



MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60007
August 19, 2024
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Tom Hayes, Richard Baldino, James Bertucci, Wendy Dunnington, Robin LaBedz, Tom Schwingbeck, Scott Shirley, and Jim Tinaglia. Trustee Nicolle Grasse was absent.

Also present were: Randy Recklaus, Diana Mikula, Charles Perkins, Tom Kuehne, Hart Passman, Rob Horne and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 8/5/2024 Meeting Minutes

Trustee Tinaglia moved to Approve. Trustee LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Mayor Hayes, Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee LaBedz, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Absent: Trustee Grasse

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 08/15/2024

Trustee Bertucci moved to approve the Warrant Register in the amount of \$4,736,471.27, Trustee Schwingbeck Seconded the motion.

The Motion: Passed

Ayes: Bertucci, Schwingbeck, Baldino, Dunnington, Tinaglia, LaBedz, Shirley, Hayes

Nayes: None
Absent: Grasse

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Anyone wishing to speak on a subject not on the Agenda should fill out a card, located in the back of the room, and hand it to the Village Clerk. Please limit your comments to three minutes.

Roxane Summer said she was a patient at Davita. There is a safety issue in the parking lot. Most people don't stop at the stop sign. She asked if the Village could have the owner can make improvements to the visibility of the traffic signs within the lot. There is only one handicapped spot in front of the very large medical location. She pleaded for them to add more handicapped parking spots. It is especially hard in the winter.

IX. OLD BUSINESS

X. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item. Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.

2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.

3. Citizens in the audience may request that the Board remove any item from this Consent Agenda for separate consideration after adoption of the Consent Agenda.

4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

Trustee Tinaglia moved to approve the Consent Agenda. Trustee Schwingbeck seconded the Motion.

The Motion: Passed

Ayes: Tinaglia, Shirley, Bertucci, LaBedz, Schwingbeck, Dunnington, Baldino

Nays: None

Absent: Trustee Grasse

A. Metropolis Building Infrastructure Project Special Assessments and Ordinance
Amending the 2024 Budget

Ordinance #2024-45

B. An Ordinance Amending Section 2-204 of the Municipal Code Regarding the Order of
Business of Agendas of Village Board Meetings

Ordinance #2024-46

- C. Purchase of Ford Interceptor Vehicles for the Fire Department - Award and Resolution

Resolution # R2024-34 - Agreement # A2024-38

- D. Destruction of Closed Session Meeting Recordings from the meetings of 7/18/22, 9/6/22, 11/7/22 and 11/21/22.

- E. 2024 Plan Review Professional Services Change Order No. 1 and Resolution
Resolution # R2024-35

- F. Ordinance - TotsLand Daycare Center - 1007 W. Euclid Ave.

Ordinance #2024-47

- G. Ordinance - Ford Commercial Auto Repair - 3456 N. Ridge Ave.

Ordinance #2024-48

- H. Ordinance - Comprehensive Plan Amendment - Recreation Park - 500 E. Miner St.

Ordinance #2024-49

- I. Ordinance - Rezoning - Recreation Park - 500 E. Miner St.

Ordinance #2024-50

- J. Ordinance - Plat of Vacation - Recreation Park - 500 E. Miner St.

Ordinance #2024-51

- K. Ordinance - Planned Unit Development - Recreation Park - 500 E. Miner St.

Ordinance #2024-52

- L. Authorization for Village Manager to enter into Multiple Energy Supply Contracts and Resolution

Resolution # R2024-36 Agreement #'s A2024-39 and A2024-40

- M. Resolution Approving and Agreement with Meals on Wheels Northeastern Illinois to Provide Services to Senior Citizens

Resolution # R2024-37, Agreement #A2024-41

- N. Bond Waiver - Hopeful Beginnings of St Mary's Services

- O. Ordinance Amending Chapter 13 of the Municipal Code of the Village of Arlington Heights to Create a Supplemental Banquet Hall Liquor License Classification

Ordinance #2024-53

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Full Circle Communities/Grace Terrace - 1519-1625 S. Arlington Heights Rd. - PC#23-007

Preliminary Plat of Subdivision, Amendment to Comprehensive Plan, Rezoning from O-T, Office-Transitional to I, Institutional, Planned Unit Development to allow permanent supportive housing facility on subject property

Denise Reyes reintroduced the Grace Terrace Project. Full Circle, the developer, would be the long-term owner and manager of the facility. They provide supportive housing and were approached by the Housing Task Force, which also developed Heart's Place. Heart's Place is fully leased with a wait list of over 100. This new building would provide housing for persons with disabilities with a priority for veterans with disabilities. The building is 25 units. All tenants have leases and services are available to all residents. It is independent living and not designed for those who need assisted living or a 24-hour solution.

After the Board meeting of December 4th, the building has been reoriented so the parking and entry face the west. This adjustment reduces the proximity to the neighbors and minimizes activity and light at the rear of the building. The setback was adjusted to address privacy concerns. The parking is code compliant. There are 51 parking stalls, with 8 being accessible on the west and north sides of the building. There will be a shared parking agreement with the northern neighbor. Over 100 new trees will be planted. On the south side, there will be storm water detention. They are less than 6' from the height limit. There will be trees planted to obscure the front of the building. The building is 103 feet to the neighbor's property line, and the view is largely obscured by the landscaping. A screen will hide the mechanicals.

Ms. Reyes addressed some of the neighbors' concerns. The proportion of affordable housing does not negatively impact safety. An interest list will be opened for those interested in living here. They will work with the Village's Health Department, the VA and other local partners to develop the move in list. The Housing Authority of Cook County will verify the list and qualifications. Veterans will have a preference, meaning they will move to the top of the list. Screening is applied to all residents. The Cook County Just Housing Amendment allows only a 3 year look back for the background check. Full Circle provides on-site staffing for services and management, maintenance, key fob access, security cameras and a 24-hour hotline to staff.

In regards to property values; their experience is that their developments do not negatively affect neighboring property values. They looked at 5-year data, within a ¼ mile radius. The home value appreciation rate outpaced the average in Arlington Heights. This project aligns with the Village's Consolidated Plan and the Village Board's strategic priorities. There is a 2-story option available that was developed as an alternative to the 3-story building originally proposed.

President Hayes asked for clarity regarding the veteran's status. Ms. Reyes said everyone at Grace Terrace would need a disability. A veteran would need to be disabled to qualify.

Mr. Perkins summarized the previous Board decision. It was approved 6-3, but the request came with a negative recommendation from the Plan Commission, therefore to pass, the project required a supermajority vote 6 of 8 votes required. The Board directed staff to explore a 2-story building and reorientation of the building. That motion passed 9-0.

This vote requires 6 of 9 members for approval as a protest petition was submitted under Village Code. A vote to deny the project needs only a simple majority. Any vote tonight will be to deny, continue or direct staff to develop ordinances. So, there is no final action

tonight, unless there is a denial.

The plan requests a Preliminary Plat of Subdivision, an Amendment to the Comprehensive Plan to reclassify the property from Office to Institutional, and rezoning of the property. After the July 24th Plan Commission Meeting, the petitioner prepared a 2-story concept which eliminated parking lot 2 (taking away the need of a parking variation) and eliminated the loading zone variation. The parking lot was moved from rear of building to the front of building, the building shifted to east, the lighting was reduced, and landscaping increased.

Trustee Schwingbeck asked if financing was in place. Josh Wilmoth, President of Full Circle said they are ready. Mr. Perkins said the code requires them to get shovels in the ground in 24 months. Trustee Schwingbeck asked if Village residents could have priority. Mr. Wilmoth said under the Fair Housing Law, they are not allowed to have a residency preference. He said their marketing would be focused on local Village groups. Veterans are an allowed preference. Disability is a requirement; after that, the first preference is veterans. It could be filled with all veterans with a disability if they qualified and met background checks. Trustee Schwingbeck said he is more comfortable with the 2-story option. Mr. Wilmoth said there were several limiting factors initially to a two-story building but those constraints became more flexible. They are now able to shift the building to the north, which expanded their options.

Trustee Schwingbeck moved to direct staff and the Village Attorney to prepare final documents approving the requested relief for a 2-story building for consideration at a future Board meeting. This should include an approval to consolidate the subject property into one lot, amending the Comprehensive Plan to reclassify the subject property from Offices Only to Institutional, rezoning the subject property from the O-T Office Transitional District to the I Institutional District and the Planned Unit Development approval to allow a 25-unit permanent supportive housing facility on the property subject to the conditions noted by the Staff Development Committee.

Trustee Shirley proposed a substitute motion to concur with the Plan Commission motion. President Hayes said this motion was out of order, as the first motion had not yet been voted upon.

Trustee Shirley asked under what authority The Housing Task Force operated. Mr. Recklaus said it is a community group. Trustee Shirley said it is not likely that this will help Village residents as other people will be on the list. In December, there was a shooting at Heart's Place. There was no management there, a person fired in the air and took three shots at a vehicle exiting the right of way. If something similar happened at this development, it's on Arlington Heights Road and next to a residential neighborhood. He commended the Plan Commission for digging deep into the developer. The residents are against it at this location, not against affordable housing. He is just saying this is not the right location. There are all kinds of properties available.

Trustee LaBedz asked if there was concern about changing the zoning of the memory care facility next door. Mr. Perkins said there were no issues with that re-zoning. Trustee LaBedz said there has been discussion about other locations but noted this kind of building would have to be zoned institutional wherever it is placed. Mr. Perkins confirmed a request on any parcel would need a request to be zoned institutional. Most institutional zoned properties are already occupied. It is a very specific designation.

Trustee Tinaglia questioned how potential tenants are chosen. Mr. Wilmoth explained

there is an interest list on their website. Then, applications are made available. They reach out to community groups in the community. There are 25 units, the list will be over 100. Applicants log in to submit a preliminary application. Veteran's preference would be noted at this time. This information is provided to the Cook County Advisory Authority which creates a site-based interest list. The Housing Authority also maintains a list of those who are interested in housing in Cook County. Full Circle then reaches out to the applicants based on order, verification of veteran status, and disability. After that they are verified for income and background and their application is processed. Then they are offered housing.

Trustee Tinaglia asked if residents could be at the top of the list. Mr. Wilmoth said the best they can do is target the marketing to the Village. More than 80% of their residents typically come from the area around the property. The list is closed once the units are all filled. Trustee Tinaglia asked if the list could be held until a predominance of veterans had applied before it is sent to Cook County. Mr. Wilmoth said the list is sent intermittently by batch. Then, once the property fills, they do not send anymore. Normally it takes 5-10 applicants for every unit they want to fill. Mr. Wilmoth said the County and State have directives on how they are allowed to market the properties. Theoretically, they could hold the list back. It could be possible. Trustee Tinaglia said when the project was in Early Review, he was very supportive as this was proposed as a project for veterans. He wants to get back to that.

President Hayes agreed, saying he wanted to find a way to preference veterans. If you submit 50 names and none of them are not veterans, you are not meeting your objectives.

Trustee Bertucci asked for a description of the neighboring businesses. After Mr. Perkins' summary, Trustee Bertucci noted the adjacent buildings to this property on Arlington Heights Road are one story. He has preference for residents and what their take is on what we are putting in their back yard. He said he had concerns regarding the 3-story building and if we go 2 story, we still don't know what it would look like. Mr. Recklaus said if it moves forward, detailed plans would be developed and reviewed and would require the approval of 6 Board members. The Plan Commission denial was to not allow the zoning to change to Institutional.

President Hayes countered there was a lot of discussion at the Plan Commission of 2-story versus 3-story. They specifically denied a 3-story building. The recommendation was to not rezone the property. They did not see a 2-story building. Mr. Recklaus explained if a 2-story building was approved, the project would go back to the Design Commission. It would not have to go back to the Plan Commission, as they have already weighed in on the zoning issue. Mr. Perkins said the Plan Commission asked if the petitioner could do a 2 story, the petitioner said they could not. There was a lot of discussion as to a 2 or 3-story. Ultimately, they made the motion to deny the zoning request.

Mr. Recklaus noted the project had to go back to Plan Commission a second time because of the parking variations and because the development became larger. More residences were then within the notice area, so that necessitated a larger notice. The conversation at Plan Commission was based on three stories. It is up to the Board as to how much weight to place on the Plan Commission's decision.

Trustee Dunnington said she was in support of changing the zoning. There is no market for new office space, but there is a huge need for housing, especially affordable housing. The Village's percentage of affordable housing is below our neighboring communities'. This is an excellent location for residents, as it is walkable to restaurants and grocery

stores. It's a small project on a major artery, not in a neighborhood, but next to a neighborhood. The Board frequently makes zoning changes. Since 2021, it has rezoned 9 properties. A lot of cities are reevaluating zoning laws as they are a factor in the nation's housing shortage. She supports the 3-story option over the 2-story option. The Park Place Condos are 5 buildings just south of this on the west side. They are three story buildings and they back up to Surrey Ridge. The new development where International Plaza was will be 4-story buildings. The 3-story plan is better for the environment. It's not necessary for the applicant to spend more money for the two-story plan. Residents have not asked for the 2-story plan, they cite other reasons for not wanting the building.

Trustee Baldino asked if they had the financing to make a 2-story building happen. Mr. Wilmoth said they are prepared to move ahead. They have a \$300,000 - \$400,000 funding gap, but the redesign allows for another building to be developed to the north. If the 2-story option, which costs more, is the only option, they are prepared to go. Trustee Baldino said he was originally in favor of a 3-story option, but is interested in a 2-story option.

Trustee Bertucci asked about the State Guidelines for affordable housing in municipalities. If we don't meet them, do we have to file a plan? Mr. Recklaus said if a community does not meet the 10% threshold, certain requirements come into place. You must submit a plan and State oversight is triggered if you deny a plan that meets regulations. There are consequences if we do not meet the numbers. Trustee Bertucci noted that the Village is at 19.8%, twice the guideline before a plan would be required.

Trustee Shirley moved to amend the motion on the floor to delete the text of the motion and insert a motion to concur with the Plan Commission's recommendation to deny the project. President Hayes said he believed this to be a new motion, not an amendment. Mr. Recklaus said if Trustee Schwingbeck's motion failed, then there would be support for Trustee Shirley's motion.

The following residents spoke against the project: Patrick Keavy, Rocky Miro, Gabe Bodnar, Brittany Bodnar, David Dupree, David Divito, Mayur Shah, Eric Mueller, Jeff Bohn, Victor Louie, Phyllis Giolli, Linda Dustin, James Kokosoulis, Colleen Heraty, Michela Schoot, Richard Wetsal, Helen, Mary Moz, Anna Schmitz, David Kostich, and Joanna Kostich.

The reasons cited were: crime, safety, loss of property value, tenant selection, lack of transparency on the part of Full Circle, numbers of police and fire responses to existing supportive housing properties, residents should be able to trust existing zoning, need for transitional zoning, not an improvement for a key gateway, Board should not vote for special interests-but for residents, residents nearby will leave if this passes, neighborhood already has subsidized housing nearby, criminals could be residents, more affordable housing is coming with new developments, other businesses were held to the one story standard-this is not fair to them, supporters of this do not live nearby, alleged drug dealing at Heart's Place, trust the Plan Commission, should be in a B-1 area, density, family members can live there-so it won't be 100% disabled.

The following people spoke in favor of the project: Keith Moens, Martin Klos, Kathy Glasdern, Mark Cornew, Mary Hahn, Linda Waycie, Philip Geirn, Hugh Brady, Brian Harrison, Jean Wood, Seth Goldberg, Maria Zeller Brauer, Susan Piasecki, Cleo Nykol, Zoe McGrath, Rubin Paul, Bill Magnanaro, Tracy Sherva, Maggie Trevor, Christina Crusius, Gabriel Nagy, Kathy Scortino, Daniel Crusius, Erica Chianelli, Linda Orgler, Patricia Crusius, Lorri Grainawi, Larry Kuehn, Warren Neuhauser, Sue Loellbach, Robert

O'Neill, Madeline McCarren, Mark Levin, Phil Dukes, Don Caufault, George Motto, and Greg Zyk.

The reasons for supporting the project were: need for supportive housing, Heart's Place residents like their home-they have neighbors-support, Full Circle has the support of the other communities where they operate, fear and prejudice are behind the "no" contingent, access to grocery store-bank-Pace, ability for those with disabilities to live independently extremely important, crime can occur anywhere, disabled people more often the victims-not the perpetrators, statistics show property values do not fall, compassion, diversity, values, support of the VA administration, support of the Cook County Commissioners, will have good security/case management, safe place for loved ones with a disability needed, thorough vetting process, project will bring tax dollars, support the vulnerable, property has been vacant for a long time.

Mr. Passman said the zoning question is to rezone from O-T to I and to create a PUD for a care facility. Neither presupposes the income of the residents.

Trustee Dunnington said Grace Terrace has worked hard to address the Board's concerns. They eliminated all the variances. There were 9 letters of support from the communities where they are operating. The screening process is more detailed than any other applicant's plans or projects are. She supports the 2-story option, but supports the 3-story option too. Those not in support are not advocating for a 2-story option. She is interested in seeing if there is support on the Board for a 3-story option prior to a decision on the 2-story option.

President Hayes said resident input has resulted in a better project. The Board and Full Circle have listened. As a result, the parking is flipped, the entrance is on the Arlington Heights Road side, and it is a lower building. Without a 3rd story, people won't be able to look into homes. The number of units is not being reduced, regardless of size. He thinks the 2-story proposal is better as it addresses the concerns of the neighborhood. He said he was moved by the testimony of Martin Flos, it was courageous to come and explain his experience at Heart's Place. Crime can happen anywhere. He is comfortable that this development is going to be a safe place. As Mr. Zyk noted, the same concerns were raised with Crescent Place. We hear all the time from people who are concerned with developments like this, and it has never been the case, in his 33 years on the Board, that the concerns have come to fruition. He is confident this proposal will follow suit. He is in support of the motion at 2-stories.

Trustee Shirley said he will vote no because of the zoning. Full Circle came with a 2-story proposal 2 weeks ago. Let's not give them any credit for waiting to the last minute. They shouldn't have bought the property in the first place without contingencies.

Trustee Tinaglia noted that the Code has a provision that when there is a protest by neighbors, it triggers a supermajority vote to rezone. The vote for rezoning is required by ordinance. The forthcoming ordinance will require the 2/3rds majority. Trustee Tinaglia said he was the architect who designed Luther Village in 1985. The meeting was moved to Forest View High School because it was so controversial. It is the fear of the unknown. He supported Crescent Place and Shelter Inc. because the need is real. Saying it's for veterans and people with disabilities is misleading. It's for people with disabilities, some of whom are veterans. He's not okay with 3-stories. The parking is completely overloaded. It needed to be flipped, and it needed to be 1 or 2-stories. He can go along with a 2-story building.

Trustee Bertucci asked if once this goes into motion, will it ever see the Plan Commission? Mr. Perkins said no, the Plan Commission voted on the zoning, and they have already weighed in. The Design Commission will review the building. If the Board approves this tonight, they do it knowing that the Plan Commission did not approve it. The developer will need to prepare engineering plans, a site plan, and architectural plans which will be reviewed by staff. The Design Commission application will have a public meeting and review. They will make a motion and staff will review all the drawings. Then the ordinance will be drafted.

Trustee Tinaglia said he understands why this has too much parking, because it would require a variation, which triggers a vote of 6 of 8 to approve. Mr. Recklaus said because this vote is being driven by the protest, it needs 6 out of 9 votes. If they requested a variation, that would be 6 out of 8 without the Mayor. It's an additional hurdle.

Trustee Tinaglia said he wants them to have the opportunity to have the right plan, and we should allow them to land bank parking because they only need 32 spaces. There are 51 stalls with 20 extra which means less green space. He's a strong advocate of making the project better. It's gamesmanship and it's a mistake.

This vote requires a simple majority. The final vote on the Ordinance requires six of nine votes to pass.

Trustee Schwingbeck moved to Approve. Trustee Baldino Seconded the Motion.

The Motion: Passed

Ayes: Mayor Hayes, Trustee Baldino, Trustee Dunnington, Trustee LaBedz, Trustee Schwingbeck, Trustee Tinaglia

Nays: Trustee Bertucci, Trustee Shirley

Absent: Trustee Grasse

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, emercado@vah.com or 847/368-5793.

Trustee Baldino moved to Adjourn at 12:36 a.m. Trustee LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Mayor Hayes, Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee LaBedz, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Nays: None

Absent: Trustee Grasse

Village Clerk, Becky Hume