



## 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

December 4, 2017

8:00 PM

### **I. CALL TO ORDER**

### **II. PLEDGE OF ALLEGIANCE**

- A. Presentation of the Colors by Cub Scout Pack #129 from Southminster Presbyterian Church

### **III. ROLL CALL OF MEMBERS**

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

Also present were: Randy Recklaus, Mark Burkland, Diana Mikula, Tom Kuehne, Ken Koeppen, Charles Witherington-Perkins and Becky Hume.

### **IV. APPROVAL OF MINUTES**

- A. Committee of the Whole 11/06/2017 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

- B. Committee of the Whole 11/13/17 Approved

Trustee Robin LaBedz moved to approve. Trustee Thomas Glasgow

Seconded the Motion.

The Motion: Passed

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

Abstain: Rosenberg

C. Committee-of-the-Whole 11/15/17

Approved

Trustee Mike Sidor moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

Abstain: Glasgow, Rosenberg, Tinaglia

D. Village Board 11/20/2017

Approved

Keith Moens asked the Board to amend the minutes from 11/20/17 in the Citizens to be Heard paragraph 2 section to include some missing information. He said that based on a conversation with Mr. Recklaus, Committee of the Whole meetings are not Public Hearings, but Public Meetings. He asked for an explanation of a Public Hearing and a Public Meeting and the difference between the two and if the Committee of the Whole or Village Board meetings are either Public Hearings or Public meetings be put in the minutes.

President Hayes said the minutes reflected what he said and minutes are not a verbatim account of meetings. Ms. Ward said minutes are intended to be a summary only.

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

The Motion: Passed

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

## **V. APPROVAL OF ACCOUNTS PAYABLE**

A. Warrant Register 11/30/2017

Approved

Trustee Bert Rosenberg moved to approve the Warrant Register dated 11/30/2017 in the amount of \$9,489,953.39. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

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

Sidor, Tinaglia

## **VI. RECOGNITIONS AND PRESENTATIONS**

- A. Swearing-in of Andrew Larson as Deputy Fire Chief

President Hayes summarized Mr. Larson's achievements at his various roles in the Fire Department. Mr. Larson thanked those who have had an impact on his career.

President Hayes administered the Oath of Office to Mr. Larson.

- B. Recognition of Retiring Board & Commission Members

President Hayes gave retiring Board and Commission members a certificate acknowledging their service to the Village. Receiving their honors were: Tara Riley, D. Court Harris, Matt Ottaviano, Ryan Danzinger, Mike Walczak, and Neil Scheuffler. Mr. Scheuffler served 22 years and began many of the current events the Village now enjoys.

President Hayes acknowledged those who served who were not present: Ruta Freimanis, Erwin Campbell, Anthony Petrillo, John Zilewicz, Jamie Janeczko, Anisa Jordan, Michael Kalway, Tom Gaynor, Amanda Thomas, Jack Barry, Karen Conway, Amy Mazurowski, and Anthony Fasolo.

## **VII. PUBLIC HEARINGS**

## **VIII. CITIZENS TO BE HEARD**

## **IX. OLD BUSINESS**

## **X. CONSENT AGENDA**

### **CONSENT OLD BUSINESS**

### **CONSENT APPROVAL OF BIDS**

- A. Vendor Expenses Over \$20,000 In Aggregate      Approved  
for Calendar Year 2018

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

## **CONSENT NEW BUSINESS**

- A. Cash in Lieu of Land Dedication Approved

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

## **CONSENT LEGAL**

- A. An Ordinance Dissolving Redevelopment Project Approved  
Area Number 3 of the Village of Arlington  
Heights and Related Matters

Trustee Jim Tinaglia moved to approve 17-044. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

- B. An Ordinance Amending Planned Unit Development Ordinance Number 02-005 and Granting a Variation from Chapter 28 of the Arlington Heights Municipal Code (St. Edna Church, 2525 N. Arlington Heights Road) Approved

Trustee Jim Tinaglia moved to approve 17-045. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

- C. An Ordinance Amending Chapter 18 of the Arlington Heights Municipal Code Approved

(Section 18-102, Adoption of the Illinois Vehicle Code)

Trustee Jim Tinaglia moved to approve 17-046. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

- D. A Resolution Approving an Amended Employment Agreement Between Randall R. Recklaus and the Village of Arlington Heights Approved

Trustee Jim Tinaglia moved to approve R17-056/A17-058. 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**

### **CONSENT PETITIONS AND COMMUNICATIONS**

- A. Bond Waiver - Arlington Heights Junior Woman's Club Approved

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

## **XI. APPROVAL OF BIDS**

### **XII. NEW BUSINESS**

- A. Kotis Surgical Center - 3443 N. Kennicott Ave. - Sign Variation - DC#17-125 Approved

Mr. Perkins explained the building is being renovated, so they are asking

for two wall signs; one facing Kennicott and one facing Dundee. The Design Commission recommended approval.

President Hayes asked if the "K" was actually a sign. It seems more of a design feature than a sign. Mr. Perkins said that Code says anything that is an attention getting device is classified as a sign.

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. Hey Nonny - 10 S. Vail Ave. - PC#17-011 Approved  
PUD Amendment, Special Use for  
Restaurant/Auditorium (Music Venue), Variation  
to waive traffic study.

Mr. Perkins said the petitioner is proposing a music venue and is seeking an amendment to waive the requirement for a parking study. The space would share some common washrooms. 88-90 parking spaces are needed for peak capacity. Mr. Perkins said there are 100+ parking spaces available each day in the Vail Garage. Varieties of days and times were counted over the past 3 years.

Chip Brooks said they are proposing a live music listening room. The food is going to be shareable plates from local farms and suppliers. Local brewers and distillers will also be featured. Mr. Dungan and Mr. Brooks are the main partners. One side is a gastro pub and the music is in another space. There is a movable acoustic wall in between the two spaces.

Chris Dungan described the interior layout of the project. Mr. Brooks said the ceiling will be insulated to keep the sound from going into the Ballroom. They intend to be open 6 nights a week and have brunch Saturdays and Sundays. They intend to work with the local hotels to encourage guests to be patrons. They hope to work with the local music schools to give them a venue for their students and for it to be an incubator for local artists.

President Hayes asked how they intend to prevent the music from spilling out. He also asked how will loud music be defined and how will staff enforce it. Mr. Brooks said it is not definable, if it bothers people on the street then it is too loud. Windows will be closed and curtains will be used to help keep sound in. It is a small space and sound system is good. They will monitor and make sure they do not bother the neighbors. President Hayes asked if the windows would be closed at night. Mr. Brooks said yes. Mr. Dungan said if the windows are open, people will be in the restaurant, and they will not want the music to be too loud. Acoustic music would be

most likely be played during the day.

Mr. Recklaus said many businesses have music like Peggy's and Big Shots, so the Village is accustomed to handling music noise.

Trustee Scaletta asked how the venting would work; he expressed concern regarding the proposed ballroom expansion. Mr. Brooks said the Ballroom addition design provides a chase in the far southwest corner for venting to come up through their space. They will not be able to put their venting in that space because it is not built yet. Initially they will vent into the alley to the west. When the expansion is built, the venting will go over the roof and will comply with Village and Health Department requirements.

Trustee Scaletta said the sound must stay in their space and not permeate the hallways or other spaces in the building. Mr. Brooks said their sound engineer said it will not be a problem. Trustee Scaletta said when they have two shows per night; they may need to expand the space in between these events. Mr. Brooks said he said they will experiment and work it out.

Trustee Scaletta questioned if the bathrooms would be sufficient and accessible for handicapped patrons. Corey Dunne, architect, said they have revised the plans to make the bathrooms ADA compliant. Mr. Brooks said the layout is the best possible way to be compliant. Mr. Dungan said it is a very small space, and will not be hard to navigate. They have the required fire exits per Code. When the detailed plans are submitted, this will be reviewed. They have storage in the basement for tables and chairs. Trustee Scaletta said he is taking them at their word that they will be good neighbors. Staff needs to make sure the Village is in a good position when it comes to noise. He does not want to affect the nearby residents negatively.

Trustee LaBedz asked how it would work for handicapped people during a show. Mr. Brooks said staff will know that is the procedure and will be trained to accommodate these customers. Trustee LaBedz asked if the decibel levels can be monitored. Mr. Brooks said the Village has adopted the Illinois Noise Pollution Statute. The Village has the ability to enforce those standards. Ms. Ward said monitoring decibels works for sustained noise; music is not easy to monitor. Calibrated equipment is needed. The Village responds to noise complaints and works with owners with a large amount of success.

There is sufficient garage space for the anticipated 20 employees. Mr. Perkins said there may be occasions where the garage is well occupied, but most days it will be sufficient. Potentially, other users can be relocated. Trustee LaBedz asked for clearer demarcation in the garage for level changes.

Trustee Sidor said with concerts at 8 p.m. and 10 p.m. the numbers may double as many folks may hang around. Mr. Perkins said some will be

coming from other restaurants, and not all will park in the Vail garage, many will use Uber, especially for the later show. He said he did not think another 80-90 spaces are needed to accommodate the patrons. Space will be tight if everyone for both shows parks in the Vail garage and there is overlap.

Trustee Sidor asked how deliveries would work on Vail Street in regards to pedestrians and safety. Mr. Perkins said deliveries are a challenge in urban areas. This building has a small loading area so delivery trucks will park on Vail or Campbell. The Police Department has worked with businesses so the deliveries do not occur at lunchtime. There may be a need to work with the businesses to have deliveries occur in the morning. Trucks should not block crosswalks or intersections. Enforcement is done with complaints or with officers making observations. Mr. Recklaus said there are officers downtown. There is no good way to deliver supplies without temporarily blocking parking spaces or part of a traffic lane. Shopping centers do not have this problem, but they are not doing well, downtowns are, and the delivery issues are a trade-off.

Trustee Sidor there are late night 'woo hoo people' who make noise when the windows are open. How the Village will keep this under wraps? Mr. Recklaus said there is an additional officer on this beat on nice nights. At 2 a.m., the officers are downtown. The challenge is whether 'woo hooing' is a citable offence. It is not illegal to be intoxicated unless one is driving or engaging in disorderly conduct. From an enforcement standpoint, the Village does have a presence. The Village will be creative about how it deploys its resources. Trustee Sidor encouraged the business owners to accept responsibility too.

Trustee Sidor asked how the smokers would be accommodated, he is unhappy with cigarette butts outside of Metropolis on the weekend mornings. He said he wanted staff to designate a smoking area for patrons that will be effective. Mr. Recklaus said is difficult to regulate, but staff would work with the applicant on this issue.

Trustee Rosenberg asked how the people would be controlled between the two spaces. Mr. Dunne said there would be an occupancy capacity for each room. Mr. Brooks said they will be selling tickets to every event and will control numbers by ticket sales. Trustee Rosenberg asked about the late night menu. Mr. Brooks said there would be more items than the three listed. Ms. Mikula said after 11 p.m. all restaurants can offer a modified menu and it could be just one item. Trustee Rosenberg reiterated the bathroom worries. Mr. Dunne said the Code is written to take care of the maximum capacities. They comply with the State Code. Mr. Brooks said most of the time not everyone is exiting at the same time. They do not envision events being later than midnight.

Trustee Blackwood asked if they had considered having valets. Mr. Brooks said they are refining 10 suggestions with other business owners to



improve parking.

Trustee Tinaglia said he confirmed the numbers on the bathrooms and they meet the governing State Code. The hope is that these bathrooms are used and commingled. There is going to be a parking study in 2018. The parking is not this businesses problem; it is the Village's problem. He said he hoped that when the study is done, the Board takes the proper steps to do what is needed. He wants more people to come to town and not blame the businesses. It is a restaurant and entertainment district. Amazon has taken over shopping.

Resident Carter Black said he was excited about this and there is parking two blocks away.

Joe Keefe, Executive Director of Metropolis said Metropolis is supportive. Entertainment campuses are the new model. This is complementary. Their ceiling of their acts is Metropolis' floor. They are going for different acts.

Karolina Skrodziuk, manager of the Marriott, said she is excited about this. Adding a 3<sup>rd</sup> entertainment venue creates impact and adds value. She said she will shuttle her guests to downtown. This project will bring revenue to the Village.

Carl Anfenson said this is a complimentary business to the Village. The operators have integrity and bring passion and a high quality venue to downtown.

Eric Weber, an owner of the 5 North Vail building, said his tenants said this is good and it will bring more patrons to the downtown.

Trustee Glasgow said he was very comfortable with this. It is symbiotic to Metropolis. He asked if they agreed with the terms and conditions. They said yes.

Trustee Thomas Glasgow moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

### **XIII. LEGAL**

### **XIV. REPORT OF THE VILLAGE MANAGER**

- A. Early Review - CA Ventures/Sigwalt St. Apartments

Mr. Recklaus said this proposal is for a second Early Review. A previous proposal was denied in October. Based on comments, the petitioner has brought back an amended proposal. Early review is for guidance and feedback so the petitioner can decide if they want to pursue the project.

Mr. Perkins said staff recommends that the petitioner hold a neighborhood meeting prior to resubmitting for the formal process.

Attorney Mike Firsel representing the petitioner said the changes to the petition are:

- Reduced density from 88 units to 80.
- Reduced one bedrooms by three, reduced two bedrooms by eleven, added six three-bedrooms.
- Parking has been revised to be 1.5 spaces per unit in accordance with Code. There is no parking variance request.
- Loading space off Highland removed and is now on Sigwalt.
- Eleven on-street parking spaces.
- Setback modification on Chestnut to 20'.
- Fifth floor has been setback so residents cannot see the 5<sup>th</sup> floor from the corners.

Mr. Firsel said the development would have an economic impact of \$1,295,250. They will meet with the neighbors and explain the Code and the Downtown Master Plan. The project complies with the Master Plan; they have listened and made changes. He said they welcome feedback to see if they can bring this project to Arlington Heights.

President Hayes asked about the fifth floor, would they look out on rooftop? Eden Richards, architect, said yes, residents would see rooftop with pavers and railings. They will have windows that look out at landscape.

Trustee Rosenberg said he was in favor of the project and appreciated the changes made.

Trustee Tinaglia asked about the changes to Sigwalt. Ms. Richards showed the new loading location for mail, deliveries and apartments, which is close to the entry door. They created seven parking spaces for street parking and the Highland spaces were restored. Trustee Tinaglia noted that none of those parking stalls exist now, they created these 7 stalls and a loading zone. He said these were good decisions and positive improvements.

Mr. Firsel explained the underground parking which has 16 tandem stalls and single spaces. Sixteen units will have two car spaces. Code requires 1.5 per unit. Trustee Tinaglia encouraged them to find common ground with the neighbors. This is a good project and he would like to see it happen.

Trustee Scaletta said this is headed in the right direction. He pointed out that deliveries will be made on Sigwalt and there are spaces for trucks

there. He suggested the outdoor ramps be configured to help people move furniture. The parking on Sigwalt is public. For scheduled move-ins, the spots will be reserved. Mr. Recklaus said the Police Department will monitor the parking. They will be landscaping the islands where the transformers are. Trustee Scaletta said this kind of project was part of the master plan that was envisioned.

President Hayes said this is Early Review, so no vote will occur. This is to give feedback to the developer. Resident feedback will be solicited at the Plan Commission and as the project moves through the process. He said he hoped there would be a neighborhood meeting. Mr. Firsell said there would be.

Trustee LaBedz asked why they added 3 bedroom units. Mr. Firsell said many people will be willing to pay rent who no longer wish to pay property taxes. They believe more seniors and small families will be looking for this kind of living. They do not expect families with children. They are anticipating more downsizers and seasonal residents. The rest of the block will be developed and a proposal will be coming in 2018. There will be integration of the two sites. Trustee LaBedz said she wished the building design was more traditional because it is transitional to the single family neighborhood.

Trustee Blackwood said she was happy with the project before, but it is even better now.

Trustee Baldino said he appreciated the changes and the effort to address the concerns of the Board. The only reason he is not jumping in with both feet as this is transitional property between residences and the high density of the downtown. The fifth floor still bothers him, even though it is smaller.

Trustee Sidor asked them to widen the scope of the neighbors invited to the meeting. This space is transitional, and in his opinion, not the prettiest building. He likes the changes made. The Chestnut side will see the entire western façade. He said to keep that in mind when listening to the neighbors. So far, he said the project is moving in the right direction. He liked the Sigwalt parking.

President Hayes said he was very pleased with the changes made. He liked the project before, but is more in favor of it now. He said he was okay with the density as proposed, the parking, the pick-up, drop-off, and the shifting to the east. He likes the look of the building. He said he was happy with fifth floor setback. He encouraged them to go forward.

Trustee Recklaus asked the Board for additional feedback on density, architecture and setbacks in order to give the petitioner clear direction. There were no further comments. President Hayes said he assumed the Board would voice objections if they had major concerns.

## **XV. APPOINTMENTS**

## **XVI. PETITIONS AND COMMUNICATIONS**

President Hayes thanked staff for the Holiday Happenings event, which was a big hit for the community. He acknowledged the great Santa Run sponsored by the Rotary Club. The Movie with the Mayor is Saturday, December 9 and sponsored by Paragon Theaters. The Rolling Meadows High School Madrigal Singers will be performing.

Sunday December 3, 2017 begins the year of celebration of the State of Illinois' 100<sup>th</sup> year.

Trustee Sidor said the RMHS Madrigal Singers were the best ever.

## **XVII. ADJOURNMENT**

Trustee Thomas Glasgow moved to adjourn at 10:52 a.m. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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