



MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 18, 2014
8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

The Village Clerk called the roll with President Hayes and the following Trustees responding: LaBedz, Scaletta, Blackwood, Rosenberg, Farwell, Sidor, Glasgow and Tinaglia.

Also present were Interim Village Manager Diana Mikula, Assistant Village Attorney Robin Ward, Deputy Director of Planning and Community Development Bill Enright, Housing Planner Nora Boyer and Village Clerk Becky Hume.

IV. APPROVAL OF MINUTES

VIDEO A. Village Board Minutes 08/04/2014 Approved

Trustee Carol Blackwood moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Hayes , LaBedz , Rosenberg , Scaletta .

Abstain: Farwell , Glasgow , Sidor , Tinaglia .

VIDEO B. Committee of the Whole Minutes 08/04/2014 Approved

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

The Motion: Passed

Ayes: Blackwood , Hayes , LaBedz , Rosenberg , Scaletta .

Abstain: Farwell , Glasgow , Sidor , Tinaglia .

V. APPROVAL OF ACCOUNTS PAYABLE

VIDEO A. Warrant Register of 8/15/14 Approved

Trustee Joe Farwell moved to approve the Warrant Register dated
8/15/14 in the amount of \$2,934,871.60. Trustee Thomas Glasgow
Seconded the Motion.

The Motion: Passed

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

VI. RECOGNITIONS AND PRESENTATIONS

VIDEO A. Presentation of "One Book, One Village"
 Community reading event by Arlington Heights
 Memorial Library Executive Director Jason Kuhl

Mr. Kuhl and Ms. Deb Whisler from the Arlington Heights Memorial
presented the "One Book, One Village" community reading program.
The Library is trying to get as many people as possible to read the
same book and then talk about it. The book selected is Ordinary
Grace by William Kent Krueger and is for all ages. A number of
programs around the community will revolve around the themes in
the book. The author will visit the Library on October 28. The
Library is encouraging residents to read the book and then pass it
along. Board members were given books to kick-start the program.

Trustee Farwell recommended the book discussions scheduled on the
Library website www.ahml.info. Trustees LaBedz and Scaletta also
indicated their support for the program and noted the positive

reviews they have received on the book.

President Hayes thanked Mr. Kuhl, Ms. Whisler and the Library for everything they contribute to the quality of life in the Village.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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 ask to remove any item on this Consent Agenda.
4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

VIDEO A. Emergency Repairs to Aerial Ladder Truck Approved

Trustee Thomas Glasgow moved to waive competitive bids and approve the proposal from Global Emergency Products for emergency repairs to Aerial Ladder Truck #432 in an amount not to exceed \$12,027.55. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg ,

Scaletta , Sidor , Tinaglia .

VIDEO B. Contract Award for Elevator Maintenance Approved

Trustee Thomas Glasgow moved to approve a three year contract totaling \$48,126 for scheduled preventative maintenance and annual repair costs to Mid-American Elevator Inc. of Chicago. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

CONSENT LEGAL

VIDEO A. A Resolution Approving an Agreement with Approved
Township High School District 214 and
Elementary School District 25
(Hickory/Kensington TIF District)

Trustee Thomas Glasgow moved to approve R14-027/A14-044.

Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

VIDEO B. A Resolution Approving an Intergovernmental Approved
Agreement with the Village of Mount Prospect
(Pedestrian safety improvements at the
intersections of Central Road and Arthur
Avenue and Central Road and at Bosch
driveway traffic signal)

Trustee Thomas Glasgow moved to approve R14-028/A14-045.

Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

VIDEO C. An Ordinance Approving Variations from Approved
Chapter 28 of the Arlington Heights Municipal
Code
(Orchard Evangelical Free Church, 1330 N.
Douglas Avenue, parking lot improvements)

Trustee Thomas Glasgow moved to approve 14-042. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

VIDEO A. Parkview Apartments - PC#14-013 Approved
212 N. Dunton Ave.
Preliminary Planned Unit Development

Trustees Tinaglia and Blackwood recused themselves from the discussion and vote to avoid professional conflicts of interest. They left the meeting at this time.

Ms. Mikula said that the Plan Commission approved the proposed Parkview Apartments 5-1 at a Public Hearing on August 13, 2014. The proposal is for a 7 story mixed use building with 45 residential rental apartments, 1,254 square feet of commercial space and 60 internal parking places. **President Hayes** said that Housing Commission Chairman Mark Hellner is also present to answer questions.

Rolando Acosta, attorney for the petitioner, presented the project. A previous PUD had been approved for this space, but the original proposal was for an 8 story building. This project is 7 stories. As a result of a Plan Commission meeting, they have added 6 more spaces to make room for 60 cars. Employee parking for the retail space has been secured in Village's North parking garage. **Rob Losselyoung** of Tinaglia Architects said the project has parking on the first and second floors and further described the layout and design of the building.

Trustee Labeledz asked what kind of retail business was viable in the 1200 square foot retail space and noted that the original project had more retail. She said there are only four vacant retail spaces on the north side of Downtown. **Brian Hellgeth** of Brian Properties said it was suited for an office like insurance or law. He said it was not suited for a restaurant or a high traffic business.

Trustee Glasgow asked for an explanation of how the affordable housing requirement works. **Mr. Hellner** explained that the Village adopted a 15% minimum guideline of affordable housing units for every new multi-family development based on a study and report done in the 1990's. Developers also have the option to pay a fee for non-compliance. For this development, that means 7 affordable units at a minimum. This project was unanimously approved by the Housing Commission. The Commission would like to see more units designated as affordable but is happy to have compliance. Mr. Hellner explained that affordable housing is not the same as low income.

Trustee Glasgow said there are affordable units peppered all over town. He said these apartments would be for people who are middle income or modest income, like beginning teachers, police officers and returning veterans. Usually they are leased by people entering the workforce.

Trustee Glasgow asked about parking for retail customers. Mr. Acosta said the Code doesn't require any parking spaces because they are below the square footage threshold. The parking is structured as such: 60 spaces interior, 54 for residents, and 6 for guests. These ratios were worked out with staff after two reviews of

parking demand. **Mr. Acosta** said staff has been very helpful.

Trustee Rosenberg wanted to ensure there would be a visual or sound alert when someone exits the parking garage to the street. **Mr. Enright** said staff had requested an alert and it will appear on the plans. **Trustee Rosenberg** asked about the capacity in the Village's north side parking garage. Mr. Enright said the Village is not selling more overnight permits in the North Garage as it has significant commitments to Hancock Square and the retail shops there. Also, there are various resident permits in existence there. The Vail Street garage is offering overnight permits. Trustee Rosenberg asked if reallocation would make sense as the Vail Garage is not very close to the Parkview Apartments. Mr. Enright said the Parking Committee is always evaluating this issue. He said it can be difficult to move people across the rail road tracks.

Trustee Rosenberg received assurances from Mr. Acosta that if the tax credit financing did not go through, the project would still be built.

Trustee Farwell questioned the sunset clause. **Johana Casanova** of Up Development said the sunset clause for tax credit financing for affordable housing is a minimum of 15 years and a maximum of 30 years. However, in this case the unit base of 15 is perpetual even if the financing was rearranged, because the Village condition is 15 units. Ms. Casanova said they agree to all the conditions set forth by the Plan Commission and Staff.

Trustee Sidor thanked Up Development for bringing the project to Arlington Heights. He noted their patience through the process.

Trustee Scaletta questioned the use of the 6 additional interior parking spaces. **Mr. Enright** explained that the additional 6 spaces added to the garage were above requirement, and were designated as guest parking. There are no plans to allocate interior spaces for the commercial properties' use. The employees of that business will be accommodated in the North Garage parking spaces during the day. It also wouldn't be convenient for customers of the business to use those spaces. **Trustee Scaletta** asked if parking restrictions could be written in the building's leases so that tenants

don't misunderstand the parking availability. **Mr. Enright** said this is not something the Village typically regulates. He said that the Parking Committee is constantly reevaluating the needs and communicates with Finance on a regular basis. He said the market will ultimately dictate who moves in, with the limited parking as a known factor.

Discussion occurred regarding moves. As parking must be blocked off on Eastman for moving vans, preapproval must come from the Village. Sundays are discouraged. The Village will also not allow moves to occur during peak times. **Ms. Casanova** said that residents must give 60 days' notice and then coordination with the Village will occur. The Village dictates the hours.

Trustee Rosenberg had staff confirm that the IEPA regulations must be met prior to permits being issued.

David Weiner of 201 N. Vail said he was a licensed Association Manager. He said a typical move in/out is 4 hours. He represents the owners at 201 N. Vail. He said they support development and affordable housing. Their building is opposed to the lack of a circular driveway to accommodate moving, trash collection, and guest drop off. They do not like the double parking situation that will be created on Eastman/Dunton as a result. He said that the number of moves by his numbers were anticipated to be 36, a far cry from the 5-6 that was cited at the Plan Commission Hearing. He suggested the data provided to the Plan Commission was faulty.

Matt Williams, 818 N. Highland, said he was concerned with the plan and the effect on the neighborhood. He said the building had a disregard for Village requirements. He said if the maximum number units suggested in the proposal become affordable housing units, the project is over 200% of the Village's guidelines. He expressed concerns with the low income density in the building. He said that he was not sure it was the view of the Board that the 15% affordable housing percentage was the right one. He suggested that two residents of an apartment cannot earn more than \$17,400 in combined income. He disagreed that the potential residents would be actually Arlington Heights residents. He said the building lacks retail and is not in line with Village's own plan for the downtown area. He called into question the plan, who would qualify to live

there, and the number of units that would be affordable. He said he was concerned that there was nothing to prevent the developer from adding more than the 19 allowed affordable units at their discretion.

Mr. Acosta said their moving data came from a survey of over 400,000 similar units. They do not anticipate almost the entire building moving out every year.

Ms. Boyer said that income levels for affordable housing are set at 60% of area median income. The maximum income for 2 adults with one employed is \$39,100. The number is not divided in half if two adults are employed, it is a sliding scale. If there is a family and one person is the sole breadwinner, the maximum housing income would be 45,150 for a three bedroom apartment.

Trustee Farwell said income level does not go down proportionally. He said one must be careful with words as this project is not low income, it is moderate income housing. He said moderate income is 60% of median household income, low income is 40% and extreme low income is 20%. He said these apartments will lease to starting teachers, nurses and office workers.

Trustee Farwell explained the history of how the affordable housing percentage came about. The 15% goal in every multifamily project came from a 1997 review and report. It was the first program to put income level and cost of unit together for the first time and address both sides of the equation. In the late 90's a number of projects like Dunton Tower and Waterford Place used financing that required affordable housing. The goal was to help newly employed people spend a lower percentage of their income on rent. The Village committed to this idea and made the requirements perpetual. In addition, the State of Illinois passed the Affordable Housing Act which requires communities to have 9% of their housing stock deemed as affordable. As property prices increase, the need to offset the market increases to maintain this 9% threshold increases.

Trustee Farwell said he understands the concerns of regarding the

moving situation. Usually the maximum move/in-out is 30%, so about 7 in and out in a year for a building this size.

Trustee Sidor noted that multi story buildings on Wing Street and Campbell do not have circle drives and function within the community. Circle drives are not mandatory. He said it is not truly an issue on those streets and they also have a high traffic situation.

Mr. Acosta said that the developer cannot limit residents to those with previous Arlington Heights addresses. The marketing will be the same for every unit. All renters are screened, have background checks performed and are financially vetted. No one is treated differently.

Trustee Glasgow said affordable housing is important and speaks to what the Village is about. Newly hired policemen cannot afford to live here today. There is low income housing in the Village for seniors in the Village at Cedar Village, Linden Place and Goedke House. This development is needed and much preferred to a vacant lot. Rental units are needed in the Village. The developer went through a lot during the Plan Commission Hearing. They took into consideration the community concerns and have agreed to four variations and seventeen conditions. He thanked the petitioner for investing in the community.

President Hayes asked when the project will begin construction. Mr. Acosta said in the spring of 2016.

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

The Motion: Passed

Ayes: Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor .

Absent: Blackwood , Tinaglia .

XIII. LEGAL

XIV. APPOINTMENTS

XV. PETITIONS AND COMMUNICATIONS

President Hayes said the past few weekends have been wonderful with the success of the Mane Event, the Taste of Arlington, and the Arlington Million. He thanked all those involved with these special events and especially the Special Events Commission, the Chamber of Commerce and Arlington Park.

XVI. REPORT OF THE VILLAGE MANAGER

XVII. ADJOURNMENT

Trustee Joe Farwell moved to adjourn at 9:14 p.m. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor .

Absent: Blackwood , Tinaglia .

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.