



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

June 17, 2019

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: Tinaglia, Schwingbeck, Padovani, Scaletta, Baldino, Canty and LaBedz.

Trustee Rosenberg was absent.

Also present were: Randy Recklaus, Mark Burkland, Cris Papierniak, Charles-Witherington Perkins and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 05/13/2019

Approved

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

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Scaletta, Schwingbeck,
Tinaglia

Absent: Rosenberg

B. Committee of the Whole 05/23/2019

Approved

Trustee Greg Padovani moved to approve. Trustee Tom Schwingbeck
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Schwingbeck, Tinaglia

Abstain: Scaletta

Absent: Rosenberg

C. Committee of the Whole 05/29/2019 Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Scaletta, Schwingbeck,
Tinaglia

Absent: Rosenberg

D. Committee of the Whole 06/03/2019 Approved

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

The Motion: Passed

Ayes: Baldino, Canty, Hayes, Padovani, Scaletta, Schwingbeck, Tinaglia

Abstain: LaBedz

Absent: Rosenberg

E. Village Board 06/03/2019 Approved

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

The Motion: Passed

Ayes: Baldino, Canty, LaBedz, Padovani, Scaletta, Schwingbeck, Tinaglia

Abstain: Hayes

Absent: Rosenberg

F. Committee of the Whole 06/10/2019 Approved

Trustee Tom Schwingbeck moved to approve. Trustee Mary Beth Canty
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, Padovani, Schwingbeck, Tinaglia

Abstain: LaBedz, Scaletta

Absent: Rosenberg

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 06/15/2019 Approved

Trustee Robin LaBedz moved to approve the Warrant Register of 6/15/2019 in the amount of \$2,343,750.87. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Scaletta, Schwingbeck, Tinaglia

Absent: Rosenberg

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Austin Mejdrich, a staffer with State House Representative Mark Walker, said Village staff's efforts in helping to put together information for the Capital Funding Bill was appreciated. Representative Walker and Senator Gillespe are hosting a Springfield update Town hall meeting at the Library Wednesday, June 19th.

Robert Schmidt asked if the Village can send a letter to ask for Golf Road to be cleaned. It is full of asphalt on the sides of the road. Mr. Recklaus said Golf Road is scheduled to be resurfaced this year and will likely be torn up and redone. Mr. Schmidt asked for an update on his request for the trash to be cleaned on the Metra tracks. There was no update but the information was passed on, staff has not heard back.

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting Approved of June 17, 2019

Interview of John Eggum for Appointment to the Housing Commission - term ending 4/30/22

Keith Moens said putting Citizens to Be Heard on the Committee of the Whole Agenda would give a place for residents to be heard formally. In the past 40 Committee of the Whole meetings, there was no comment asked for by the presiding officer in 19 of them. Generally there were two subject matters; Liquor licenses or commission appointments. Comment was asked for at tonight's Housing Commission Appointment but it should be automatic. If Citizens to be Heard was on the agenda it would be automatic.

President Hayes said Citizens to be Heard is to give residents a place to speak for items not on the Agenda. He said Agenda items always have citizen input as was done tonight.

Peg Lane said she is in favor of a process that gives time for public comment. At tonight's Committee of the Whole meeting there was only 3 or 4 minutes given and there was no announcement for public comment. She suggested adding something separate for items that are on the agenda. Three minutes for public comment is not serious. She asked the Board to give a serious effort to invite public comment. She asked if other candidates were considered and said commission candidates seem to be the same kind of candidates. She said our town is more diverse and there is worse poverty in suburbs than in the cities.

President Hayes said this community is serious about all the issues affecting its residents. The process tonight is the same process that has been followed for 28 years. It's a well-accepted practice and the same as all other municipalities. Public notice was given. The public is invited and given the opportunity to comment. He said he and the Board take the process very seriously. This individual is very well qualified. That is the only criteria used in recommendations.

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

Trustee John Scaletta moved to concur with the Village President's recommendation to appoint John Eggum to the Housing Commission.
Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Hayes, LaBedz, Padovani, Scaletta, Schwingbeck, Tinaglia

Nays: Canty

Absent: Rosenberg

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

A. Panic Alarms & Video Cameras Approved

Trustee Greg Padovani moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Scaletta, Schwingbeck, Tinaglia

Absent: Rosenberg

CONSENT LEGAL

A. A Resolution Approving a Final Plat of Approved

Subdivision
(4 North Subdivision, 4 N. Hickory Ave)

Trustee Greg Padovani moved to approve R19-020. Trustee Richard Baldino
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Scaletta, Schwingbeck,
Tinaglia

Absent: Rosenberg

- B. A Resolution Approving an Agreement with the Approved
Illinois Department of Transportation
(Dunton Ave and Evergreen Ave resurfacing at
Northwest Hwy)

Trustee Greg Padovani moved to approve R19-021/A19-032. Trustee
Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Scaletta, Schwingbeck,
Tinaglia

Absent: Rosenberg

- C. Funding Resolution Approved
(Village's share of costs to State of Illinois for
resurfacing sections of Dunton Ave and
Evergreen Ave between Northwest Hwy and the
Union Pacific Railroad)

Trustee Greg Padovani moved to approve R19-022. Trustee Richard Baldino
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Scaletta, Schwingbeck,
Tinaglia

Absent: Rosenberg

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - Northwest Suburban Genealogy Society Approved

Trustee Greg Padovani moved to approve. Trustee Richard Baldino
Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Scaletta, Schwingbeck,
Tinaglia

Absent: Rosenberg

B. Permit Fee Waiver - Pace Approved

Trustee Greg Padovani moved to approve. Trustee Richard Baldino
Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Scaletta, Schwingbeck,
Tinaglia

Absent: Rosenberg

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Chapter 28 Text Amendment - South Arlington Heights Road Corridor - Overlay Zone - PC#19-007 Approved

Mr. Recklaus said in 2018 a Corridor Plan for the South Arlington Heights Road area was adopted. Since that action, interest from developers has come forward. The proposed overlay would be the next step in making the Corridor vision a reality.

Mr. Perkins said the master plan for the STAR Line, a light rail system proposed for the I-90 path, has not moved forward. The Board adopted Corridor Plan encompasses 17 acres and is a gateway to the Village. Staff is proposing an Overlay Zone to facilitate development, which sets a framework for restrictions beyond those in the underlying zoning. One entity now owns many of the properties at the south east corner of Arlington Heights Road and Algonquin. The Plan Commission unanimously approved the Overlay Zoning District.

The proposed overlay would allow for high density residential and commercial land uses similar to Downtown. The guidelines proposed are:

1. Height: 200 feet/20 floors
2. Parking Lot Setback: 15' from public right of way
3. Sidewalks along major arterials: Setback 8-10 feet from curb to give more security to pedestrians from traffic
4. Building setbacks: 15 feet for 3 stories or less, 50 feet for over 3

- floors
5. Parking: studio-1 space per unit, 1 bedroom-1.5 spaces per unit, 2 bedroom-2 spaces per unit
 6. Density: studio-250 sf. of land per unit, 1 bedroom-300 sf. of land per unit, 2 bedroom- +400 sf. of land per unit
 7. Prohibited Uses; motor vehicle repair, auto/motor sales; pawn shops, currency exchanges, second hand stores
 8. Planned Unit Development required
 9. First floor commercial required for buildings that front Algonquin Road and Arlington Heights Road
 10. Building lot coverage: 75%
 11. Development should include sustainable development features such as but not limited to: permeable pavers, green rooftops, electric charging stations, energy efficient building projects, bioswales, and solar energy.

Trustee Discussion

Trustee Scaletta said the Overlay Zone makes some things better for the developer and protects the development process for the Village. He asked if there was any residential area that would be negatively impacted. The answer was no, there is no residential neighborhood adjacent to the area. Trustee Scaletta asked about the changes in the number parking spaces required and the square footage per unit from the current Code. Mr. Perkins said staff did a lot of research and vetted these changes before recommending them. Two consultants have been hired, one to look at traffic calming elements, the other to study the economics and identify tools we might have available to help facilitate the development.

Trustee Scaletta expressed concern about the massing next to the roads. Mr. Perkins explained that there would be 8-10 feet of parkway, then a sidewalk and then parking would occur 15 feet from the property line. So, 5-10 feet from the sidewalk would be parking. Trustee Scaletta said it almost encourages one lane of parking. If you are going to have retail, you need enough parking in the front of the units so people can patronize them. Mr. Perkins said there are two ways it could develop. The building could be closer to the street and parking could be behind it. In the other scenario, the parking would be 15' from the property line.

Trustee LaBedz asked if services other than retail would be allowed. Mr. Perkins said staff anticipates some restaurants and support commercial uses like cleaners and office spaces. The Village has low commercial vacancy rates compared to the market. Trustee LaBedz wished that some other kinds of public transportation in the corridor.

Trustee Baldino asked how the plan compares to the multi-use zoning at Arlington Heights and Golf Roads. Mr. Perkins said this is more dense and taller. Arlington Downs is comparable. This proposal has different setbacks from other overlay zones. Each area is looked at on a case by case basis.

This is the first overlay where the parking was adjusted. Staff differentiated parking needs for studio and one bedroom units from a flat 2 spaces per unit. Each development will be a PUD so parking will be vetted.

Trustee John Scaletta moved to approve the Plan Commission's recommendation of the South Arlington Heights Road Overlay Zoning District. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Scaletta, Schwingbeck, Tinaglia

Absent: Rosenberg

XIII. LEGAL

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| A. | A Resolution Approving a Final Plat of Subdivision
(Arlington Downs, 3400 W Euclid Ave) | Approved |
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Mr. Perkins said the Arlington Downs Final Plat of Subdivision implements the Board approval granted last year for the PUD amendment and the preliminary plat. It comes with the unanimous recommendation of the Plan Commission.

Trustee Scaletta asked when they will start. Developer David Trandell said they have the foundation permit and will start right away. They are constructing a 263 unit apartment building. The hotel will be the next part. Then the other retailers will come. This is the lynchpin.

Trustee Scaletta said this is a complex development and you can't just build it and they will come. Mr. Trandell said the world changed since the plan originally came forward. The development will be more relevant for the next 20 years. There is big demand for high quality rental. Their goal is to keep residents here who may have a footprint somewhere else.

Trustee LaBedz asked if the hotel the still the Vibe product. Mr. Trandell said they sold the hotel acreage to General Hotels, so the product is their choice. The legalization of tables at Arlington is a positive. The PUD still controls the hotel space.

Trustee Robin LaBedz moved to approve the Arlington Downs Final Plat of Subdivision R19-023. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Scaletta, Schwingbeck, Tinaglia

Absent: Rosenberg

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Richard Baldino moved to adjourn at 8:48 p.m. Trustee Greg Padovani Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Scaletta, Schwingbeck, Tinaglia

Absent: Rosenberg