



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 5, 2024
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Bertucci, LaBedz, Schwingbeck, Baldino, Grasse, Dunnington and Tinaglia. Trustee Shirley was not present.

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

IV. APPROVAL OF MINUTES

A. Committee of the Whole 07/08/2024 Approved

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

The Motion: Passed

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

Absent: Shirley

B. Committee of the Whole 07/15/2024 Approved

Trustee Robin LaBedz moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

Abstain: Dunnington
Absent: Shirley

C. Village Board 07/15/2024

Approved

Trustee moved to approve. Trustee Seconded the Motion.

The Motion: Passed

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

Abstain: Dunnington

Absent: Shirley

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 07/30/2024

Approved

Trustee Shirley entered the room at 7:32. p.m.

Trustee James Bertucci moved to approve in the amount of \$3,967,346.66.

Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

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

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

Trustee Robin LaBedz moved to approve. Trustee Tom Schwingbeck

Seconded the Motion.

The Motion: Passed

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

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| A. | Portable Salt Conveyor - Purchase and Resolution | Approved |
| B. | Village Hall Carpeting - Award and Resolution | Approved |
| C. | Well #16 - Emergency Repairs and Resolution | Approved |
| D. | Purchase of Cardiac Monitors | Approved |
| E. | Vail Promenade Improvement Project | Approved |

CONSENT LEGAL

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| A. | Crescent Place Subdivision Public Improvements Approval & Resolution | Approved |
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Trustee Robin LaBedz moved to approve R2024-30. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

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

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| B. | 3115 N Ellen Drive Annexation and Ordinance | Approved |
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Trustee Robin LaBedz moved to approve 2024-44. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

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

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| C. | Resolution Authorizing the Village Manager to Execute an Opioid Settlement Agreement | Approved |
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Trustee Robin LaBedz moved to approve R2024-31. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

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

D. Ordinance - 419 S. Pine Subdivision

Approved

Trustee Robin LaBedz moved to approve R2024-32. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

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

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

A. Bond Waiver - Second City Canine Rescue

Approved

Trustee Robin LaBedz moved to approve. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

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

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Ford Commercial Auto Repair - 3456 N. Ridge Ave. - PC#24-004
Land Use Variation to allow Motor Vehicle Repair, Major in the M-1 District

Approved

Attorney John O'Connor and Ford Manager Cassie Smith presented the project. They are requesting a Land Use Variation for the building. The current zoning does not permit auto repair uses. They were recently approved by Ford Motor Company to become a Ford Pro Dealer and plan to locate that service to this location. The proposed use does not alter the essential characteristics of the locality and will be compatible with the existing and nearby properties. The surrounding properties are manufacturing and distribution. The dealership has easy access off of Dundee Rd. so there are no concerns about traffic. There is an available adjoining parking lot which is gated and will be used to store the commercial vehicles while they're waiting to be serviced. Anything else on site will be located within the building itself. There will be approximately 29 service bays for the repair operations. The screening will be added to with shrubs to block the view completely off the street.

Mr. Perkins said they requested a waiver of the parking study and Staff did not feel a study was necessary given the nature of the proposed use. It's a former warehouse distribution manufacturing facility. They're not proposing any exterior renovations of the building at this time although they have indicated they may in the future, these would need to go to the Design Commission. The M-1 District where the property is located does not allow this kind of use primarily because the typical auto repair brings a lot of customers in, and the desire of the Manufacturing District is to keep it to manufacturing truck traffic. The property is right next to their facilities and is a good use for the site. The parking requirements are exceeded. The Plan Commission added a requirement for them to submit the landscape plan prior to review by the Village Board. In order to keep the project moving forward with the Ford Corporation, we're recommending changing that requirement to prior to issuance of a permit. The improvements would need to be completed prior to October 31st of 2024.

One of the conditions deals with not allowing the storage of batteries and tires and things like that, the second addresses where the vehicles would be stored so there'll be no inoperable vehicles there. We want to avoid having a junkyard at this location. The petitioner said they were in agreement with all of the conditions including the landscaping date of October 31st.

Trustee Schwingbeck said after driving by the site, you can barely see what's going on there now because of all the shrubbery. He said he couldn't even tell what was happening inside the bays and the doors were open.

Trustee LaBedz noted there was some discussion at the Plan Commission Hearing regarding the definition of an inoperable vehicle. Ms. Smith said they do not have room for inoperable vehicle storage so those would be towed to another location. Mr. Perkins said the definition is in Chapter 19 of the Village Code

Trustee Tom Schwingbeck moved to direct staff and the Village Attorney to prepare final documents approving the requested relief for consideration at a future Board meeting a Land Use Variation to allow Motor Vehicle Repair Major within the M-1 District along with a variation to Chapter 28 waiving a traffic study and conditions as recommended by the Plan Commission and Staff Development Committee. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

B.	Tots Land Daycare - 1007 W. Euclid Ave. - PC#24-005	Approved
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Special Use Permit for a Day Care Center in the B-1 District

Damian and Anita Dwulit said they are a family-owned daycare business which has three locations. The former bank building has the capacity to create a space for about 90 children. They are requesting Special Use Permit to allow for a day care center. There is also an accessory structure on the site.

Mr. Perkins said the site is in a B-1 district. The area used to be full of car dealerships. The bank has relocated and the property is currently vacant. It's immediately adjacent to single family residential on the West and multi-family to the South. This use would serve as a good transition. They will be removing the drive through and converting that to the outdoor play area. They will also add 5 new parking spaces. There is a variation required for the play area equipment as well as the fence which will screen the play area from the residential neighborhoods. This is a good a good fit with the neighborhood there are no parking issues.

Ingress/egress access on Euclid is limited. There is a condition that if there are any changes proposed to the restricted access on Euclid that the Village will review to make sure that it was a safe ingress/egress situation.

President Hayes asked about the number of employees and their training. Mr. Dwulit said there about 13. Ms. Dwulit said their business is licensed by the State of Illinois so according to the DCFS licensing standards you have to be a minimum high school education, a full background check and almost 600 training hours.

Trustee Grasse inquired about the age of the children and the hours of operation. The operation hours are 7:00 am to 6:00 pm. The time spread helps to minimize the traffic around the area because parents can drop off and pick up as needed. The children will be from the 15 months to five years old.

Trustee Tingalia asked if they purchased the building. The Dwulits said they will after this approval. Trustee Tinaglia noted the building has been rebuilt, so it is like buying a new building.

Trustee LaBedz said she is always thrilled when somebody reuses the building rather than tear it down so she's really excited that they were able to find this property suited their needs.

Trustee Bertucci asked how the children would get into the building. Mr. Dwulit said the parents escort them into and out of the building. There is a sign in and sign out for each child. The children do not navigate the parking lot without supervision.

Trustee Dunnington asked if they specialized in families that are Ukrainian and Polish. Ms. Dwulit said most of their families are Polish, but right now

they are seeing a lot of Ukrainian families coming over. They try to diversify staff to have someone who speaks Polish and Ukrainian on each shift to help the parents and kids get to know them until they adjust to the American language.

Trustee Dunnington said in the traffic study, it recommended that a sign on Euclid Ave be added. She said the intersection can back up. Mr. Perkins said that is the County's right of way. This situation can be monitored, but any sign there would have to be approved by Cook County. More traffic would likely come from the post office and the car wash across the street than there would be from the daycare. Trustee Dunnington agreed, noting it could be challenging during pick up and drop off. Mr. Perkins said it would be the County's responsibility to install a sign.

Trustee Dunnington said the study also recommended having the crosswalk marked and a stop bar at the loading zone on the South side of the site. Mr. Perkins said staff can take a closer look at that. Trustee Dunnington said there doesn't always seem to be enough parking at the post office and people sometimes park in this lot. Ms. Dwulit said during the day that shouldn't be any issue for them. They have more parking here than their other locations, so are not concerned about having enough parking.

Trustee Richard Baldino moved to direct staff and the Village Attorney to prepare final documents approving the requested relief for consideration at a future Board meeting for a Special Use Permit for a day care within the B-1 Business District along with variations to Chapter 28 to permit playground equipment and a six foot high fence subject to the conditions recommended by the Plan Commission and the Staff Development Committee. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

C. Recreation Park - 500 E. Miner St. - PC#24-007 Approved
Planned Unit Development, Special Use Permit,
Rezoning, Comprehensive Plan Amendment

Park District Representative John Kramer and Steve Connors from the Hitchcock Design Group presented the new Recreation Park plan for phased improvements. Two public meetings were conducted and resident feedback received. They recently received roughly over \$4 million in grant funding. Phase one of the plan recreates some of the existing amenities. The playground will become fully inclusive and the tennis courts will be slightly moved and replaced. They are adding some trails and creating a skate park. They will be demolishing the properties along Northwest Highway and one on Belmont.

Phase two recreates the existing baseball field by adding some amenities,

moves the basketball court and installs a new toilet room. Phase three is the bathhouse and the renovation of the existing pool. Because of the grant requirements, they need to begin the project soon.

Mr. Connors described the setting and detailed the amenities of the plan. There will be two entrances coming off of the sidewalk at Northwest Highway for additional community access. The playground will be train themed. A parking lot will be added near the new tennis court location and be accessible to the playground and outdoor fitness equipment. They requested a waiver of the traffic and parking study, permission to allow 12 accessory structures and the allowance of sports lighting at 50 feet in height for the tennis courts. Park District Executive Director Carrie Fullerton addressed the tax impact from the businesses which were displaced. The tax loss is estimated at \$380,000. The properties have been exempted from property tax since the Park District purchased them in 2013 and 2016.

Mr. Perkins explained that Recreation Park is one of the oldest parks in the community. For many years, the Master Plan envisioned the expansion to Northwest Highway. Part of the request is to rezone these commercial properties to Public Land. There is an alley at the rear of them which will need to be vacated.

Trustee LaBedz asked if bags will be provided for the bags game. Ms. Fullerton said bags will be available for borrowing in the pool house during the summer, in the off season, people will have to bring their own.

Trustee Bertucci cautioned that removing commercial properties from the tax roll puts an increased burden on business and residential taxpayers. He is in favor of the Park District and its leadership, but noted the loss of tax dollars spreads costs amongst the other taxpaying entities. He suggested taking his concern back to the Park District Board asked the Planning Staff to be aware as well, noting taking properties off the tax roll on major thoroughfares should be carefully considered. He said he loves our parks, so this is just a visionary future statement.

Trustee Tinaglia said he understands the concern Trustee Bertucci raised, but to him, this is a really limited circumstance. The community wants green space so this kind of balances the competing interests. He said it makes sense for this vision on these pieces of property. It will be nice for people driving through or looking out the train window to see green space here instead of garages. He asked if pickleball was considered. Ms. Fullerton said pickleball was discussed and they determined that with the proximity to the homes it would not make sense because of the noise. They have had to put up sound barriers at Green Slopes, which has 16 new dedicated pickleball courts.

Trustee LaBedz said she is very thankful that they plan on keeping historic building there. She noted there was a time when that was not part of the plan. It's a wonderful old building.

Trustee Grasse responded to Trustee Bertucci's comments noting the benefit to public health and wellness that the parks and open spaces bring. That is the reason businesses want to come here and the reason people want to move here. It is a very important part of the community, as important as businesses. She is in full support of what is proposed. She believes that the cost benefit of what parks provide for the community far outweighs the revenue lost from those businesses on Northwest Highway.

Trustee Dunnington agreed saying she thought the Park District is one of the reasons that people move to the Village. She asked about the tree preservation. Ms. Fullerton said they're taking 18 trees down, six of which are in poor condition so there are 12 healthy trees that are being taken down. They are required to put 51 back, but will exceed that and plant 71 trees. Trustee Dunnington asked about accessibility to the sidewalk on Northwest Highway during construction. Mr. Connor said there may be times when a sidewalk will not be accessible but the existing sidewalk will be available for most of the construction except when the curb cuts are taken out which are on the IDOT right of way. They will make every attempt to keep some sort of access open one way or the other. Trustee Dunnington suggested creating signage so people don't get stuck having to navigate Northwest Highway.

President Hayes asked how long this plan has been in the works. Ms. Fullerton said the Park District put the project forward in a referendum in 2012. The Park District has owned these properties for a long time. President Hayes said the point about preserving business space is well taken but this project has been in the works for a long time. 70% of the respondents to the Village's survey said the Village needs more green space. He said he is fully supportive of all this.

Trustee Nicolle Grasse moved to direct staff and the Village Attorney to prepare final documents approving the requested relief for consideration at a future Board meeting for an amendment to the Comprehensive Plan to reclassify certain properties as Parks, rezone certain properties to Public Land, a Planned Unit Development for the three phase redevelopment of Recreation Park and a Special Use Permit for facilities owned and operated by the Village of Arlington Heights, Arlington Heights Memorial Library & branches and the Arlington Heights Park District along with variations to Chapter 28 and subject to conditions as recommended by the Plan Commission and the Staff Development Committee. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

Mr. Recklaus said at the August 19th Village Board meeting the Village will be onboarding a new agenda management system, Civic Plus Select. The Board is going to receive an e-mail with instructions on how to set up their select account with a link to a short training video on how to use the Board Portal. The public portal for the website will launch on August 15th in preparation for the August 19th meeting. Staff will provide information for the public about the new portal on social media and other communication channels.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Trustee Grasse said she wanted to call attention to the Consent Agenda item approving new carpet for Village Hall. The materials were intentionally selected to address sustainability, which is one of the Board's strategic priorities. Ms. Mikula said the new carpets were selected over many months. The carpet has green label plus rating meaning the carpet and adhesive products have the highest indoor air quality standards rating in the carpet industry. They are recyclable and have material health products for circulatory clean air and climate protection, water and soil stewardship, and social fairness. This purchase meets some of the sustainability goals that are in place.

President Hayes said he witnessed the selection process in terms of the colors and textures and saw that it was very involved process, and a very select high quality group of staff members led by Diana, made the very good selection.

XVII. ADJOURNMENT

Trustee Richard Baldino moved to adjourn at 8:37 p.m. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

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