



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 4, 2018
8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Pro Tem Blackwood and the following Trustees responded to roll: Baldino, Rosenberg, Sidor, Tinaglia, and LaBedz.

Absent were President Hayes and Trustees Glasgow and Scaletta.

Also in attendance were Randy Recklaus, Diana Mikula, Robin Ward, Mark Burkland, Charles Perkins and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 05/21/2018 Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Glasgow, Hayes, Scaletta

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 05/30/2018 Approved

Trustee Bert Rosenberg moved to approve the Warrant Register dated May

30, 2018 in the amount of \$2,355,053.12. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Glasgow, Hayes, Scaletta

VI. RECOGNITIONS AND PRESENTATIONS

- A. 2018 Village Hall Photography Competition Winner

Janet Souter, Arts Commission Chair, presented the 2018 Award to Miguel Winterpacht. His photo captured the train tracks and station on a foggy day.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT LEGAL

- A. A Resolution Establishing Prevailing Wages (2018 Illinois Department of Labor prevailing rate for laborers, mechanics and other workers employed in Public Works) Approved

Trustee Robin LaBedz moved to approve R18-009. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Glasgow, Hayes, Scaletta

- B. An Ordinance Granting a Special Use Permit for a Motor Vehicle Sales, Including Auxiliary Service, Facility and Variations from Chapter 28 of the Arlington Heights Municipal Code (Toy Shop & Motolounge, 1728 W Algonquin Rd) Approved

Trustee moved to approve 18-018. Trustee Seconded the Motion.
The Motion: Passed

Absent: Glasgow, Hayes, Scaletta

- | | | |
|----|--|----------|
| C. | An Ordinance Amending Planned Unit
Development Ordinance Numbers 12-006, 12-
037, 14-025 and 15-049 and Granting Special
Use Permits for a Large Amusement Facility and
a Restaurant
(Arlington Downs - Funtopia, 3400 W Euclid
Ave) | Approved |
|----|--|----------|

Trustee Robin LaBedz moved to approve. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed

Abstain: Sidor
Absent: Glasgow, Hayes, Scaletta

- | | | |
|----|--|----------|
| D. | A Resolution Approving a Final Plat of
Resubdivision
(Hearts Place, 120-122 E Boeger Dr) | Approved |
|----|--|----------|

Trustee Robin LaBedz moved to approve R18-010. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Blackwood, LaBedz, Rosenberg, Sidor

Abstain: Tinaglia
Absent: Glasgow, Hayes, Scaletta

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT APPOINTMENTS

- | | | |
|----|-------------------------------------|----------|
| A. | Boards & Commissions Reappointments | Approved |
|----|-------------------------------------|----------|

Trustee Robin LaBedz moved to approve. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Blackwood, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Glasgow, Hayes, Scaletta

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Chapter 28 Text Amendment - Breweries - PC#18-012 Approved

Mr. Recklaus said tonight continues the discussion, which began in February, of allowing microbreweries, breweries and brewpubs in the Village. The Plan Commission approved the proposed Code changes on May 23, with a suggested modification.

Mr. Perkins said the Plan Commission recommended approval of the proposed zoning changes. The staff developed definitions are consistent with State Law provisions. The Plan Commission recommended a change in the brewery definition to state breweries should generate more than 930,000 gallons. Staff does not recommend that change because it would not allow for a small brewery. The suggested definitions are:

- Brew Pub: A restaurant that includes a brewery as an accessory use and is licensed as a brewpub by the State of Illinois.
- Microbrewery: An independently owned brewery that produces no more than 930,000 gallons of beer per year, generally characterized by an emphasis on quality, flavor and brewing technique, and often selling its products only locally and which is licensed as a Class 1 brewer by the State of Illinois.
- Brewery: A place that manufactures beer and is licensed as such by the State of Illinois.

The Uses would be as follows:

- Brew Pub: shall be treated no different than a restaurant and thus eligible for a Special Use Waiver if less than 4,000 feet.
- Microbrewery: Small microbreweries that are 2,500 square feet or less would be permitted uses in B2, B3, and B5. Microbreweries above 2,500 square feet up to 4,000 square feet would be Special Uses in B2, B3, and B5. A 35% maximum would be allocated to the "retail" portion of the space.
- Brewery: Permitted in M1 and M2, but no larger than 20,000 square feet. The "retail" portion cannot exceed 10% of the floor area. Not allowed on a lot contiguous to a residential zoning district.

Trustee Tinaglia asked for an elaboration of the revised Plan Commission definition. Mr. Perkins said the Plan Commission believed the definitions between brewery and microbrewery were not distinct enough. However, in trying to clarify, their revised definition precludes a brewery in a manufacturing district that brews less than 930,000 gallons.

Trustee Sidor asked if the microbrewery definition required an entity to be independently owned. Ms. Ward said it was intended to mean an entity that was not a major brewing company like Miller. Trustee Sidor asked about a spinoff of a major brewer. Ms. Ward said that would be allowed. Trustee Sidor asked why the quality language was there, as it seems ambiguous. Ms. Ward said the language was intended to differentiate microbreweries

from bigger, larger commercial brewers. Trustee Sidor said the definition seemed wordy and general, but maybe that was a good thing.

Trustee LaBedz asked if there was any limitation on how much breweries could brew. Ms. Ward said no, "brewery" is a large category; microbrewery is a sub category. Trustee LaBedz said she appreciated the limitation of not being adjacent to residential zoning.

Trustee Tinaglia asked if a microbrewery was permitted in B2, B3, and B5 even though it would be adjacent to residential. Ms. Ward said yes.

Trustee LaBedz asked if there were odor emission controls. Ms. Ward said that could be part of ordinance language, but it is not in the Code. If odors are highly offensive, they could be deemed a nuisance. Mr. Perkins said many of these uses would be a permitted use, so would not necessarily come through on an ordinance. The Health Department would respond to complaints. The reason larger facilities are limited to the outskirts, is because they would have higher levels of waste and presumably more potential odors.

Trustee Rosenberg asked if it was detrimental to have the language be so general. Trustee Rosenberg said he did not want someone to interpret something that the Board did not intend. Ms. Ward suggested the Microbrewery definition could be changed to: *A brewery that produces no more than 930,000 gallons of beer per year and which is licensed as a Class 1 brewer by the State of Illinois.* Trustee Sidor said he liked that. Trustee LaBedz asked if this changed the permitted use table. Ms. Ward said no.

Trustee Richard Baldino moved to approve the amendments to Chapter 28, Section 28-3 and Section 28-5.51, regarding Brew Pubs, Breweries and Microbreweries. The Staff recommended definitions will be used except for the Microbrewery definition which will read: A brewery that produces no more than 930,000 gallons of beer per year and which is licensed as a Class 1 brewer by the State of Illinois. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Glasgow, Hayes, Scaletta

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

- A. Request for Closed Session per 5 ILCS 120/2(c) Approved

(21): Discussion of minutes lawfully closed,
whether for purposes of approval of the minutes
or the semi-annual review of the minutes

- and -

5 ILCS 120/2(c)(11): Litigation, when an action
against, affecting or on behalf of the Village has
been filed and is pending before a court or
administrative tribunal, or when the Board finds
that an action is probable or imminent

XVII. ADJOURNMENT

Trustee Bert Rosenberg moved to adjourn to Closed Session at 8:26 p.m.
Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Glasgow, Hayes, Scaletta