

President and Board of Trustees
Village of Arlington Heights
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 6, 2023
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: Baldino, Bertucci, Dunnington, Grasse, LaBedz, Schwingbeck, Shirley, Tinaglia

Also present were: Randy Recklaus, Charles Perkins, Hart Passman and Kim Peterson

IV. APPROVAL OF MINUTES

A. Committee of the Whole 10/10/23

Approved

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

The Motion: Passed

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

Passed: Bertucci

B. Village Board 10/16/23

Approved

Trustee Nicolle Grasse moved to approve. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, LaBedz, Schwingbeck

Passed: Dunnington, Shirley, Tinaglia

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 10/30/23

Approved

Trustee Jim Bertucci moved to approve in the amount of \$3,318,604.08. Trustee

Richard Baldino Seconded the Motion.
The Motion: Passed

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

VI. RECOGNITIONS AND PRESENTATIONS

VII. CITIZENS TO BE HEARD

Marc Sporcich, 415 S. Haddow, advised that his wife has been working with Mr. Passman on getting some solutions for their house, and would like to work with President Hayes on finding a solution. President Hayes advised that Staff is working hard on this issue and will continue to do so.

VIII. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of November 6, 2023

B. Interview of Joseph Novak, Psy.D., for appointment to the Board of Health, term expiring 4-30-26.

Trustee Nicole Grasse moved to concur in the Mayor's appointment. Tom Schwingbeck Seconded the Motion.
The Motion: Passed

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

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

IX. CONSENT AGENDA

President Hayes advised that Keith Moens asked to remove Consent Legal A from the Consent Agenda.

CONSENT APPROVAL OF BIDS

A. Dump Trucks (4) Vehicle Purchase for Public Works Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse
Seconded the Motion.

The Motion: Passed

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

B. Patrol Vehicles (7) Purchase for Police Department Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

C. Sewer Vac Truck Vehicle Purchase – Public Works Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

D. Lead Service Project – Engineering Services Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

E. Street Sweeper Equipment Purchase for Public Works Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

F. Sedans (2) Vehicles Purchase for Police and Planning Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

G. Somerset Courts Basin Repairs

Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

H. Evergreen Maude Storm Sewer Improvements

Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

I. 2023 DCEO – MFT Beverly/Rockwell/Ridge Roadway Rehab/Reconstruction

Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

CONSENT LEGAL

B. Weber Drive Reconstruction

Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

C. Resolution – 6 N. Hickory Ave.

Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

D. IDOT Resolution for Improvement 2023 Street Reconstruction & Utility Improvements on Beverly Lane, Rockwell Street and Ridge Avenue Project

Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

E. Resolution – Illinois Attorney General - Organized Retail Crime Grant Program

Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

CONSENT PETITIONS AND COMMUNICATIONS

A. Permit Fee Waiver – Arlington Heights Memorial Library

Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. 116-120 W. Eastman Development – PC #23-002

Planned Unit Development, Land Use Variation for Multi-Family in B-5,
Conceptual Restaurant Special Use Permit, Variations

Bernard Citron, Partner, Thompson Coburn LLP, advised that he is representing Joe Taylor, CEO, Compasspoint Development, LLC, and explained how the building has been entirely redesigned from the first time it was presented and how all of the Commissions voted unanimously for its approval. Mr. Citron introduced Katie Lambert who is the Design Director and Partner with OKW Architects to walk everyone through the whole development and design process.

Ms. Lambert explained how she is the design leader of this project and how the proposed project is located at Eastman and Highland and part of the B-5 downtown district. Ms. Lambert presented pictures of what the project initially looked like when it was first proposed and where it is now. The proposed development has gone from a modern, taller building that was closer to St. James to a shorter building, further from St. James, with a full level of parking below grade. Ms. Lambert advised that following the initial Plan Commission meeting, their team regrouped based on the feedback they got from the Plan Commission and had a collaborative meeting with the neighborhood association to discuss some of the changes they were thinking about and devised a new plan. The changes that were made include a reduction in units, which is now at 136, a reduction of one-story in height, a partially submerged parking garage, with one level of parking fully below grade and one level at grade, the setback is now 10 feet, with a 50-foot setback by the time you get to level six, the building is mostly brick now and the ingress to the parking will be on Eastman and egress will only be southbound on Highland. In summary, Ms. Lambert advised they are proposing 136 units, two levels of enclosed parking, five levels of units and amenities, 184 parking spaces and approximately 2,000 square feet of commercial space, primarily restaurant space. The premise of the project is that this will be a multi-family building that's going to have a hospitality-oriented feel. Ms. Lambert advised that there will be a pool deck on the second level, which faces Highland.

Ms. Lambert explained how this building is 76 feet in height, which is well below the 90-foot threshold and sits within all of the setback requirements, and below the density threshold for B-5 as well. The design of the building will be mostly brick with some stucco accents. The parking will be entirely enclosed and mechanically ventilated. The entryway is being designed to bring the vitality of downtown Arlington Heights a little further north. Ms. Lambert discussed the landscape plan and how they are trying to incorporate some more dramatic landscaping than what one would normally see in a commercial design.

Steve Corcoran, Director of Traffic Engineering, Eriksson Engineering, who prepared the traffic and parking study for this project, advised that in terms of traffic, there should be less traffic generated in the morning than what was previously generated by the existing office buildings, but a little more traffic in the afternoon, because of the restaurant. In regards to parking, their proposal actually beats zoning code, therefore they are not asking for any parking variances, and in comparison to other developments in the downtown area, this development will actually produce less of a parking demand, as their proposal includes less bedrooms per unit, which means less people and less cars. Their proposal is providing 1.06 spaces per bedroom and 1.23 spaces per unit, which exceeds zoning code requirements.

Mr. Citron advised there were two other changes that he would like to address, including the removal of the terrace above the garage that was originally proposed, and the program that they have initiated to prevent residents from turning north to St. James when they are exiting the garage. In addition to posting signage at the garage exit, there will be cameras installed and in the lease that all residents sign, they are agreeing to not turning north and if they are caught on camera violating this rule, they will be fined after the second violation.

Mr. Perkins advised that the developer is seeking a plan unit development to allow the 136-unit project that is being proposed and they are seeking a land use variation to not have a brand for commercial throughout the entire building and have the very small restaurant component. Staff has conceptually looked at the potential for a restaurant there but it is not being approved tonight. The two variations they are seeking are for 22 tandem parking spaces, and in one section of the basement garage, they are seeking a variation from the 24-foot-wide drive aisle to go down to 22.1 feet. Mr. Perkins explained how the site of the current proposal currently has two- office buildings that are pretty run down and mostly vacant. Just to the east is the AT&T building, which is not likely to see redevelopment in the near future, and to the west is the bank. To the northeast is the Village owned parking lot and to the northwest is the historic neighborhood known as HANA. This property sits within the B-5 district, which is the downtown zoning district. The HANA neighborhood submitted a petition late this summer to change their zoning district from R-6, which is a transitional district, to R-3, to prevent redevelopment, which was approved by the Village Board in August. Mr. Perkins discussed the Village's downtown comprehensive plan throughout its history and how the zoning districts were created. In addition, he provided some examples of other multi-family developments, near the downtown area, built near single family homes and discussed the buffer areas that are meant to buffer the B-5 district.

Mr. Perkins explained how in May, the developer presented their proposal to the Plan Commission, which originally had 150 units, and prior to that meeting, the developer proposed 155 units, which Staff did not support. They were also requesting a density variation of 10 units, which is permissible. The Plan Commission voted on this proposal and the motion failed, which led the developer to meet with Staff and the neighborhood residents to try and come up with a plan that addressed some of the

concerns. The current proposal has 136 units, with 158 bedrooms, and the developer is requesting two variations. Staff has looked at this project from a B-5 point a view and it is consistent with B-5 zoning and the goals of the comprehensive plan. In addition, Staff has required the developer to put together a parking management plan to address and parking concerns. Mr. Perkins discussed some of the fiscal benefits of the project and explained how after one year, the annual benefit of property taxes and spending is over \$4 million, and over a five-year span, it is potentially over \$21 million. Mr. Perkins stated that the project will have a positive economic impact on the community. Staff has recommended approval of the project, with a lot of conditions to make sure the development is compatible and consistent with the neighborhood, which Mr. Perkins discussed.

President Hayes thanked everyone who has been involved with this project and their willingness to work together. President Hayes explained how this has been a great example of collaboration and has resulted in a significantly better project than what was originally proposed. He understands there are still concerns, which is what they will discuss tonight.

Trustee LaBedz advised that she is resident of the HANA neighborhood and had a few questions for the developer regarding the outdoor amenities and how these will be monitored/controlled. Mr. Citron explained how there will be a professional management company on staff and it is their job to monitor resident/guest behavior, and if there is any inappropriate behavior, they will take proactive steps to stop it. In addition, Mr. Citron advised that members of this management team will actually live in the building. Trustee LaBedz asked about the height of the building and even though they have sunk a story down, it is only six-feet shorter, which Ms. Lambert explained how the lower floors are taller, which is why it might not be exactly a one story in height difference. Trustee LaBedz stated that she appreciates the setbacks but asked why there aren't additional ones done between the top of the parking garage and the 50-foot setback. Ms. Lambert explained how they did incremental setbacks where they make sense. Trustee LaBedz stated she would have preferred something a little more stout on that side of the building. Mr. Citron advised that at the garage level they still have to fit in all the parking spaces. Trustee LaBedz asked about the mechanical ventilation in the garage and how they will control the sound coming from it, which Ms. Lambert advised that the equipment hasn't yet been located and they can be very intentional on where they locate it to minimize the noise generated by the equipment. In addition, Mr. Citron advised that his team will work with Staff to make sure they get the proper sized equipment and locate the best place to put it. Trustee LaBedz asked what MYLO stands for, which Mr. Taylor explained that it's short for my love and this is what he loves to do. Trustee LaBedz stated that she is concerned with a restaurant opening on this site and is happy that it is not a part of this approval. Mr. Citron advised that once the time comes, they will come forward with a full application in regards to what type of a restaurant they are proposing, including hours of operation and number of employees. He stated that they think it's a nice amenity for the building and it will be located on the far end of

the site and should fit in quite well. Trustee LaBedz advised that she is concerned about the parking for a restaurant.

Trustee Bertucci referenced the current zoning downsizing slide of Mr. Perkins presentation and stated that he is concerned about the two residences that are directly across from this site and would like to know if the developer could further carve out a little more on the northwest corner. In addition, Trustee Bertucci asked about the setback of the bank building, which Mr. Perkins advised that he estimates it to be about 18-20 feet, as well as the setback of the new proposal, which Mr. Perkins advised that the first floor will be setback 10 feet, the second thru fifth floors will be setback 20 feet, and the sixth floor will be set back another 30 feet, which would be 50 feet in total. Trustee Bertucci advised that he doesn't think the Evergreen building that was built near single family homes and used by Mr. Perkins as an example of other multi-family residential developments being built in close proximity to single family homes is a fair comparison to this current project, as the properties across the street are not single-family homes and the area is changing to more multi-family residences. Mr. Perkins stated that he didn't mean to represent this as an example, but more of a reference for how the step down was originally intended from the B-5 as the core and then going down to the buffer zone. Trustee Bertucci stated that he is trying to be sensitive to the historic neighborhood and remaining negotiations that may occur regarding the northwest corner of the property. Trustee Bertucci asked where the loading areas will be located, which Mr. Perkins advised that off of Eastman there is a loading area with two overhead garage doors, as well as double doors going into the lobby area and double doors going into the storage and refuse area. Ms. Lambert advised that there is a 14-foot clearance which will allow moving or delivery trucks to pull back into the loading area.

Trustee Shirley asked why are they building apartments and not condominiums, which Mr. Taylor advised he builds apartments, not condominiums, as it is nearly impossible to finance a condominium development in the suburbs. Trustee Shirley advised that he doesn't think this property needs to be developed right now and asked why the pool deck is not facing south, which Mr. Citron stated that they have it facing west to have the least amount of impact on the neighbors. Trustee Shirley stated that he thinks the pool deck can be a source of noise, which Mr. Citron advised that is why they will have management company proactively monitoring it and will take action if there are problems. Trustee Shirley thinks that facing it south would be more palatable to the neighbors on the north. Mr. Citron advised that Mr. Taylor will own the building and will not want to create issues for the residents living there, because if they're unhappy, they won't re-lease. Trustee Shirley advised that he is unhappy with the east elevation being a solid brick wall and thinks there should be some setback at ground level to help create some more green space.

Trustee Grasse advised that she appreciates the amount of collaboration between the developer and the neighbors and how they are working out some concerns that are better for the neighborhood. In addition, Trustee Grasse advised that she appreciates all of the changes that were made, including the new façade, which she believes fits

better in the historical, traditional part of the neighborhood. Trustee Grasse stated that this area is really the genesis of Arlington Heights and there really needs to be special care to preserve and maintain this special community and the question she has is does this fit. She would like to see more of a setback than 10-feet at ground level and more of a stepped increase in height to better fit in with the community.

Trustee Tinaglia stated that the petitioner and his team have done an outstanding job. The design is beautiful and the work that has been done so far is fantastic. Trustee Tinaglia advised that the presentation by Mr. Perkins with all of the history was outstanding and thanked him for that. Trustee Tinaglia stated that he thinks the key word here is fit and asked if Mr. Perkins could share with everyone the setbacks for Sigwalt 16 and the Chestnut building for Arlington 425, as they are directly across from R-6 and R-3, with single family homes on the other side of the street. Trustee Tinaglia advised that his goal is to help make sure that what ultimately does get approved is compatible and comfortable. He stated that he is unsure if this building fits as designed because of where it is and what is directly across the street. The location of the pool facing west is a missed opportunity and should be facing south, and the setback along Eastman being 10-feet is too small. Trustee Tinaglia advised that the way the project sits right now, he cannot approve it.

President Hayes asked if Mr. Perkins can put up the slide that shows the setback off of St. James and explained how that setback looks sufficient to him and he would not be in favor of additional setback.

Trustee Bertucci advised that the architectural drawing they are looking at does not show the additional homes further to the east that are directly across the street. Ms. Lambert advised that there is a 10-foot setback from the property line, plus a significant right-of-way, and if they were to include a further setback at grade, they would lose parking not only on the first level, but on the basement level as well.

Trustee Dunnington thanked everyone for their efforts and asked if there is any type of a pick-up/drop-off zone in front of the property, for food deliveries, ride shares and other temporary parking needs, which Mr. Perkins advised that Eastman is a very wide street so they should be able to figure out something that is similar to some of the other buildings in the downtown area that have on-street, short-term pick up/drop-off areas in front, which is definitely preferable versus double parking. Trustee Dunnington asked if there will be a crosswalk for restaurant patrons or guests who park in the Village Bank parking lot, which Mr. Perkins advised that Highland from Eastman north is privately owned so they could install a crosswalk. There was a shared parking agreement between the bank and this property when it was an office building and he is unsure if there is still an agreement, but they can try to re-negotiate something. Trustee Dunnington asked if the entrance to the restaurant is from the lobby of the building, which Ms. Lambert indicated it is. In addition, Trustee Dunnington asked if with the development of 425 and this building there will be an over saturation of rents in the area, which Mr. Perkins advised that is not what they are seeing in market studies that are being submitted.

Trustee Baldino thanked everyone for their contributions to this project and asked if the garage entrance off of Eastman is one way, which Mr. Perkins advised it is. Trustee Baldino asked about the distance from the north façade to St. James Street and if it's a total of 18 feet, which Maureen Mulligan, RDB Engineering, advised that it is about 20 feet from the property line to the back of the curb, plus the additional 10-foot setback. Trustee Baldino advised that he is still struggling with the same question, does this fit, and doesn't know at this point if it does or doesn't.

Mr. Perkins advised that the setback on Sigwalt 16 is 20 feet and the setback on Chestnut is 25 feet and the setback from Highland is 20 feet. For Arlington 425, the Campbell building is setback seven feet and the Chestnut building is setback 12 feet from the new right-of-way line.

Trustee Schwingbeck advised that when looking at this project, he is trying to put himself in the shoes of the residents that live there and is waiting to hear from the residents before making any decisions, as that is what counts the most.

President Hayes advised that the public will now have the opportunity to speak.

Karen Asa, 116 W. Saint James St., stated that she and her neighbors have invested so much into their neighborhood and their homes and really appreciate the Board listening to their concerns, as they are hoping to continue working with the developer to come up some kind of a solution for this project. Overall, their concerns have to do with the height and density and the fact that it doesn't fit with anything in their neighborhood. It's a really big building in a small neighborhood and they're concerned with the long-term impact it will have. Ms. Asa advised that personally, she will be directly impacted by the sun shade the building will cast over her home. She hopes that the Board will require some additional setbacks to lessen the height issues.

Matt Ryan, 617 S. Newbury Pl., advised that he is in favor of the development for three reasons, environmental, fiscal and affordability. Mr. Ryan discussed these reasons in further detail and the benefits a development like this will have on the community. Mr. Ryan stated that he hopes the Board approves it.

Vivian Menzies, 212 W. Fremont St., stated that she thinks the design of this building is lovely and has improved vastly since the beginning, however it does not fit in the neighborhood. Ms. Menzies advised that her neighborhood has consistently been threatened by some sort of development and explained how HANA was created to protect and preserve the character of their neighborhood. Ms. Menzies stated that they are not against all development, as numerous projects have been built, however the difference is that all of these building fit in size and scale. The Eastman project is too big and will change the character of the neighborhood forever and asks the Board to vote no.

Gregg Menzies, 212 W. Fremont St., advised that he has lived in the HANA neighborhood for 47 years and is most concerned about the density and height of the proposed building. He stated that the number of residents in the neighborhood would double if this project is approved and the character of the neighborhood will change.

Pat Eitz advised that she has also lived in the neighborhood for 47 years and opposes the current Eastman plan due to its density, not fitting into the neighborhood and the lack of green space around it. Ms. Eitz stated that she thinks the process the Village uses when exploring future planning is backwards and should focus on what the residents want the village and neighborhoods to look like in the future.

Scott McKinney, 203 W. Fremont St., advised that he echoes the concerns of many of his neighbors regarding size, density and insufficient setbacks of the proposed structure. Mr. McKinney stated that the motto of Arlington Heights is the City of Good Neighbors and the proposal of a 70-foot building across the street from single family homes is not the act of a good neighbor.

Jon Lewis, 406 W. Fremont St., advised that the current version of the proposed building is a big improvement from what was proposed one year ago, although it is not quite complete, as the height and density are not compatible with the neighborhood. He suggested the height be reduced to three-stories or expand the setbacks to fit better in the neighborhood.

Eileen Devine, 201 W. Euclid Ave., discussed the history of her home and how it was restored like so many others in the neighborhood. She stated that she understands why Compasspoint wants to invest in the community, but asks the Board to apply the same careful scrutiny with the Eastman project that was applied years ago with the proposed five-story building on Sigwalt, which was eventually approved for three-story townhomes and a perfect buffer between a residential and business area.

Justin Zeeb, 121 W. Fremont St., advised that the Village of Arlington Heights is great and doesn't need to develop more right now. The Village does not need a 76-foot structure next to single family homes. Mr. Zeeb is concerned with how poorly apartment complexes age and what will this building look like in 25 years.

Elena Coughlin, 121 W. Fremont St., advised that she has lived in Arlington Heights her whole life and her current home is directly impacted by this project. Ms. Coughlin asked those Trustees who have yet to visit the site, to go and consider the magnitude of what is being proposed. She advised that this building will tower over the neighborhood and asked the Board to advocate for her and her neighbors. Ms. Coughlin asked the developer to consider fewer units on the north side and a larger setback.

Sheila Cruz, Arlington Heights resident, advised that she grew up in the HANA neighborhood and wanted to make some comments about the community survey and how it relates to the HANA district. Ms. Cruz stated that the few units in this development that will be considered "affordable" are based on a resident meeting federal poverty guidelines and not the resident who has lived here for many years and is looking to downsize after paying off their home.

Georgine Lebow and Rich Redig, residents of the HANA neighborhood, were present to support the HANA district. Mr. Redig advised that the swimming pool for this development should be indoors, as this is a rental building and noise from the pool

deck will echo through the neighborhood. There also won't be any parking spots available on Evergreen. Mr. Redig stated that he believes Arlington Heights is a family-friendly village and the height and density of this building needs to be lowered.

Art Ellingsen, 610 S. Arlington Hts. Rd., advised that when he first moved into Arlington Heights, he dealt with loud neighbors who lived in a single-family home behind his and feels for the residents of this area, as the noise from the pool deck will be similar, if not worse, than what he used to experience. He urged the Board to not approve the project as currently presented.

Mr. Recklaus advised that the Board is given broad authority to approve these items or not, and despite a few variations being requested by the developer, this project is being proposed within the B-5 mixed-use district code. Mr. Reckalus stated that he thinks it's only fair that if the Board members don't want to see something like this happen, that they owe it to those looking to invest in this property to tell them what they would like to see. In addition, Mr. Recklaus advised that no one is building condos in this current market and there is very much a demand for rental units.

President Hayes stated that this is an opportunity to develop in an area that is in need of redevelopment, as it is currently vacant office space, and the current proposal is a very high-quality apartment complex. President Hayes advised that in the 32 years that he has served on the Board and the many discussions he has been involved in regarding people who are concerned about the adverse impacts on their adjacent neighborhoods and can't remember any situation where these concerns have come to fruition. He appreciates the residents voicing these concerns and they should be mindful of them; however, he doesn't think this development, which is adjacent to their neighborhood, is adversely going to impact the quality of their life and change the essential character of their neighborhood. He advised that he is sympathetic to those who live directly across from the building, but sincerely believes this high-quality development is not going to have an adverse impact. In addition, President Hayes advised that both the Plan Commission and Design Commission voted in favor of this project and he takes the decisions of those Boards seriously.

Trustee LaBedz thanked everyone involved in this project, including the developer who has invested time and money into making these changes, Staff for all of the time they have spent, and the residents for taking the time to provide the Board with their feedback. Trustee LaBedz advised that she has wrestled with this project from the very beginning, as it is literally in her back yard, but doesn't think it fits. She is also concerned with the whole block being B-5, as she doesn't think it's big enough to absorb this kind of density. Trustee LaBedz stated that she is not there with this project and therefore cannot support it.

Trustee Grasse advised that she too has wrestled with this project, as she wants to be supportive of new development, but isn't sure if it fits, as she thinks there needs to be more of a transition, or buffer, for her to fully support it.

Trustee Tinaglia stated that the Sigwalt Sixteen project went through at least a couple of ownerships because it just didn't fit in its original version, and what is there now, is great and fits in with the neighborhood. Trustee Tinaglia advised that this is a massive challenge, and in time, the right proposal will get approved, and he doesn't think that this one is that far away, but as of right now, it doesn't work for him.

Mr. Citron thanked the Board members and residents for their comments, but asked what more would they like the developer to do. Mr. Citron advised that when they originally proposed the project they were asking for density and height variations, but since then they have lowered the height and reduced the number of units to meet code. He stated that this is a \$66 million project that was redesigned to meet the majority of the standards that this Board has put into place. Mr. Citron explained how this proposed building is not adjacent to the HANA district, but across the street from it, and the setbacks are further from what was described. In addition, he stated that they bought the property knowing the height and density standards, and explained how they meet these and would like to know what more they can do.

President Hayes advised that he used the term adjacent, and regardless of the legal definition, the property is adjacent, or next to, the HANA district, although it is not in it. President Hayes asked Mr. Recklaus and Mr. Passman for direction in what to do now.

Mr. Recklaus suggested that if the Board believes the project is very close to approval, they can give the applicant some direction, and revisit it in time. Mr. Citron advised that they wholeheartedly agree with this suggestion. Mr. Passman advised that unless it's the will of the majority of the Board that any version of this development is deemed to not meet the Village's standards, it makes sense to then explore if the current plans can be further revised to address some of the concerns that have been raised. Mr. Passman stated that if the Board does choose to vote on this project and it is denied, the developer can come back with a new proposal, but it goes back to the beginning of the process.

Trustee Tinaglia asked if it would be beneficial for this petitioner to ask for a pause instead of a vote, which Mr. Passman advised that he believes Mr. Citron is seeking a continuance of this matter. Trustee Tinaglia asked how the residents would be made aware of future meetings, which Mr. Perkins advised they will post updates on the project page of the website.

Trustee Shirley asked what is a good way to summarize the Board's concerns to move forward, which Mr. Recklaus advised that Staff can come up with some things based upon what they have heard and run that by the Board and work with the developer to come back.

Trustee Grasse advised that she is willing to table or pause the discussion and vote and asked how a motion to do this would go, which Mr. Passman advised that if there are additional items or concerns the motion would be to continue this matter to a future Board date to give the developer and Staff opportunities to work through the

comments and issues raised tonight. At the appropriate time then, bring this back on the agenda and alert everyone who has asked for notice.

Trustee Schwingbeck advised that he respects all of the comments from the residents and the other Board members, but explained how when someone buys a piece of property and meets all of the codes, and they start saying no to projects like this, they are going to have a hard time with people coming to this town. Trustee Schwingbeck stated that he is fine with pausing this discussion and giving the developer an opportunity to think about it, but because they have met all of the requirements, he would have voted in favor of it tonight.

President Hayes stated that he would have been in favor of it as well.

Trustee Dunnington stated that she agrees with Trustee Schwingbeck and likes the affordability and sustainability of this project.

Trustee Bertucci advised that he would not vote for the project as it is, as he doesn't see why the setback can't be further back and something can't be done with the northwest corner. He thinks the height is okay, if something can be done with the setbacks.

Trustee Baldino advised that this is a hard decision for him, as there aren't many variations being asked and a whole list of conditions being given. He stated that he doesn't have a problem with the footprint, but is concerned with the transition, and can't say yes, as he's not quite there yet.

Trustee Nicolle Grasse moved to continue this agenda item to a date uncertain based on conversations with the developer and Village Staff. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

CONSENT LEGAL

A. Ordinance Correction – Inclusionary Housing

Approved

Mr. Perkins advised that in 2020 the Village Board approved an Inclusionary Housing Ordinance with two provisions regarding the linkage fees, which included only applying the Ordinance to new developments that result in new single-family dwelling units and not applying it to additions. Mr. Perkins stated that somehow when the Ordinance got put on the Board Agenda it got changed and the words "and units" were omitted. Since 2020, the Village has been applying the Ordinance to new single-family homes and teardowns and not additions. It was brought to Staff's attention

that the Ordinance could be read a different way so they are looking to get the Ordinance corrected and continue implementing it as they have been.

Mr. Moens, Arlington Heights resident, stated that he does agree with Staff, that what was recommended to be adopted on July 20, 2020, was not the same version that was approved with the consent agenda on August 3, 2020. The amendment should state "and units" after "dwelling units", as the current proposed amendment is inserting "units and" after "dwelling". Mr. Moens also reminded the Board that the Inclusionary Housing Ordinance is just the starting point and asked the Board to look for more revisions to improve the Housing Ordinance. Mr. Passman advised that he is comfortable that the document in the packet does reflect the intent from 2020 and would have the effect stated by Mr. Perkins to get the Ordinance where it is supposed to be. Mr. Recklaus advised that it reads the same whether you make the change that is written or the change that Mr. Moens suggested.

Trustee Nicole Grasse moved to approve the amendment. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed

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

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

A. Presentation of New Village Logo

Mr. Recklaus explained how the Village set out a while back to update the Village's Discover Arlington marketing campaign where they market the Village as a place to live, visit and do business, and as part of the effort they set out to consolidate the seven organizational logos that the Village had been using over the years for various purposes. The Village's branding consultant Springboard conducted focus groups with various stake holders to determine what people like about Arlington Heights and what they wanted to stress. They used this feedback to put together concepts for the Village Board to discuss and through that process they learned that the Village Board as a whole preferred the Take It To The Heights marketing campaign concept to replace the old Discover Arlington campaign. The consultant developed a number of possible uses for the catch phrase, as well as imagery. The Board was unable to gain consensus on a logo that worked for both the Take It To The Heights marketing campaign and for use as a general organizational logo. Since that discussion, Staff has been working on the issue and talking with the individual Trustees about their

concerns and determined that the Trustees are not looking for a dramatic change when it comes to the organizational logo and that the logo used by the marketing campaign does not have to be identical but merely complimentary to the organizational logo that is used. Staff developed a more subtle refresh of the existing logo into a single organizational logo and worked with Springboard on a refinement on the new Take It to The Heights campaign, with an updated separate logo for that campaign. Mr. Recklaus unveiled the refreshed updated organizational logo, that has same color palate as the old one and an addition of the incorporated year. The logo is easy to read and prints clearly. In addition, Mr. Recklaus advised that the Village's slogan City of Good Neighbors has been updated to Village of Good Neighbors. Mr. Recklaus explained how the Village organizational logo would be used to represent the village government, including letterhead, vehicle doors, flyers, the website and social media. The marketing and tagline logo would be used on the new Take It To The Heights website, the Take It To The Heights Facebook page, radio advertisements, flyers and banners. The current Village seal that is stamped by the Village Clerk has not changed. Mr. Recklaus advised that the Village will begin using the Take It To The Heights campaign almost immediately for this holiday season's promotions. The Village logo will begin its rollout in March of 2024.

President Hayes advised that he likes both the logo and tagline, as they really represent where the Village is at and where it should be going, and thanked Staff for their efforts.

Trustee LaBedz advised that she likes everything and the fact that you know it's Arlington Heights.

Trustee Bertucci advised that this logo doesn't pop for him and questioned if it will only be used on a short-term basis while Arlington Park is being redeveloped. Mr. Recklaus stated that the idea behind this is that the marketing campaign is going to evolve over time and Take It To The Heights campaign is not meant to be a permanent presence. The Village will use it for a few years, or as the Board desires, to help promote the Village. The organizational logo will be more permanent in terms of the Village's organizational brand. Mr. Recklaus advised that it is difficult to get everyone on the Board to agree, and although it was not unanimous, it was the choice of the majority.

Trustee Grasse advised that she is not a huge fan of the Take It To The Heights tagline, but does like the logo and what it represents.

Trustee Robin LaBedz moved that the Board of Trustees recommend that Village staff begin using the new Village Logo and implement the Marketing Campaign as presented. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed

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

Mr. Recklaus stated that he would like to encourage people to go on the Village's website and look at the proposed 2024 budget, as it features a fifth year of a flat property tax levy, so no increase in the Village's portion of property taxes. If anyone has questions or comments about the budget, they can be emailed to budget@vah.com.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn at 10:38. Trustee Richard Baldino
Seconded the Motion.

The Motion: Passed

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