



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
July 2, 2018
8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Scaletta, Glasgow, Blackwood, Tinaglia, Rosenberg, LaBedz, Baldino.

Trustee Sidor was absent.

Also present were: Randy Recklaus, Scott Shirley, Robin Ward, Mark Burkland, Diana Mikula, Charles Perkins, Tom Kuehne, Nick Pecora and Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 06/18/2018 Approved

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

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Tinaglia

Abstain: Scaletta

Absent: Sidor

B. Village Board 06/18/2018 Approved

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

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Tinaglia

Abstain: Scaletta

Absent: Sidor

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 06/30/2018

Approved

Trustee Bert Rosenberg moved to approve the Warrant Register in the amount of \$4,108,491.91. Trustee Thomas Glasgow Seconded the Motion. The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Tinaglia

Absent: Sidor

VI. RECOGNITIONS AND PRESENTATIONS

A. Presentation by Salute, Inc. on the Mayor's 5K Challenge

President Hayes said he has run hundreds of races so tried to figure out how to use his running to make money for a worthwhile organization. He said Salute Inc. benefits injured military personnel, veterans and their families and is near to his heart as a veteran himself. He challenged people to beat him in the annual Salute 5K and donated \$5 for every person who did. The business community, led by Picket Fence Realty, picked up the 'Mayor's Challenge' and matched these monies. President Hayes presented a check for \$7,000 to Salute Inc. Collectively 27 businesses and individuals contributed funds to the challenge. Forty-nine people beat the mayor, so his personal donation was \$250; the business community donated the rest. Mary and Will Beiersdorf, founders of Salute, thanked President Hayes and the Ducheks of Picket Fence for their leadership.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Paul Marcy said Russetwood Drive is a winding street with many blind sight areas. Cars drag race, go off the road and hit trees. A young boy was almost hit. The traffic comes from Hersey High School whose young drivers use it as a cut through. He sent an email to the Board on June 14 making some suggestions. The issue has not been elevated in the Village and he asked for a thorough review.

David Coughlin said this problem has existed at least since 1985. All the neighbors have complained about it over the years. He asked for frequent and consistent enforcement by police. He suggested signage or double striping. There have been concerns about the aesthetics of striping, but he

believes the safety issue is more important than aesthetics. Children are also walking to/from Sullivan School.

Mr. Recklaus said he talked to the Police Chief about this today. The suggestions are being reviewed and a formal response should be ready later this week. They are looking at the history, the street geometry and the presence of the school. Staff is evaluating the suggestions and will try to make the most effective recommendation. He said he will be sending an email later this week to address the issues.

President Hayes recommended communicating with the High School.

Jaqueline Perkins Jordan said she did not know that she was parking on Miner Street when she recently lunched at Gumrai Tai. She stayed over 2 hours and got a ticket because she was unaware of the time limit. She said tickets are a chilling effect on the commercial business. People should be able to park, visit, and not get a ticket. Miner Street appears to be a parking lot and it is not obvious that it is a street. She suggested putting meters there so people understand it is limited time parking. The restaurant told them that they pay the Village for the parking there. She said this is a double insult if it is true. She asked the Board to please do something about it to make it fairer.

President Hayes said parking is anything but simple. Business owners want turn over in the spaces, so that they can turn their customer base over. He said he heard Ms. Jordan. The Village has attempted to implement solutions over the years and are looking at parking right now.

Mr. Recklaus said right now, the Village is doing a parking study in downtown. If time limits are increased, employees or commuters park in street spaces, but time limits are not intended for patrons to cut their visits short. The Village does not charge businesses for public parking. Currently, there is a survey open on the website and Ms. Jordan was encouraged to fill out the survey.

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting Approved
of June 11, 2018

Review of the 12-Month period ending
December 31, 2017- Comprehensive Annual
Financial Report (CAFR)

Trustee Rosenberg moved, seconded by Trustee
LaBedz that the Committee-of-the-Whole
recommend to the Village Board that the 12-
Month period ending December 31, 2017
Comprehensive Annual Financial Report be
accepted.

Trustee Bert Rosenberg moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Tinaglia

Absent: Sidor

- B. Report of the Committee-of-the-Whole Meeting Approved of June 25, 2018

Review of Proposed 2019-2023 Capital Improvement Program

Trustee Glasgow moved, seconded by Trustee LaBedz that the Committee-of-the-Whole recommend to the Village Board that the Board approve the proposed 2019-2023 Capital Improvement Program and that the first year of the program totaling \$28,469,200 be incorporated into the Village's proposed 2019 budget. The motion passed unanimously.

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

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Tinaglia

Absent: Sidor

- C. Report of the Committee-of-the-Whole Meeting Approved of June 25, 2018

Operating Fund Overview / Recommended Budget Ceilings - 2019

Trustee Baldino moved, seconded by Trustee Rosenberg that the Committee-of-the-Whole recommend to the Village Board that the Board approve the 2019 budget ceilings of \$76,177,200 for the General Fund; and \$21,209,500 for the Water & Sewer Fund. The motion passed unanimously.

Keith Moens said at the Committee of the Whole meeting last week the Board moved to approve this budget ceiling which potentially includes a tax

increase of 2½ percent. He said the forecast seemed reasonable. He asked the Board to do whatever possible to reduce that increase. Every penny counts. He gave credit to President Hayes for encouraging public participation in both the CAFR and budget discussions. Mr. Moens encouraged people to attend the COW meetings on 11/14 and 11/15 to bring suggestions and ideas to reduce the potential tax increase.

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

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Tinaglia

Absent: Sidor

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- A. Cypress Area Stormwater and Watermain Approved Engineering Services

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz

Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Tinaglia

Absent: Sidor

- B. Fitness Center Equipment Approved

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz

Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Tinaglia

Absent: Sidor

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Settlement - Workers' Compensation Claim - McDonagh Approved

Trustee Thomas Glasgow moved to approve a settlement to mr. McDonagh in the amount of \$128,689.75. Trustee Robin LaBedz Seconded the Motion. The Motion: Passed
Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Tinaglia

Absent: Sidor

CONSENT APPOINTMENTS

A. Boards & Commissions Reappointments Approved

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Tinaglia

Absent: Sidor

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. 1540 N. Arlington Heights Rd. - PC#18-007 Approved
 Planned Unit Development Amendment for
 Parking Variation

Trustee Tinaglia said his company is doing a small build-out within this building so he will refrain from commenting and voting on this issue.

Attorney Carlos Arevalo described the office building with three tenants, two of which are medical uses and the other a physical therapy office. There are 77 parking spaces on site. The office building migrated to medical uses over time. Because medical offices do not require business licenses, the Village was not aware of the impact on parking and medical offices require more parking spaces than traditional offices. The owner wants to sell the property, so the concern regarding parking came forward. They have arranged for offsite parking for employees at Our Saviour's Lutheran Church and Glueckert Funeral Home, so the usage on the property has become manageable. Public parking spaces on Maude Avenue are also used. The petitioner is asking the Board to allow the offsite arrangements with the church and the funeral home to satisfy the parking requirements. Staff and the Plan Commission recommended that relief be granted. There is a condition that if one of these parking agreements expires for the medical leases to not be renewed and the space be leased as office only. Mr. Arevalo asked for other options to the terminology. If the petitioner

were to secure a tenant with a lower parking usage, he does not want the condition to read that they could not have a medical tenant.

Mr. Perkins explained that 77 spaces exceeds code for general office uses but does not meet Code for medical uses. With the addition of offsite parking, the building is near compliant. The condition language is to help ensure the building be Code compliant, not to prevent it from being leased.

President Hayes asked if the Code had a hybrid office/medical use. The answer was no.

Trustee Scaletta said this parking lot is always crowded and he has experience there as his general practitioner is in the building. He asked for the specific details of the parking plans. He said he wanted there to be a system. Mr. Arevalo said he did not know the specifics regarding assignment or persons, but here is a shuttle that picks the employees up and returns them to their cars after their shift is over. The shuttle driver works in the building. The medical tenant is using the 20 spaces. The eye doctor employees park on Maude. Trustee Scaletta said there was not enough detailed information for him; for instance, he wanted to know which staff parked where and what hours the van driver worked. He said when cars are parked on both sides of Maude; it makes the area more congested. Mr. Arevalo said the van driver is an employee of Northwest Medical. He said Village Staff found the parking arrangements sufficient.

Trustee Glasgow said he also sees a doctor in this building. The lot is tight and many of the patrons have trouble negotiating the spots. Mr. Perkins said the van parks on the premises. The driver works in the building. Trustee Glasgow asked if they are going to restripe the parking lot. Mr. Arevalo said there is not room to add spaces, or reduce the size of spaces. There is no plan to change the current configuration. The offsite arrangements are to address the parking issue and these additional spaces are sufficient based on the parking studies.

Trustee Glasgow said he has not seen the parking lot full, but said it could not handle additional business. Mr. Arevalo said one of the conditions eliminates the possibility of a build out. They will not be adding more space within the building. If the property is leased by an office, the parking requirements will decrease. At peak time, there were 71 spaces used. Trustee Glasgow said he had concerns, but not an objection. He said he would also like to see a formal plan. Mr. Arevalo said they could provide something specific.

Deputy Police Chief Pecora said a van entering Arlington Heights Road does not concern the Department more than any other vehicle. There is a pork chop to force vehicles to turn right in the parking lot.

Trustee LaBedz asked for clarification on why this was coming before the Board. Mr. Arevalo said the owner is looking to sell building. A potential buyer brought the issue to their attention; they are bringing it forward to

resolve the issue. Trustee LaBedz suggested that the shuttle park at the funeral home to open up spaces. Mr. Arevalo said it is a courtesy to the employees and the idea is to minimize the impact on employees. Trustee LaBedz said she has not experienced a bottleneck in the afternoons but it is impossible to tell if those parking on Maude are employees or customers. Mr. Arevalo said the Police Department did not present any concerns in their staff response. Trustee LaBedz asked if there is a regular office and a medical office, are both uses counted for parking compliance. Mr. Perkins said yes, if a medical tenant left and the parking agreements go away, only an office use would be allowed in order to meet the Code requirements.

Trustee Rosenberg asked if the leases could roll over and how change will be accommodated in the future. Mr. Arevalo said they would communicate to the Village what happens. The root of the problem was that there were tenants that were medical and it was not communicated to the Village. Because medical offices do not need business licenses, the parking issue was not brought forward in the past. It is in everyone's best interest for that to happen in the future. Trustee Rosenberg asked why the church agreement was not formal. Mr. Arevalo said the pastor has communicated in writing that there is an agreement. The church does not want it to be formal so as not to jeopardize their tax-exempt status. The petitioner makes a donation for the use of the parking lot. Trustee Rosenberg said it behooves the Village to have a formal agreement for the outside lots.

Mr. Recklaus said there is documentation of the arrangement between the church and petitioner. The church does not want a formal arrangement. From Staff's perspective, the documentation is sufficient. Mr. Perkins said there is a letter in the packet from the church confirming the agreement and a letter/lease from Glueckert.

Trustee Baldino said his physician is in this building and it is busy, but never full in his experience. He asked how many of the spots at Glueckert are used. The answer was that the petitioner can use up to 12 spaces which are dedicated to employees. Trustee Baldino asked if flooding was a concern. Mr. Recklaus said no, flooding is a recent phenomenon but it is a usable parking lot. The Village is not actively working with the property owner on a water issue. The parking agreements are with the tenants, not with the property owner. Trustee Baldino said he shared the concerns of the other Board members, but did not have a particular problem with the arrangement.

Mr. Arevalo said the agreements are with the tenants and the church because they existed prior to the current ownership. The petitioner did not want to change them when the owners changed. The owners, the church and Glueckert are willing to change the agreements to the ownership of the building if the Board deems it necessary.

Trustee Blackwood asked how many employees are using the offsite spaces. The answer was 32. Trustee Blackwood said the agreements seem typical to her. It is the best positioning of the doctors to make sure their

patients are in good position. She said it was nice to have a van for weather issues. There was no concern on her part.

President Hayes said he did not have any concern and that the Plan Commission approved it. This solution has solved the problem by accommodating over flow parking. He said he did not want to damage or impede the solution they have devised.

Trustee Scaletta said it takes a lot of hope and faith that the submitted plan is accurate. Mr. Arevalo said he is an officer of the court and makes sure he speaks the truth. The parking issue came up in October to the current owner. Everything that has been done since then has been trying to address that. The leases predate this. Trustee Scaletta said the petitioner can amend the leases. Mr. Arevalo said if had they been aware of the issues upfront, the plan would have been better developed. They are being cooperative, staff has been good to work with, and they are trying to address the client, tenant, neighbor and Code issues.

President Hayes asked for condition #4 to be further explained. Mr. Recklaus said the requirement is for the building to have the correct number of spaces for the building's uses. The conditions require them to demonstrate that they have access to the number of spaces necessary. Obviously, if it is difficult to park at the building, it will affect the tenants and the petitioner. It is easy enough to track when a tenant changes. Staff looked at it simply and directly.

Trustee Thomas Glasgow moved to amend PUD Ordinance 89-100 to reduce the amount of on-site parking from 99 spaces to 77 spaces with a variation from Chapter 28, Section 10.3-3, to permit the use of two off-site parking facilities in Residential Districts, where the code does not allow off-site parking in Residential Districts, as well as allow use of an off-site parking facility located approximately 1,900 feet from the use served where code requires off-site parking to be located within 1,000 feet of the use served. This recommendation is subject to the following conditions: shade trees shall be provided in all parking lot landscaped islands except for the northwestern island adjacent to Maude Ave., where utility boxes are located, the required 3 foot tall landscape screen along Arlington Heights Road and Maude be provided, existing non-compliant signage shall be removed, or the petitioner shall apply for a sign variation via the Design Commission and Village Board process, the additional loft space shown on 89-100 shall not be built out, if the existing parking agreement with Glueckert Funeral Home or Our Saviour's Lutheran Church are discontinued, and the petitioner does not secure new, substantially similar parking agreements, at the discretion of the Village, then the petitioner shall be deemed non-code compliant and shall not renew leases for medical tenants and shall only re-tenant spaces with general office until such time as the parking requirement is met. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta

Abstain: Tinaglia
Absent: Sidor

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Trustee Blackwood thanked the first responders and Public Works staff who, on a very hot Sunday afternoon, cheerfully and efficiently helped clear her driveway of a very large ash tree limb. She said she was amazed at how positive the individuals were and congratulated Mr. Shirley and Mr. Recklaus.

President Hayes thanked the Red Shirt Volunteers of Frontier Days, the support personnel, and the staff of Arlington Park for the successful festival and fireworks.

Trustee Glasgow reminded residents to 'Walk Arlington' to help alleviate traffic at the festival and for good health.

XVII. ADJOURNMENT

Trustee Thomas Glasgow moved to adjourn at 9:35. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Tinaglia

Absent: Sidor