

**COMMITTEE-OF-THE-WHOLE
MINUTES OF THE MEETING OF THE MAYOR AND THE BOARD OF
TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS BOARD ROOM
MONDAY, JUNE 23, 2014 7:30 P.M.**

BOARD MEMBERS PRESENT: President Hayes; Trustees: Blackwood,
LaBedz, Rosenberg, Scaletta, Sidor and Tinaglia

BOARD MEMBERS ABSENT: Trustees Farwell and Glasgow

STAFF MEMBERS PRESENT: Bill Dixon, Village Manager; Diana Mikula,
Assistant Village Manager; Charles Perkins,
Director of Planning & Community Development;
Bill Enright, Deputy Director of Planning &
Community Development; Derek Mach,
Landscape Planner; Steve Hautzinger, Design
Planner; Nora Boyer, Housing Planner; Eileen
Hellstrom, Recording Secretary

SUBJECTS:

A. Zoning Board of Appeals
B. Plan Commission
C. Arts Commission
D. Design Commission
E. Housing Commission
Other Business
Adjournment

President Hayes called the meeting to order at 7:30 PM. The Pledge of Allegiance was recited.

Mayor Hayes said this meeting is to meet with a number of the Boards & Commissions which is done periodically. Mayor Hayes said the Board values everything the Boards and Commissions do for the community and very much appreciates all of the dedicated service that the Village's appointed Boards and Commissioners provide to the Village of Arlington Heights.

A. Zoning Board of Appeals

Tony Petrillo, Chairman of Zoning Board of Appeals, introduced the other Board

members present at the meeting, Carl Anfenson, Peter Siavelis and Joseph Selbka.

Mr. Petrillo explained that the Zoning Board's role is to take cases that have been reviewed by Staff and to determine if there is a circumstance or a hardship on an individual applying for a building permit causing them to not meet code. The applicant can complete an application and ask for a hearing to be heard by the Zoning Board of Appeals. The Zoning Board of Appeals conducts public hearings based upon Staff review.

When a hardship exists, the Zoning Board is bound by guidelines of the Village that they weigh against the applicant's request for the variation. If the owner of the property cannot yield a reasonable return on his investment due to unique circumstances the Zoning Board can apply the variation. Mr. Petrillo said if the variance is granted, it would not detract from the character of the neighborhood.

In 2013, the Zoning Board of Appeals heard 41 cases and approved 57 requests for variances since a number of cases had multiple variances requested to be applied to their property. In 2013, all variances were approved.

This year, 2014, the Zoning Board of Appeals heard 11 cases and approved 27 requests and had a denial rate of 33%.

The Zoning Board meets once a month and have anywhere from three to six hearings conducted each meeting. They conduct open hearings and first hear from the petitioner. Then the members of the Zoning Board ask questions and respond to questions from neighbors or the public regarding the variation request. Finally, there is a deliberation and a motion to approve or deny the variance.

Trustee Rosenberg asked Mr. Petrillo if he sees any predominating reasons for the variances that would create a need to look at any areas of the Village Code that might need to be changed.

Mr. Petrillo replied the most common reasons are pre-existing conditions or non-compliant lots.

Trustee Tinaglia thanked the Zoning Board. He asked what attributed to the number of approvals vs. denials in 2013 vs. 2014.

Mr. Petrillo said he feels it might be attributed to a number of vacancies that existed on the Zoning Board and there might have been some flexibility provided to the petitioners because the Board had three or four vacancies in the past. Currently it is a full member Board.

Trustee LaBedz asked if there was any trend on the types of denials.

Mr. Petrillo replied that most of the denials are very clear cut and the applicant hasn't demonstrated a hardship and/or it's more of a self-imposed hardship. Or, they are asking for something they would like to have as opposed to something that is needed and does impose a hardship if the variance is not granted.

Mayor Hayes thanked the Zoning Board for all the work they do and the Board appreciates all their help.

Mr. Petrillo thanked Mayor Hayes for getting the Zoning Board fully appointed. Now they have a very diverse set of members that have a lot of different areas of expertise.

B. Plan Commission

Joseph Lorenzini, Chair of the Plan Commission, has been on this commission for ten years. The Plan Commission generally meets twice a month. Some of the goals of the commission are to annually review the Comprehensive Plan, to conduct appropriate hearings and make recommendations to the Board of Trustees on petitions involving special uses and amendments, planned unit development and rezoning, and land use variations.

The Plan Commission had no cancelled meetings due to lack of quorum since January 1, 2003. On average there have been four to five Commissioners in attendance at the Plat and Subdivision Committee meetings.

Major projects reviewed by the Plan Commission over the last two years include:

1. Hickory Kensington Area Plan
2. Thoroughfare and Transportation Policy Plan
3. Text Amendment Special Use Waiver for Restaurants
4. Text Amendment Traffic Study Requirements
5. Arlington Downs PUD Amendment
6. St. Viator School Addition
7. Parkview Apartments
8. Arlington Market
9. Camelot Park
10. McDonalds on Dundee Road
11. Dunkin Donuts on NWH
12. Autumn Leaves PUD

Mr. Lorenzini said as of January 2014, a total of 13 Plan Commission cases have been submitted. In 2014 to date there have been 13 public hearings of the Plan Commission, one public hearing of the Redevelopment Commission, 13 public meetings of the Plat and Subdivision Committee, one Ordinance Review Committee and 18 concept inquiries/temporary files created.

In 2014 to date, the average number of days from application to the Plan

Commission hearing is 36 days. Since 2006, the average number of days from application to the Plan Commission hearing was 50 to 60 days.

Trustee Scaletta thanked the Plan Commission and said they do a great job asking the tough questions. This makes the process much easier for the petitioner and the Board since once the petitioner comes before the Village Board the Commission has already addressed their questions. He commended them on their attendance record for the amount of meetings they have a month. He also thanked them for helping reduce the number of days it takes for a project to get through the process.

Trustee LaBedz thanked the members of the Plan Commission for their dedication and wanted to say that she relies heavily on their input and recommendations.

Trustee Tinaglia thanked the Plan Commission for doing such a great job. He said the minutes that the Board receives from the Plan Commission really help and contain important information. He also said the Plat and Sub Committee program is great for developers and petitioners to be able to have initial feedback on a project.

Trustee Blackwood said the one thing she has always enjoyed about the Plat and Sub Committee is their creativity. A petitioner comes with an idea and it was a great open forum having discussions about how things could work. She said the time frame of 36 days from application to the Plan Commission hearing was very impressive.

C. Arts Commission

Mary Seitz-Pagano, Chair of the Arts Commission, introduced another Arts Commission member present at this meeting, Janet Souter. Ms. Pagano said the goals are to facilitate greater awareness of the arts in the community. They make recommendations to the Village Board for the creation of an environment in which the cultural arts will flourish.

The Arts Commission currently has about nine different projects going on:

1. Annual Photography Competition
2. Decorate a Birdhouse – annual event that is part of Frontier Days
3. Bi-Annual Artist Outreach Events
4. Village Hall Rotating Art Exhibits
5. Cultural Arts Award – awarded to an artist in Arlington Heights once a year
6. Creative Writing Program for Local Students with School District 25
7. Banner Pole Project – total of 21 banners were featured adjacent to Downtown last fall
8. Cultural Arts Listing – the Commission has put together a brochure that features local art events for 2014
9. Teen Film Festival – joint effort with the AH Memorial Library and the Metropolis Performing Arts Centre, to host a teen film festival

Some of the accomplishments have been:

- Recipient of the 2012 Golden Paint Brush Award
- Illinois Arts Friendly Community Award 2008
- Sculpture Walk which brought 12 sculptures to the Downtown
- Hosted the Memorial Park Sculpture Competition 2008

Trustee Sidor said he has attended the Teen Film Festival the past two years and said it is one of the best events. The films created by the teens are amazing and when you see what they are able to do, it's phenomenal and he commends the Arts Commission and their partnership with the Library and Metropolis for such a great event.

Trustee Scaletta said he is very pleased with the evolution of the Arts Commission. He is happy to see all the different events that have occurred throughout the year and the awards that came along with those events.

Mayor Hayes thanked the Arts Commission for all their hard work and representing the community at these different events.

D. Design Commission

Ted Eckhardt, Chair of the Design Commission, introduced two other members present at the meeting, Anthony Fasolo and Jonathan Kubow.

Mr. Eckhardt said this Commission is about design and all board members are architects. This Commission does two major things:

- A. To work towards the aesthetic growth and preservation of the community by reviewing architectural and landscape designs for commercial and residential construction projects to determine if they meet the Design Guidelines.
- B. To review all applications for sign variations and make recommendations to the Village Board.

The Design Commission and Staff worked together to create new code requirements for the Downtown Sandwich Boards.

Mr. Eckhardt talked about some of their major accomplishments including:

- Arlington Downs Hotel & Family Entertainment Center
- Napleton Car Dealership
- Arlington Heights Camelot Park Community Center
- Autumn Leaves Assisted Living
- St. Edna Church Addition
- McDonald's Restaurant
- Starbucks Coffee
- St. Viator Cafeteria Addition
- Parkview Apartments

In terms of their workload, in 2013, 21 meetings were held and 225 cases were reviewed. In 2014, from January until May, eight meetings were held and 70 cases were reviewed.

Mayor Hayes said he appreciates the Design Commission's willingness to consider creativity while still being committed to quality.

Trustee Scaletta said he has been told by many people that if they don't agree with the Design Commission that the whole project will fall apart.

Mr. Eckhardt replied that he encourages petitioners to not cave in. He lets them know they do not have to agree. There have been many projects where the Design Commission has let the petitioner have what they wanted. He feels that as a petitioner, this is their castle; they should get what they want within the guidelines and the principles that the Commission has been directed to judge accordingly. From his position, he tries to listen to the petitioner and give them what they want since they are spending a lot of money and they want to stay in Arlington Heights. He wants to keep good quality families in Arlington Heights. They want to move people along in the process and do not want their Commission to hold up the progress or slow the process.

Mr. Eckhardt said if a petitioner came to the Design Commission and was set on a certain thing for their house, they listen to them and try to make that happen.

Trustee Scaletta said this will help him when he has conversations with people. He said sometimes people make generalizations and when they go before some of the Commissions like the Plan Commission or the Design Commission it is somewhat intimidating.

E. Housing Commission

Mark Hellner, Chair of the Housing Commission introduced a few members of their Commission that were present at the meeting, Karen Conway and Alex Hageli.

Mr. Hellner talked about a new development which is looking at providing some additional funding for group housing assistance in terms of renovation.

The Single-Family Rehab Program continues to be successful.

Mr. Hellner talked about the percentage of affordable housing which has gone down. Some of the larger metropolitan areas are now granting variances for density in exchange for more affordable housing. This is something that can be discussed and possibly considered.

Mr. Hellner said the biggest deficiency is senior citizen housing. This needs to be

a focus of the Village and the Housing Commission and he hopes this will continue to be a focus with developers.

Mayor Hayes thanked the Housing Commission for all the great work they do.

Other Business

None

Adjournment

TRUSTEE SCALETTA MOVED, SECONDED BY TRUSTEE LABEDZ TO ADJOURN THE MEETING 8:40 P.M.

Upon a voice vote, the motion passed unanimously.