no procedural action was taken. Roberts Rules says that old business should not be used unless the item has already been disposed of. Had the Board followed procedural rules historically, the Board would have raised ambulance fees over the years. The Village's Committee of the Whole meetings are mini Board meetings. Now, there is a 333% increase in one vote. This increase falls on the weakest residents of our town.

IX. OLD BUSINESS

A. Report of the Committee-of-the-Whole Meeting Approved of October 16, 2017

Consideration of recommending to the Liquor Commissioner the issuance of a Class "B" and Class "T" Liquor License to Baapji, Inc., dba Arlington Food & Liquor located at 401 S. Arlington Heights Road, upon surrender of the current license issued to this address. Prior to receiving the license, the applicant must provide a copy of an executed lease for the location.

Trustee Jim Tinaglia moved to recommend to the Liquor Commissioner the issuance of a Class "B" and Class "T" Liquor License to Baapji Inc. upon surrender of the current license and submission of a copy of an executed

lease. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

B. Proposed Ambulance Fee Increase

Approved

Mr. Recklaus said staff is proposing an increase to bring the Village more in line with other municipal averages. The increase does not raise out of pocket costs to the residents. Increases will be borne by insurance companies. The amount not covered by insurance will be written off. If you are a nonresident, there will be some out of pocket costs. This does not affect Medicare or Medicaid.

Division Chief Manthy and Deputy Fire Chief Lyons said the cost of providing ambulance service is increasing. The proposed \$1,500 fee is in line with what other Fire Departments charge and is less than private companies charge. Tax payers already contribute to these services so will not experience any increases. Nonresidents who do not subsidize these costs will have some fees assessed. In hardship cases, the Village will accept a hospital write off. No bill will be sent to collections without staff review. They believe this is a reasonable way to shift some of these increasing costs from the tax payers.

Trustee Glasgow said he did not follow the math. He disagreed with the way the Fire Department estimated its cost for transport. Deputy Chief Lyons said it is hard to pull the cost of each call out. Mr. Recklaus said every single thing that the Fire Department does involves being ready to respond to a medical emergency. Only \$950,000 of the Department's budget goes towards not responding to emergency calls. Trustee Glasgow asked why the Village did not charge for ambulance calls that did not require transport. Division Chief Manthy said because there was no funding mechanism for residents, Medicare and Medicaid do not pay for those calls so the full burden of those costs would fall on residents. Mr. Recklaus said insurance, Medicaid and Medicare all pay for transport calls. He said currently residents have some out of pocket costs. This proposal would eliminate those.

Trustee Glasgow said asked what would happen to a visiting nonresident who is uninsured. Mr. Recklaus said they could pay or apply for a hardship and go through the process. Currently the Village writes off homeless people's fees. Trustee Glasgow said the Village subsidizes parking garages, police calls, and a health clinic. He said the Village should subsidize this as well. If that increases taxes, then it is appropriate. He said he will vote no and has an ethical problem with charging people who cannot afford it. He also said he did not want to increase insurance premiums for residents.

Mr. Recklaus said staff spoke with the Village's health insurance broker who indicated that an increase in ambulance fees would not affect the insurance rates for residents. Insurers set a maximum claim allowance for every procedure type and that rate is based on the assumption that each health care provider will charge the maximum allowance for its services. The current maximum allowance for ambulance calls is approximately \$2,000.

Trustee Tinaglia asked when the last time rates were increased. The Answer: 2006. He asked if the increase transfers costs to the insurance companies. Mr. Recklaus said resident costs will be will reduced, as charges for deductibles and co-pays will stop. Trustee Tinaglia said the 75,000 people who live here will not be hurt. He asked what the alternative to filling the budget gap is. Mr. Recklaus said the Board would have to look at a combination of revenue increases, taxes, fees and reductions in services. Trustee Tinaglia said he was concerned with resident's fees more than someone who is visiting from out of town. The last thing he wants is a property tax increase where residents are subsidizing these costs.

Trustee Sidor asked how often the Board would review these rates in the future. Mr. Recklaus said more frequently than every 11 years. It will be done every 1-3 years.

President Hayes said he was pleased with the modified proposal and said he could support this.

Resident Keith Moens said that for 11 years the Village did nothing. Now in one desperate lurch it is raising fees 333% to plug a revenue hole. He said insurance companies would increase premiums. This will roll back onto his premium. He said there will be many people without healthcare in this town. The increase will come out of the people who cannot afford it. He said there was money for a police station and Metropolis but not money to fix the pipes.

Trustee Glasgow said he agreed with Mr. Moens regarding the ambulance fee increase. He thinks insurance premiums will increase as a result.

Trustee Sidor said most likely premiums will not go up. Residents will not be charged a deductible or copay.

Trustee Jim Tinaglia moved to approve the increase to the ambulance transport fee to \$1,500 and a mileage charge of \$12 per mile, and waive deductibles, co-payments, mileage or any other associated costs for Village residents. This change would be effective for all ambulance services provides as of January 1, 2018. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Nays: Glasgow

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- A. Arlington Heights Police Station Security Systems Approved

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

The Motion: Passed

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

- B. Survey Services for the Street Reconstruction & Rehabilitation Program (AHE #MFT2018-Survey) Approved

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

The Motion: Passed

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

CONSENT LEGAL

- A. An Ordinance Prohibiting the Use of Groundwater as a Potable Water Supply by the Installation or Use of Potable Water Supply Wells or by any Other Method (5-39, 133, 135 and 139 E. Golf Terrace, 4 and 20 East Golf Road and a part of 1675 S. Arlington Heights Road) Approved

Trustee Thomas Glasgow moved to approve 17-040. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

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

- B. A Resolution Approving an Intergovernmental Memorandum of Understanding and Intergovernmental Agreement (2020-2024 Assessment of Fair Housing) Approved

Trustee Thomas Glasgow moved to approve R17-056. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Destruction of recordings for the Closed Session Approved meetings of: 11/2/15, 12/21/15, 1/4/16, 1/19/16, 2/15/16 and 3/7/16.

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

The Motion: Passed

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

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Aldi Store - 550 E. Golf Rd. - Sign Variation - Approved DC#17-111

Mr. Recklaus said there are proposed sign changes to the Aldi Golf Road location. Mr. Perkins said the company is asking for six variations which would allow for additional signage on the front and east façade of the building. The main sign is being upgraded and improved. They are also adding graphics on two facades. Staff and the Design Commission recommend approval.

President Hayes asked if this sign package was consistent with Aldi's branding. Tom Strehmann, Aldi Construction Manager, said yes, they are upgrading their signage nationwide.

Trustee Rosenberg said the square footage of signs seems grossly disproportionate to the store size. He said he was concerned that this would set a precedent. Mr. Perkins said staff included the graphics and the sign itself in calculating the space. The actual Aldi sign is similar in size to other businesses signs in square footage. The Aldi sign alone is 75 square feet and since there are two, there is a total of 150 square feet. Terry Doyle, representing Aldi's contractor, said the Aldi frontage is 170 on one side and 200 on the other, less than one square foot of sign area for lineal foot of building coverage. The Jewel is a much larger store, with larger signage. The Valli store has much more sign area.

Mr. Doyle said the signs are part of the architecture of the building. He said they are using this new signage in Carol Stream and Glen Ellen.

Trustee Tinaglia said because of the back-lit elements (wine glass, apple, spinach leaf) the graphics are not offensive to him. If it had more lettering, that would be different. This is an architectural feature.

Trustee Scaletta said Aldi is set back further than Valli and Jewel. The Jewel has three signs on Golf Road. He asked if the sign past the graphics would be removed. The answer was yes. He said the store is not on a main intersection and is set back far. The graphics are more like branding than an actual sign. This makes sense. He said that the lighting on the top of the store detracts from the overall effect. Mr. Strehmann said the lighting was not finalized and that they were working with staff. Mr. Perkins said the wall signs and art renderings will be illuminated, the sconces are not part of this approval.

Trustee John Scaletta moved to approve the recommendation of the Design Commission dated 9/26/2017 without additional pilaster sconce lighting on the top part of the building. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

- B. CA Ventures/Sigwalt Apartments-45 S. Chestnut Disapproved Ave.- PC#17-008
PUD, Preliminary & Final Plat of Subdivision,
Re-zoning, Variations

Mr. Recklaus said this is a proposal for an apartment building on the southern 1/3 of a large vacant lot west of downtown. It is on the edge of downtown and a residential area. These kinds of projects test the zoning code and comprehensive plan.

Mr. Perkins said there were quite a few variations required for the project and showed comparisons to other similar projects in the Village where

setback, height, loading berth and land density were also issues. He said many developments do not fit in a box. The Comprehensive Plan changed in 1997 for this space to allow high density multifamily housing consistent with an R-7 zoning. This proposal is for five stories which fits within the Downtown Master Plan. There is no vehicular access onto Sigwalt or Chestnut. The site is separated from the neighborhood by streets. He said they did not want to sink the building so the active first floor units were not subterranean.

Mr. Enright said there is a parking deficit of 22 spaces which can be made up in the Vail garage. The petitioner is not proposing the extra spaces, as they do not believe they will need any additional spaces outside of their building. The Village's numbers show an average use of 1.4 spaces per unit for the downtown multifamily buildings. The business owners asked if any more parking is allocated in the Vail garage for it to be designated as customer parking as they think there is not enough. The Village has done studies, which show additional parking in permit spaces is available on levels 3 and 4. Level 4 is open for 4 hour shopper parking and can fill up quickly. The Plan Commission thought parking was sufficient and did not want to allocate 22 spaces to this development. Parking will be self-regulating, as the petitioner will have 110 spaces to lease. The onus is on them.

Mr. Perkins said staff analyzed the fiscal benefits of the project to the Village. Currently the site pays \$9,034 in property taxes. This development will cost \$17.5 million. Impact fees of \$280,513 will go to school districts and the library. It is estimated that residents of this building would spend \$1,347,060 within a 3 mile radius. The school enrollment is projected at 2.6 children in each level of school: elementary, middle and high school. The Plan Commission recommended approval with a 4-3 vote.

Mike Porto of CA/Ventures described the project. He said they think 110 parking spots are sufficient, that's what their market and traffic study indicate. Mark Hopkins, the architect, described the building.

Trustee LaBedz asked if there was going to be staff on site. Mr. Porto said it would be managed by 3rd party property operator. There will be a small office, but no full time staff.

Trustee Sidor asked how many parking spaces will be lost on Highland. Mr. Enright said at least four.

Trustee Rosenberg asked about drainage in the basement parking. Mr. Hopkins said there would be interior drainage. The entry drive is pitched higher than the curb so no gravity drainage goes into the building. Trustee Rosenberg asked if the sewer work on Sigwalt would be occurring at the same time. Mr. Recklaus said the design work is occurring in 2018 with construction beginning in 2019. It is not known which of the three different options will be selected. Staff will coordinate with any proposed

development. Mr. Hopkins said their project has been designed to be self-sufficient regarding water detention. Mr. Porto said the 3rd party operator will manage the loading hours which were set by the Plan Commission.

Trustee Tinaglia said to not plan on any parking from the Village. The property can only lease what they have. He asked if the Village's Zoning Code was wrong or is this project under parked. The consultant reported it needs 1.22 parking spaces per unit. The neighbors are worried about extra parking in the streets. There are nine parking stalls set up as tandems which means they can only be accessed by roommates. Of 50 units, 24 get two stalls per unit. This changes the parking ratio to 1.13 spaces for the remaining units.

Trustee Glasgow asked what is the expected life span was. The answer was 70-75 years. He said this plan assume trends regarding cars are going to continue, what happens if they change? Matt Katsaros, of C/A Ventures, said this is a transit oriented development. They do not expect many multiple resident units and think it will be a lighter impact to the downtown. Trustee Glasgow said if the Board grants deficits then others would want similar deficits. He said PUD's cannot exercise detrimental effects to neighborhoods.

President Hayes said the number of children makes sense, as there are no three bedroom units. These apartments are expensive compared to other apartment buildings.

J.T. Charles said the project is absurd for what it does to Sigwalt. Truck traffic is very heavy. Chestnut is not two lanes. He said he was totally against this project unless something changes on the streets. There needs to be some means for cars to pull off. People are going to off load on Sigwalt. The entrance faces Sigwalt so the building should be able to off load people there.

Donald Meersman asked for the Board to respect the plans and requirements that have protected the Village. He asked for the Board to enforce the rules and not ignore the codes for site coverage. He asked for the Board to not make parking and safety worse. He asked where the construction workers would park. Parking is a problem right now. He asked when the Village became a challenged community that bends over to all a developer's terms. He asked for the building to conform to site coverage and parking requirements.

President Hayes said no one is ignoring the codes. A request for variation is different.

Keith Allen said a neighborhood petition was circulated yesterday and received 103 signatures in one day. This reinforces the neighborhood opposition to this development.

Gabriela Rojek said when she bought her home 29 years ago it was zoned residential. She said she did not know it changed to multifamily zoning. She said this is not the right proposal. They are trying hard to make it fit but it does not fit in with the style of homes that surround this property.

President Hayes said the Board has received and read all the materials and communications from residents. President Hayes said he viewed the petition, which seems to suggest that the Commissions did not apply the Codes to this project. The Commission and Board members carry out their responsibility the way they see fit. They swore an oath to follow the laws and to do what they think is right for the community. They were appointed to these roles. Just because something was not discussed, does not mean it wasn't considered.

Trustee Scaletta said some of the other properties, which had approved variations, are not adjacent to single-family homes. He said five parking spaces would be lost. He also noted that there is no place to drop people off on Sigwalt and the only entrance on Highland is into the garage. He said he was concerned that there is too much being put into this building. It is large for the property. The variations are so significant, that he cannot vote yes. He said parking and loading were major issues.

Mr. Perkins said since Early Review, pretty much the same plan was presented to the other Committees. Changes were made to add parking so where they were short 34 spaces before, now it is 22. There were some design elements and cutouts added. The Highland Ave. spots were always lost, that is not new. The loss of street parking does not count against the development. Trustee Scaletta said the size and scope is too large for property. The number of and/or degree of variations is too high.

Trustee Glasgow said this is a pretty building. The top 2/3rds of this property will be developed too. There are too many variances and he was concerned about parking. The comments made by the Board in Early Review were not addressed. There is a big difference being in the Village than in other areas. The local businesses need the parking garage spaces and he is not interested in building more spaces.

Trustee Sidor said all the delivery drivers will park on Sigwalt and the mail truck alone will be there 1.5 hours each day.

Trustee LaBedz said she was concerned about the parking issue. There is too much reliance on the idea that the people who will live here will focus on the train. She said she served on Downtown Master Plan Task Force and nothing this massive was thought of for this part of the block. People have reinvested a lot in the single-family homes in this area. They have tried to keep to the style and feeling in the neighborhood. These are 100-year-old homes. That sensitivity is lacking in the style of this building. In and of itself it is lovely, it's just not the right place.

President Hayes said it is the Board's responsibility to put the land to the highest and best use. If it is not this one, it will be another development that is multifamily. He said he did not disagree with the comments but was afraid of losing this developer who was willing to invest a great deal of money to help the Village develop this vacant property.

Trustee Tinaglia said he did not want to see the developer walk away. He hopes they will rethink a few things. The issues on Sigwalt can be worked on. For him, the main issue is the parking variance, if there is going to be one. He said for staff to look at what the real parking number should be is the Code right or wrong. He did not like tandem stalls and wants the project to be adequately parked.

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

The Motion: Passed

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

Nays: Blackwood

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT