



MINUTES

President and Board of Trustees
Village of Arlington Heights
Virtual Meeting
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 20, 2021
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: Canty, Grasse, Scaletta, Baldino, LaBedz, Bertucci, Schwingbeck, and Tinaglia.

Also present were: Randy Recklaus, Charles Perkins, Hart Passman and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 09/08/2021 Approved

Trustee Jim Tinaglia moved to approve. Trustee Tom Schwingbeck
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, LaBedz, Scaletta, Schwingbeck,
Tinaglia

Abstain: Hayes

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 09/15/2021 Approved

Trustee James Bertucci moved to approve in the amount of \$2,707,766.46.
Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

- A. Presentation of "One Book, One Village"
Community Reading Event.

Braiding Sweetgrass was presented as the 2021 One Book/One Village. Fifteen staff members contributed to the selection. It is a non-fiction collection of essays focused on nature. The author is a member of the Citizen Potawatomi Nation.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Katherine Herig called regarding the new parking restrictions near Berbecker Park. She said they received notification that restrictions were being considered, but no response was received after they submitted their objections. She was surprised that the item was voted upon and the objections were not mentioned or acknowledged, nor were the neighbors told about the meeting. After calling to complain, she heard back from staff. She recommended that parking be allowed when the park was not being used for events or games and she asked for relief on the non-parking decision. She wished they neighbors and Village could have discussed the issue before it had been decided.

President Hayes said the issue could continue to be evaluated. Mr. Recklaus said he spoke with Public Works on the process. There were two separate requests from residents asking for parking restrictions. After polling the neighborhood, fifteen responses were received and the residents were split. This input was not the sole determinant, staff reviewed the situation and access for safety vehicles could be compromised.

Agnes Kielczewski said she was also surprised that the residents didn't have much input. She said the width issue seems to not be consistently enforced. She said the parked cars work as a speed deterrent. The parking problem is short term as it only occurs in spring and fall, restrictions on entire year seems to be a bit much. Is the problem seasonal, or is it truly the width of the street?

Sheri Ziolkowski said street parking is not a problem. But with these restrictions, parking is a problem for visitors to residents. The solution is a burden for those on the east side of the street.

Derek and Renee Czerbka asked if residents could be viewed on the zoom

meeting. Mr. Recklaus said because the Village cannot control what people put on their screens, this has not been the practice.

Adam Kielczewski agreed that the parking restrictions are onerous. Parking is now a hardship for his elderly parents when they visit, as they cannot park near his home anymore. There was not a parking problem that needed to be solved.

Trustee Bertucci asked if it was possible to have the parking restriction be seasonal, like snow routes. Mr. Recklaus said that is difficult to enforce from a police standpoint. This is not like a school zone that is written into statutes. Trustee Bertucci asked if the restrictions could it be on certain dates, like September 1-May 1. Mr. Recklaus said he will look into it. Based on the criteria in the request, the events, and the frequency, it was determined that the parking restriction was warranted. Mr. Recklaus said he would continue to review, and follow up on the issue.

Tom Herig said the process was different than how it had been handled in the past. He was used to discussion and compromise. He appreciated the willingness to take it up. The process was a problem and the result is a problem. He wished the neighbors could hear from each other to help resolve the situation or at least understand each other. Other streets are the same width as Wilshire and they don't have the same parking restrictions. Their street seems to be singled out because of a few complaints.

Melissa Cayer asked how the Board members prepare for meetings. President Hayes said each member prepares in their own way. The Board receives their packets on Friday and then they read and research the issues prior to the Monday meetings. All Board members take a lot of time and consider thoughtfully the issues presented. They also respond to emails and phone calls.

IX. OLD BUSINESS

- A. Report of the Committee of the Whole Meeting Approved
of September 13, 2021

Enterprise Resource Planning (ERP) Selection

Trustee Scaletta moved, seconded by Trustee Schwingbeck, that the Committee-of-the-Whole recommend to the Village Board that the Board approve the agreement with Tyler Technologies, Inc. for Enterprise Resource Planning: Software as a Service agreement in an amount not to exceed \$2,322,162 in one-time costs and \$517,692 in annual costs during the 5 year agreement.

Trustee John Scaletta moved to approve. Trustee Tom Schwingbeck
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta,
Schwingbeck, Tinaglia

- B. Report of the Committee of the Whole Meeting Approved
of September 13, 2021

Enterprise Resource Planning (ERP)
Implementation Advisory Services

Trustee LaBedz moved, seconded by Trustee
Tinaglia, that the Committee-of-the-Whole
recommend to the Village Board that the Board
approve the agreement with Plante Moran for
Phase 3 ERP Professional Consulting Services in an
amount not to exceed \$234,000.

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

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta,
Schwingbeck, Tinaglia

- C. Report of the Committee of the Whole Meeting Approved
of September 20, 2021

Interview of William Moran M.D. for
appointment to the Board of Health term ending
April 30, 2024

President Hayes administered the Oath of Office to Dr. Moran.

Trustee Robin LaBedz moved to concur in the Mayor's appointment. Trustee
Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta,
Schwingbeck, Tinaglia

- D. Report of the Committee of the Whole Meeting Approved

of September 20, 2021

Interview of Fred Vogt, Jr. for appointment to
the Senior Citizen's Commission, term ending
April 30, 2024

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

Trustee John Scaletta moved to concur in the Mayor's appointment. Trustee
Tom Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta,
Schwingbeck, Tinaglia

- E. Report of the Committee of the Whole Meeting Approved
of September 20, 2021

Consideration of recommending to the Liquor
Commissioner the issuance of a Class B and T
liquor license to Harvest Fresh of Arlington
Heights, LLC dba Harvest Fresh located at 100
E. Rand Road

Trustee John Scaletta moved to recommend to the Liquor Commissioner
issuance of a Class B and T liquor license. Trustee Richard Baldino
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta,
Schwingbeck, Tinaglia

- F. Report of the Committee of the Whole Meeting Approved
of September 20, 2021

Consideration of recommending to the Liquor
Commissioner the issuance of a Class B and T
liquor license to A & H Food Liquor Inc. dba A &
H Food Liquor Inc. located at 921 W. Rand Road

Trustee Robin LaBedz moved to recommend the issuance of a Class B and
T liquor license. Trustee Nicoile Grasse Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta,
Schwingbeck, Tinaglia

X. CONSENT AGENDA

Trustee John Scaletta moved to approve all items on the Consent Agenda.
Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta,
Schwingbeck, Tinaglia

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- | | | |
|----|--|----------|
| A. | Village's Water System - Security Improvements | Approved |
| | - Contract Award | |
| B. | Sodium Chloride (Road Salt) Purchase | Approved |
| | 2021/2022 | |
| C. | AV Systems Upgrade - Design Contract Award | Approved |

CONSENT LEGAL

- | | | |
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| A. | A Resolution Approving a Professional Services Agreement - Consulting Services Addendum to Plante Moran PLLC Engagement Letter (Enterprise Resource Planning (ERP)) | Approved |
| B. | A Resolution Approving a Software as a Service Agreement with Tyler Technologies, Inc. | Approved |
| C. | An Ordinance Amending Chapter 28 of the Arlington Heights Municipal Code (Section 28-5, Use Districts) | Approved |
| D. | An Ordinance Granting a Land Use Variation (Midwest Tattoo, 19 N Wilke Rd) | Approved |
| E. | An Ordinance Amending the Comprehensive Plan of the Village of Arlington Heights (NE corner of Wilke and Dundee Roads) | Approved |
| F. | An Ordinance Approving Amendments to | Approved |

Planned Unit Development Ordinance Numbers 99-031, 07-072 and 09-041, a Preliminary Plat of Subdivision, Amendment to the Zoning Ordinance of the Village of Arlington Heights, and a Variation from Chapter 28 of the Arlington Heights Municipal Code (Ridgeline/Rohrman Development, 1100-1400 W Dundee Rd and 1510-1530 W Dundee Rd)

- G. A Resolution Approving an Intergovernmental Agreement for "Algonquin/New Wilke" - Roadway Engineering Phase II Design Engineering and Land Acquisition Services (Share of costs between the Village and Rolling Meadows) Approved

CONSENT REPORT OF THE VILLAGE MANAGER

- A. American Rescue Plan Act Budget Amendments Approved

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

Crescent Place - 310 W. Rand Rd - PC #21-010
Amendment to the Comprehensive Plan from "Commercial" to Moderate Density Multi-Family," Rezoning from the B-2 District to the R-6 District, Preliminary Plat of Subdivision to consolidate the subject property into one lot.

President Hayes said there are 131 attendees at this meeting making it impossible to hold it in person safely because of Covid-19. Under the current restrictions, the Village can only hold 35 people in the Board room. President Hayes said he will make sure all are heard to the best of his ability. The meeting will be continued if there is any kind of technological issue. Everyone should have the ability to participate. There is no intent to keep people from participating.

President Hayes explained the petitioner is requesting a rezoning of 310 W. Rand Road from Commercial to Residential, reclassifying the lot to Moderate Density Multi-Family and a consolidating the lots into one Plat of Subdivision.

Developer Presentation

Jake Zunamon of the Housing Trust Group (HTG) presented the proposal for Crescent Place. John Greene said the apartment project is for affordable housing. There are 40 one- and two-bedroom units and the property has 80 parking spaces. No variations are being requested. It has a community room, fitness center, library reading room, computer cafe, common laundry, secure bike storage, theater and garden plots. Neighboring plots are zoned R- 4. Some of the site needs to be dedicated to IDOT as a right of way. The Building has two access points off of Chestnut.

There will be stormwater management preventing runoff onto the streets. They have more parking spaces than are required. After comments were received at the neighbor meetings, they added screening the detention with landscaping, changed the setbacks allow for safety vehicles to turn onsite, and the landscaping has been enhanced. They will link the sidewalk on Chestnut to Rand. Four units will be fully handicapped accessible, eight will be convertible to accessible. All 40 units are capable of being adapted for wheelchair accessibility. This is not only an affordable project, it is an accessible project. The façade is all fronts. There is no "back". They are not seeking any variation relief and have accepted all of staff's recommendations. The monument sign is scaled and has the same design features as the rest of the building.

Mr. Zunamon explained the process which began a year ago. The Village passed an Affordable Housing Ordinance. IHDA and Cook County agreed to support the project. The Conceptual Plan review occurred at the Village in January. The Housing Commission reviewed it in March. Subsequently, they had the first neighborhood meeting. Only 3 people came, and those residents asked for the focus to be about traffic. After that, the Design Commission meeting occurred. The Plan Commission reviewed the project in June. Residents said they had been kept out of the process so they held a second neighborhood meeting in July. The project has the unanimous approval from the Plan Commission. Then they held a 3rd neighborhood meeting to make sure they addressed the concerns of the community. There are a lot of supporters of this kind of housing.

The neighbor concerns which arose at the community meetings were:

1. Traffic: Mr. Zunamon said neighbors said their traffic study in April was not valid because Covid was still happening and the numbers were suspect. So, they re-did the study when school was in session. They went back to IDOT to see if they could get a traffic signal. After a 2-day study with extended hours their study did show an uptick, but the traffic still did not merit a traffic light. They also did a gap study which showed cars have plenty of opportunities to merge onto Rand. Neighbors cited a cut through problem on Waverly. However, this was not justified in the numbers. In looking at the Bus route systems KLOA (the traffic engineering company) showed no clustering. They

performed three studies, but there is no reason this project can't proceed because of traffic. A restaurant could go here and generate more traffic than their project and it would and not require approval.

Luay Aboona from KLOA explained the studies. They looked at rush hour traffic and school traffic. There is an uptick in the morning, but the evening traffic is very steady and agreed with their April traffic study. He presented the numbers in the report. This development will add 14 trips in the morning and 18 trips in the evening on average. This means 4-5 more cars over a one-hour period. He said the signals on Rand manage the traffic spacing well. Ultimately, the intersections will work relatively the same as they do now. It takes 48 seconds to turn onto Rand now, with their development it would take 50 seconds.

2. Schools: District 25 did a projection analysis and enrollment. There was a decrease of 91 students at Ivy Hill from last year. Parkview, a similar development in the Village, has 13 school aged children in their building. With 1 and 2 bedrooms, they don't expect many children. According to D25, the buses can accommodate the children.

3. Property management: They will use a third-party management group. They choose the best group they could find and are currently vetting them. They will dedicate one of the units for a property manager or maintenance person, for resident contact and have an extra set of eyes onsite. They made this change as a result of the community meetings.

4. Security: There are additional cameras, a key fob system, and license plate readers. They are investing \$16 million and want their investment to stay strong. They typically don't have a lot of problems with their residents. They will have on site management.

5. Market: They market the building as if it is market rate. They will target local people who are aging out of their houses or are in the local work force. Their future residents are already neighbors.

6. Snow, run off water, and the ComEd substation: They will have snow removal, the runoff water will go into a water detention system and the substation is closer to some existing homes than their building will be.

7. Potential market: residents have called on the Board make decisions on the sole benefit of the residents. There are 3,700 households who would qualify for this project in the Village already. This project could solve these neighbor's problem.

Mr. Zunamon is from the area and his family lives in the Northwest Suburbs. The Turnstone Executive Director lives in Arlington Heights. The Housing Trust Group partnered with Turnstone because of their local roots and reputation. He said his organization is a national developer of

affordable housing and are in the top 20 in the nation. They have been recognized for having the best affordable housing developments in the country. He showed their projects in Crystal Lake and Northlake.

Staff Presentation

Mr. Perkins said there are no zoning variation requests which is unusual. The request is to rezone the lots to R-6. He summarized the review process and resident notification process which began in January. The Village follows the State Statute process and requirements. A legal notice was placed in the newspaper and on the website. Staff investigated the record of the developer. There were no findings against HTG. IHDA was contacted, they had a great experience working with Turnstone. The financial piece of HTG's process was going well. Schaumburg and Hoffman Estates, which have developments managed by Carefree, have had no problems.

The property has been vacant for 19 years. Staff has supported multifamily uses, but has been leery of high-density projects which have been suggested before. This project is of moderate-density. Changing to R-6 is consistent with contingent zoning as it's a transitional site between residential and commercial. The Comprehensive Plan allows for flexibility, and there are goals for affordable housing. There is over 6,000 square feet of nearby commercial property with a vacancy rate over 10%. The office center across the street has a 47% vacancy rate. Retail, restaurant and office uses are challenging these days. The one-bedroom units are 690 sq. ft. and the two-bedroom units are 875 sq. ft., which are smaller than the units next door at Stonebridge.

Public Works has no history of flooding at this location. Ponding was observed on June 26th and it appears this was caused by a blocked inlet from leaves or debris. No ponding has been observed since then. Stormwater will be released from the onsite detention to the east and not onto Chestnut. Public Works is looking at potential blockage on the storm sewer.

Crescent Place has 60 bedrooms. Tenant selection criteria sets a maximum of 2 persons per bedroom. School District 25 anticipates 5-13 students, but 18-23 are possible based on the numbers from Parkview. There are 6 busses that go to Ivy Hill now, the school would not need to add a bus, one might need to be added for Thomas. The Park District said the max usage observed at the nearby park is 9 children, but the park typically has 4 or fewer children so they do not believe there is a capacity issue at the park. The impact fee is \$125,767 to the community. Other nonresidential developments pay towards education, so the impact on individual taxpayers is not as impacted. Mr. Perkins summarized the additional conditions of #6-#11.

Board Discussion

Trustee Canty said there has been a lot of discussion that this is a prime

piece of real estate on Rand Road. The site has been vacant since 2002, the market has said no to this site as a commercial space. She said she does not want to wait another 20 years to develop this site. She said while she appreciated the onsite management and the safety plan, these are not things the Village typically requires. She said she was hesitant to make the requirement here, to single Crescent Place out as requiring special treatment. She is eliminating Staff's recommendations #6 and #7 in her motion.

Trustee Canty moved to approve PC#21-010, Crescent Place, an amendment to the Comprehensive Plan to reclassify the subject property from 'Commercial' to 'moderate density multi-family'; Rezoning of the subject property from the B-2 General Business District to the R-6 Multiple-Family Dwelling District; and a Preliminary Plat of Subdivision approval to consolidate the subject property into one lot, subject to the following conditions:

1. Final Plat of Subdivision approval shall be required.
2. Impact fees in accordance with Chapter 29 of the Municipal Code shall be required for each unit within the development.
3. The Applicant is responsible to ensure that the subject property is and remains in full compliance with the requirements of Article XVII of Chapter 7 of the Village Code, being the Village's Inclusionary Zoning Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitation, the following:
 - a. Providing in perpetuity, at a minimum, two actual on-site affordable one-bedroom units and two actual on-site affordable two-bedroom units within the development, which units shall be in compliance with Section 7-1707(B)(3) of the Village Code;
 - b. Ensuring compliance with all other provisions of the Inclusionary Zoning Ordinance and Inclusionary Housing Guidelines as applicable;
 - c. The developer shall submit a request for residency and local working preferences to HUD and IHDA in order to seek approval to incorporate Arlington Heights' Inclusionary Housing Ordinance tenant preferences in the tenant selection plan for this development consistent with their regulations; and
 - d. Even if not required, for any units the developer is making available as affordable, that the developer will make reasonable efforts to make those affordable units available according to the tenant preference in the Inclusionary Housing Guidelines.
4. Compliance with the May 11, 2021 Design Commission motion shall be required.

5. At time of Final Plat of Subdivision, the Petitioner shall provide additional details on the light fixtures as well as a revised photometric plan that conforms to all code requirements for review and approval by Staff.

6. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

7. The subject property shall be constructed in substantial conformance with the Security Plan dated 8/31/21 and attached as part of this Ordinance.

8. The subject property shall be operated in substantial conformance with the initial Tenant Selection Plan dated as revised 2/2021 (subject to IDHA final approval) and attached as part of this Ordinance. The maximum occupancy as outlined in the plan shall be restricted to no more than two individuals per bedroom.

9. In the event that future traffic warrants are met for any traffic improvements to the intersection of Rand Road and Chestnut Avenue, the subject property owner shall contribute their pro rata share or 10% whichever is greater, of the costs for any such warrant study, design, and construction of improvements to this intersection.

10. The property owner shall implement any driveway modifications if determined necessary by the Village.

Trustee Grasse seconded the Motion.

Trustee Schwingbeck confirmed with Trustee Canty that she eliminated staff's recommendation for the safety plan, as it is redundant, and on-site management, as over reach. Trustee Schwingbeck asked if the on-site manager was a commitment, or not. The developer said they are willing to have onsite management. They could make the unit affordable and pay the property manager an affordable income or have the manager live there rent free as compensation. Income requirements are \$40,000-\$50,000.

Trustee Schwingbeck asked about the monitor in the manager's office. Mr. Zunamon said it takes in all the security cameras feed but no one has responsibility for monitoring the cameras. The cameras record the information, so if there is a problem, they have the tape to review. When asked what kind of violations might happen, Mr. Greene said driving accidents like hitting a bollard. They can discern if it is a resident or an Amazon truck. They don't have that many problems, so it's not something they expect. They are not concerned with anything in particular nor expecting any internal issues.

Trustee Schwingbeck asked how are limits monitored in the units. Mr. Zunamon said it is part of the application. People talk in an apartment community. If there are extra people or cars, the people who are served will let us know. The vehicles will be registered. The license plate monitor is another passive tool to make sure all is well. Home businesses like

childcare would be against the lease and not allowed.

Trustee Schwingbeck asked if there is excess traffic going into the neighborhood, could we put forward some restrictions? Mr. Recklaus said with local traffic conditions the Village reserves the right to look at them. If there is enough traffic to warrant a signal on Rand, the development would have to pay towards it.

Trustee Schwingbeck said he appreciated the offer to have a manager on site.

Trustee Grasse said she heard all the voices of the residents. She took time to take in the entire neighborhood and spent time there. She appreciated that the project wants to work toward future traffic concerns. There is an urgent need for affordable housing in the Village. This is really about rezoning. It's an exciting possibility for a really blighted lot. There is more that has become part of the conversation. Because we are voting on rezoning, for requests such as this, what are the legal factors?

Mr. Passman, said Village Code does not contain any specific standards. The Board should consider as guiding principles the eight factors in Illinois jurisprudence requests for rezoning. The Lasalle factors are: 1) The existing uses and zoning of nearby property. 2) The extent to which property values are diminished. 3) The extent to which the destruction of the plaintiff's property values promotes the health, safety, morals, or general welfare of the public. 4) The relative gain to the public as opposed to the hardship imposed upon the individual property owner. 5) The suitability of the subject property for the zoned purposes. 6) The length of time the property has been vacant as zoned considered in the context of land development in the area. 7) The care with which a community has undertaken to plan its land-use development. 8) Community need for the use proposed.

Trustee Bertucci looks at this as a rezoning question versus an affordable housing question. If these were million-dollar units, we would still have to rezone. One can be against rezoning but for affordable housing. Mr. Perkins said this site is a transition commercial piece. It was not in the heart of the retail corridor. The viability of this site as retail has diminished further since 2015 as a number of retailers have gone out of business and because of Covid closures. The Comprehensive Plan may be out of date for this site. Mr. Perkins said the site favors rezoning to multifamily residential. A review of the Comprehensive Plan is not planned. The objectives and goals are not out of date, but particular sites could be addressed. Trustee Bertucci asked if things have changed shouldn't we revamp the plan? Mr. Perkins gave the example of TIF IV which is designated as commercial. In looking at that property, there may be some commercial proposed in a redevelopment, but developers may bring forward a different plan which includes residential and that would require an amendment like the one Crescent Place is requesting.

Mr. Perkins explained as far as the Comprehensive Plan goes, it makes sense to wait until a proposal comes to the Village before the Comprehensive Plan is amended. Trustee Bertucci said one strategy is to preserve commercial along a corridor and shrink the back area. Mr. Perkins said staff looks at properties site by site/corridor by corridor. Trustee Bertucci said the Cook County assessment for commercial is 25%, residential is 10%. When we lose commercial to residential, we remove the ability to be tax at commercial rates. Mr. Recklaus said that depends, a fully leased built up property compared to fully constructed residential yes, but when comparing a vacant lot to residential, there is more revenue on the residential. Staff believes the Comprehensive Plan values are intact, but the plan has to be responsive to the market.

Trustee Bertucci asked what has the property owner done to market the property? Mr. Perkins said staff can't speak to that but always puts developers in touch with the property owners if there is a match. In the past years a day care was connected to the owners, but chose a different site. Mr. Perkins said it's a challenging site given the location and the characteristics. As an example, Raising Canes wanted to be in front of a shopping center, have a lot of parking, and a traffic signal. This site doesn't have any of that.

Trustee Bertucci said as a guardian of the taxpayer, he thinks we should hold to the Comprehensive Plan and not nick away at the commercial space that could give the taxpayer a break. He said he understood that it's been empty, but asked if we have given it the attention? He said he is for the project and affordable housing, but the rezoning is premature.

Trustee LaBedz asked if the Village has ever rezoned from residential to commercial? Mr. Perkins said he could not think of any, but annexed properties come in as R-1 and then are rezoned. Trustee LaBedz said this is a terrific project and she is in favor of it. She asked if there was always a management office on site. The answer was yes. Some utilities are included in the rent, all residents get a utility allowance for electric costs.

Trustee Tinaglia said based on his email account, the responses to the project have been 50/50. It's hard to think that half the people will be unhappy. He said he listened hard, and will vote for what is best for all of Arlington Heights. He asked about the building materials. Mr. Greene said the building is brick and Hardie-plank. The windows are vinyl and are energy rated. Trustee Tinaglia asked why there weren't any balconies? Mr. Greene said by eliminating the balconies, they could be expanded to create more community space to bring the community together. The Housing Trust Group has 3,000 units managed, 99% are affordable with an occupancy rate of 99%. They have been in business 30 years. Trustee Tinaglia said he's okay with either management living on site or working on site. He asked if the Board was not twisting their arm to make that happen. Mr. Zunamon said no.

Trustee Tinaglia asked what the process was to choose the residents. Mr.

Zunamon said they have to follow the Fair Housing guidelines. Residents must be under the income threshold and over certain thresholds. There are background checks for crime and credit. Those people get first choice, then it's first come first served. The HTG markets locally, at the American Legion and Senior Center and try and get Village residents in first. There is nothing mandated. There is a referral network from IDHA, if clients have selected Arlington Heights and are working with an existing service provider, but that's only for those 8 units.

Trustee Tinaglia asked if the site was commercial like a Raising Canes, how much more traffic could there be. Mr. Aboona looked at a high turnover restaurant and said there would be two to three times more traffic than this project would generate. Mr. Aboona, said the 'number of trips' figure comes from looking at rush hour as the highest hour. Not everyone leaves at the same time. They have 2 parking spaces for each unit. Visitors are included in the formula. Not every unit will have two vehicles. Mr. Perkins said he is comfortable with the amount of parking.

Trustee Tinaglia stated the Zoning Map and the Comprehensive Plan are two different things. This parcel was probably zoned commercial when the area of Rand was annexed in the 1950's or 1960's. It was Zofia's restaurant in the 1990's. Trustee Tinaglia said it seems odd that it was ever commercial. It does not scream car wash or restaurant or shopping center. Looking at these maps, this is a snapshot. Whenever we look at the maps, it's only with the view of today. The Board needs to take in all the information, consider Amazon or any kind of market change and reconsider how it works now. Zoning is almost never black and white.

Resident Comment

Dan Hofenkamp said he was disappointed that the motion was made before the residents had a chance to speak and that the Board was not listening. President Hayes said that was unfair, not all Board members had spoken nor made up their minds yet.

The following residents were opposed to the project because of the loss of commercial property and the resulting economic impact: Dan Hofenkamp, Ken Jochum, and Christina Fiore.

The following residents were opposed to the project because of traffic and population saturation concerns: Aaron Hein, Dale Bugno, Don Bergstrom, Britt Polornis, Mary Kasanack, Mark Eschenbrenner, Sue Bilski, Nikki Wolverton. Alice Sylvester noted that people avoid Chestnut and Rand so that is why the traffic numbers are down and drivers divert to Waverly.

The following residents were opposed to the project because of the potential for increased crime and having public housing near their neighborhood: Logan (no last name given), Jay Heveran, Mr. and Mrs. Frid.

Marsha Marconi asked for Board representation at the Community Meetings.

Adrienne Eschenbrenner said that over 600 residents in the neighborhood want the Board to vote no.

A signed a petition with over 600 signatures has been presented asking for the Board to vote no.

Greg Zyck said he did not have a problem with the development, but that traffic on Waverly is an issue and he asked for the Village to help the neighborhood with some solutions.

Richard Oberman said the nearby parks are full and exceeding capacity. He suggested turning the lot into a park.

Speakers also noted the following concerns: there was no guarantee that residents would be from Arlington Heights, the landowner and Village had not done enough to market the site as commercial, as the school's income comes from property taxes - the residents will end up paying more in taxes for these additional children, Cook County is already subsidizing the project with residents' dollars, the process may have been legal - but it was not sufficient, what happens if a resident becomes pregnant and exceeds the space.

Speakers in support of the project were: Trevor Drezen, Amy Somary, and Christina Crusius. They cited the need for affordable housing, the benefits of economic diversity, and the value of having the property contribute to the local tax base.

Trustee Richard Baldino moved to continue the discussion of Crescent Place to a Special Meeting on September 27, 2021 at 7:00 p.m. because of the late hour. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

XIII. LEGAL

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| A. | A Resolution Approving the Termination of Affordable Housing Agreements for the Timber Court Development
(3400 N Old Arlington Heights Rd) | Approved |
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Resident Keith Moens asked for this item to be pulled from the Consent Agenda. Mr. Recklaus said in 2006, the Timber Court Condominiums were developed with a requirement there would be 14 deed restricted affordable

units. A new owner has purchased the building and is converting the property from condo to rental. The new owner is agreeing to keep 14 units as affordable. To facilitate the transition, the Village needs to terminate the original agreement, but the property will still have 14 affordable units. They were for purchase, now they will be for rent.

Trustee John Scaletta moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee John Scaletta moved to adjourn at 11:59 p.m. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia