



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

May 7, 2018

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

- A. Presentation of the Colors by Brownie Troop
#45618 from Riley School

III. ROLL CALL OF MEMBERS

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

Trustee Glasgow was absent.

Also present were Randy Recklaus, Jim Massarelli, Scott Shirley, Diana Mikula, Charles Perkins, Mark Burkland, Robin Ward and Becky Hume.

IV. APPROVAL OF MINUTES

- A. Village Board 04/16/2018 Approved

Trustee Carol Blackwood moved to approve, with the correction of President Hayes being late, not absent, from the meeting. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow

V. APPROVAL OF ACCOUNTS PAYABLE

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

The Motion: Passed

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

Absent: Glasgow

VI. RECOGNITIONS AND PRESENTATIONS

- A. Swearing in of Greg Czernecki as Police Commander

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

- B. Swearing in of Thomas Henderson as Police Commander

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

- C. Recognition of the John Hersey High School Debate Team - ICDA State Championship

Assistant Coach Ryan Danzinger introduced the Hersey High School Debate State Champions. This is their third State Championship since 2006.

President Hayes said he has judged debate competitions and acknowledged the students' hard work and intellect.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting of May 7, 2018 - TIF 4 Selection of Developer for Property at NW Corner of Arlington Heights Rd. & Golf Rd. Approved

Consideration of the selection of the developer for the property at the northeast corner of Arlington Heights Road and Golf Rd.

Trustee John Scaletta moved to designate Strategic Real Estate Services/Paragon Real Estate as the developer of the 1.4-acre corner of Golf Road and Arlington Heights Road with the condition of reporting back

in six months. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- A. Elevator Inspection Services - Contract Extension Approved

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

The Motion: Passed

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

Absent: Glasgow

- B. Paver Brick Maintenance Proposal Approved

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

The Motion: Passed

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

Absent: Glasgow

- C. Paver Brick Project 2016 - Final Payment Approved

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

The Motion: Passed

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

Absent: Glasgow

- D. 2018 MFT Street Reconstruction & Street Rehabilitation Program Approved

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

The Motion: Passed

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

Absent: Glasgow

E. 2018 Street Resurfacing & Sidewalk Program Approved

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

The Motion: Passed

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

Absent: Glasgow

F. Pavement Rejuvenation Contract Approved

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

The Motion: Passed

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

Absent: Glasgow

G. Police Pursuit Utility Vehicles Purchase 2018 Approved

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

The Motion: Passed

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

Absent: Glasgow

H. Police Pursuit Sedan Vehicles Purchase 2018 Approved

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

The Motion: Passed

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

Absent: Glasgow

CONSENT LEGAL

- A. An Ordinance Amending Chapters 7 and 14 of the Arlington Heights Municipal Code (Hotel Tax) Approved

Trustee Jim Tinaglia moved to approve 18-012. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow

- B. Resolution Approving a Class 7c Real Estate Tax Assessment TNC Lot 2, LLC, 1421 W Shure Dr) Approved

Trustee Jim Tinaglia moved to approve R18-003. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow

- C. Resolution for Improvement by Municipality Under the Illinois Highway Code 2018 MFT Street Reconstruction and Street Rehabilitation Program) Approved

Trustee Jim Tinaglia moved to approve R18-004. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow

- D. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (Surrender of Class "AA" "B" and "T" liquor licenses) Approved

Trustee Jim Tinaglia moved to approve 18-013. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT APPOINTMENTS

A. Boards & Commissions Reappointments Approved

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

The Motion: Passed

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

Absent: Glasgow

CONSENT PETITIONS AND COMMUNICATIONS

A. Bond Waiver - Arlington Heights Historical Approved
 Society

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

The Motion: Passed

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

Absent: Glasgow

B. Bond Waiver - Arlington Heights Junior Approved
 Woman's Club

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

The Motion: Passed

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

Absent: Glasgow

- C. Plan Review and Permit Fee Waiver - Greenbrier Elementary School Approved

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

The Motion: Passed

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

Absent: Glasgow

- D. Bond Waiver - Arlington Heights Historical Society Approved

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

The Motion: Passed

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

Absent: Glasgow

XI. APPROVAL OF BIDS

- A. Engineering Services for Campbell/Sigwalt/Vail (Downtown) Combined Sewer Area Approved

Trustee Rosenberg pulled this item off the Consent Agenda. He said they were the third bidder, and wondered why they were chosen. Mr. Recklaus said this was not a bid, but an RFP. Request for Proposals do not necessarily go to the lowest bidder, but typically the most qualified. This request was for a consultant in a combined sewer area and is typical of how consulting firms have been chosen before. Mr. Massarelli said staff ranked the proposals based on quality of work and experience. Trustee Scaletta said he had similar concerns and appreciated the clarification. He said he was confident of the choice.

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

The Motion: Passed

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

Absent: Glasgow

XII. NEW BUSINESS

- A. St. James Parish - 831 N. Arlington Heights Rd. Approved
- PC#17-012
Final Plat of Subdivision

Mr. Recklaus said this is the Plat to consolidate the campus into one lot. No conditions are needed, the Plan Commission approved it and staff is recommending approval.

Trustee Scaletta asked when the parking would move off Arlington Heights Road. Mr. Recklaus said it will happen when the parking lot is operational for the church.

President Hayes asked if the old school will be torn down after this is approved. Mr. Perkins said yes, that is part of the first phase. President Hayes expressed concern with the proximity to Arlington Heights Road and asked staff to pay special attention to any disruption of traffic or debris. He asked staff to keep an extra close eye on the demolition.

Trustee John Scaletta moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow

- B. 703-709, 715-723 W. Algonquin Rd. - PC#17-013 Approved
PUD, Preliminary Plat of Subdivision

Bruce Garner, counsel for Hamilton Partners, said the proposal is for a PUD with a Subdivision. It complies with D-2 zoning, but because it is larger than 4 acres, it is a PUD. The Subdivision is a combination of a few different lots bordered by Algonquin and the I-90 Tollway. The subject property is 15 acres. There are no variations or variances and it fits within the Code. The project would be constructed in two phases. Half of it is vacant. The other half has a lease for 1.5 more years, which will be honored. The vacant half would be built with a 140,000 square foot light distribution building. Phase-2 would add on to the building on the southern portion. There were initial disagreements between the Hamilton and Weber Packaging Solutions regarding the private driveway and private easement. An agreement was made for the future use of the private drive and Weber is no longer objecting to the project.

Mr. Garner explained the project and the improvements planned for the property including adequate design for traffic and utilities, paved waiting area for the Pace bus, improved private drive, improvements on Meijer Drive, and fencing around the detention area. They have IDOT approval and are waiting for the second round of comments.

Mr. Perkins said the City of Rolling Meadows would like to renegotiate the Intergovernmental Agreement for Meijer Drive. Rolling Meadows needed to install a road through Arlington Heights to attract Meijer. Rolling Meadows is responsible for maintaining that road. Staff considers it a separate issue and the IGA could be discussed later with direction from the Board. Access to Weber Drive, which is private, was another issue. Weber and Hamilton partners have a Memorandum of Understanding, which eliminates this hurdle. The Plan Commissioners who voted against the proposal did so because this issue was unresolved. The project has a surplus of parking. Traffic will increase with most of it occurring during the day.

Fred Vogt, Rolling Meadows' Public Works Director, said their concern is not with the development. When the IGA was completed, this property was office buildings. This new development brings in a different type of traffic, which will have an impact on Meijer Drive. Rolling Meadows would like to negotiate a change to the IGA. Until the west 4-acre lot is developed, Meijer Drive will continue to be maintained by Rolling Meadows, which would be a significant burden because of the increased traffic.

President Hayes said he understood the impact, but it will not affect his vote. Mr. Recklaus said if the Board does not approve the petition, the point is moot. It is prudent to see what the outcome of the vote is first. The Village can continue the conversation with Rolling Meadows once the issue is decided.

Trustee Rosenberg asked what it will cost to resurface Meijer Drive. Mr. Vogt said they planned to resurface it in the next 2-4 years and the cost would be from \$250,000 to \$275,000 for the Arlington Heights section. They are mostly concerned with the road between Algonquin and the Weber private drive because that is where the bulk of the truck traffic will go.

Trustee Scaletta asked what maintenance is done. Mr. Vogt said edge crack sealing, plowing, and streetlights. The first large cost would be resurfacing projected in the next few years. They have not done any crack sealing. Scaletta said it does not seem well maintained. Mr. Vogt said the cost will be in their 5-year plan, but it is not in their current budget. Scaletta asked if they still wanted access off of Algonquin. Vogt said yes. Scaletta said he was happy with the IGA as it is today.

Trustee Tinaglia questioned the office space on the plan. Mike Wauterlek of Hamilton Partners said these facilities have 5%-10% office. The depiction shows where offices could be located. Trustee Tinaglia asked why there is an overage of parking. Mr. Perkins said the Code calls for 169 for stalls based on the projected uses of the space. They have 309 spaces. Perkins said the number of parking spaces could change based on the tenant mix. Tinaglia said he did not want 140 extra stalls but preferred land banking some of the space. He recommended putting in the minimum number of parking spaces to eliminate unneeded asphalt. Tinaglia agreed that office is having a difficult time. The Rolling Meadows Agreement was made with this zoning, so if the road has to be resurfaced in the next three years, that was

the deal and it hasn't been maintained. Mr. Waterlek said they want to build the building to appeal to as many people as possible.

Trustee Labedz asked what kinds of businesses would use this facility and how likely is it to be leased. Mr. Wauterlek said Hamilton Partners develops retail, multi-family, industrial and office spaces. They analyzed this property and determined distribution as the highest and best use. There are two sectors that are growing, distribution and multifamily. The office market is soft and has been for a long time. They have built three similar facilities to this in the past three years and all were leased before completion. Wauterlek said the space would appeal to show rooms like flooring and display companies. There are many machine tool makers in the area and many Asian companies wanting access and visibility to the I-90 corridor.

Trustee Scaletta asked for confirmation that there were no variations. Mr. Perkins said no, the project meets all Code requirements. Scaletta asked about water detention. Perkins said there are two underground detention vaults, a detention pond and they are expanding an existing basin. There is a perimeter landscape plan to soften the image from the roadways and meets all the requirements. Trustee Scaletta asked about the number of jobs that would be created. Mr. Wauterlek said 300.

President Hayes asked for clarification about the range numbers of employees. After reviewing, Mr. Wauterlek said the proposal cites 130 warehouse employees. Wauterlek said that did not include office, but he wasn't sure about the number of jobs. Mr. Perkins said there is no firm estimate as there are no tenants, staff assumed office workers would need 39 additional spaces. Parking is reviewed when applicants come in for a business license.

Trustee Sidor asked if there were other distribution facilities in the village. Mr. Perkins said not true warehouse distribution. Sidor said this was the highest and best use with its proximity to the tollway. He said Hamilton Partners knows the market better than we do and he was in favor.

Trustee Baldino asked if Meijer Drive was designed to support truck traffic. Mr. Perkins said yes. Baldino said since an agreement between Weber has emerged, he was in favor of the project. He asked if there were any other outstanding issues. Mr. Perkins said the access to Weber Drive was the main issue.

Trustee Blackwood asked how many tenants were there now. Mr. Perkins said six, and the village will assist them in finding alternate locations. In fifteen years, there has only been one proposal for this site, which was deemed not appropriate. Blackwood added warehouse is strong in the market and the project will be an improvement.

Trustee Rosenberg said he agreed with the number of parking spaces, the lesser number is probably a true reading of spaces needed.

Warehouse/Office uses do not have many employees. Most of the workers are in the warehouse.

Trustee Tinaglia said the use appears right. He still sees no reason to put in an excess of 140 stalls from the get go. He offered locations where stalls could be cut. Parking could be added later and it would keep a lot of water out of the system. He said he would vote no unless some of the parking is land banked.

President Hayes said, after hearing testimony, this is the highest and best use for this parcel. He expressed confidence the petitioner will lease this property. If it were near residential, he would be more sympathetic to adding green-space. In this case, he recommends leaving it to the developer. Regarding the IGA, he said it does not affect his vote on this proposal. After the vote, Rolling Meadows can come forward with a justification for reconsideration.

Mr. Vogt said Rolling Meadows will provide justification and he would like to work with staff and the Board. At some point, when the western 4 acres is developed, the maintenance moves to Arlington Heights.

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

The Motion: Passed

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

Nays: Tinaglia

Absent: Glasgow

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Trustee Sidor reminded residents to be *Idle Free* and turn off their cars while waiting for children at drop offs.

XVII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn at 9:42. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow