



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 1, 2023

7:30 PM

I. CALL TO ORDER

A. Swearing in of Trustees

President Hayes administered the Oath of Office to Robin P. LaBedz, Thomas F. Schwingbeck, Wendy Dunnington and Scott Shirley. President Hayes encouraged all residents to consider elected or volunteer positions in the Village.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Dunnington, Schwingbeck, Bertucci, Tinaglia, Grasse, LaBedz, Shirley, and Baldino.

Also present were: Randy Recklaus, Hart Passman, Charles Perkins, Cris Papierniak, Diana Mikula and Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 04/10/2023 Approved

Trustee Tom Schwingbeck moved to approve. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, LaBedz, Schwingbeck, Tinaglia

Abstain: Dunnington, Shirley

B. Village Board 04/17/2023 Approved

Trustee Nicolle Grasse moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, LaBedz, Schwingbeck, Tinaglia

Abstain: Dunnington, Shirley

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 04/30/2023

Approved

Trustee James Bertucci moved to approve in the amount of \$1,110,283.58.

Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

A. Third Fallen Hero from the Civil War from
Arlington Heights

Greg Padovani invited residents to the 104th Memorial Day Parade Monday, May 29th. There will be a ceremony honoring the Village's Fallen Hero's at 11 a.m. at Memorial Park. There is new knowledge of a third Civil War Fallen Hero from the Village who will be honored.

B. Building Safety Month Proclamation

President Hayes recognized the Month of May, 2023 to Building Safety Month by issuing a proclamation from the Board.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Donald Meersman gave credit to the Board for their Budgeting success and reducing the tax burden on residents. He is in support of eliminating vehicle stickers.

Tina Heiden spoke on behalf of her father who experienced a water main break on April 2. She said the Water Department came out quickly and it was patched. They are going through the insurance process with IRMA and don't think IRMA has done a full investigation as they have not come to the site at 2105 N. Cherry Hill Drive. The subdivision has had more than 8 water main breaks recently. There is a 5-year plan to replace the mains in

the subdivision and Ms. Heiden thinks this fact should have been part of what was reviewed. Mr. Recklaus said he would be happy to work with them.

IX. OLD BUSINESS

- A. Report of the Committee of the Whole Meeting Approved
of May 1, 2023

Consideration of recommending to the Liquor Commissioner the issuance of a Class B and Class T liquor license to BMAH, Inc. dba Brookhaven Market located at 450 E. Golf.

Trustee Tom Schwingbeck moved to recommend to the Liquor Commissioner approval. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

- B. Report of the Committee of the Whole Meeting Approved
of May 1, 2023

Interview of Matthew Fink for appointment to the Special Events Commission term ending April 30, 2025.

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

Trustee Robin LaBedz moved to concur in the Mayor's appointment. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

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

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz,

Schwingbeck, Shirley, Tinaglia

A. Roadway Maintenance Materials 2023 - Award Approved

B. Liquid Deicer 2023 - Award Approved

CONSENT LEGAL

A. Resolution - Illinois Attorney General - Organized Retail Crime Grant Program Approved

Trustee Jim Tinaglia moved to approve R2023-16. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz,
Schwingbeck, Shirley, Tinaglia

B. Ordinance – Budget Amendment – Upgrade of Existing UPS Battery Backup Approved

Trustee Jim Tinaglia moved to approve 2023-26. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz,
Schwingbeck, Shirley, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT APPOINTMENTS

A. Board and Commission Reappointment Approved

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

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz,
Schwingbeck, Shirley, Tinaglia

CONSENT PETITIONS AND COMMUNICATIONS

- A. Request for Fee Waiver - AH Park District Approved
Special Event Liquor License

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

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

Mr. Recklaus said there was an error in the public notice for these agenda items when they came before the Board the first time. To make sure residents had a chance to speak to the Special Use permits for Greenbrier and Windsor Schools, they are being brought forward again. Mr. Passman said the Public Hearing occurred at the Plan Commission.

- A. Greenbrier School Addition - 2330 N. Verde Dr.
- PC#22-020
Amendment to SUP Ord. #17-035 for Building
Addition, Variations
- B. Windsor School Addition - 1315 E. Miner St. -
PC#22-021
Amendment to SUP Ord #90-082 and #17-013
for Building Addition

XIII. LEGAL

- A. Ordinance - Greenbrier School - 2330 N. Verde Dr. Approved

Trustee Dunnington recused herself from the discussion of this item as she is an employee of District 25.

Trustee Nicolle Grasse moved to approve 2023-27. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Abstain: Dunnington

B. Ordinance - Windsor School - 1315 E. Miner St. Approved

Trustee Dunnington recused herself from the discussion of this item as she is an employee of District 25.

Trustee Nicolle Grasse moved to approve 2023-28. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Abstain: Dunnington

XIV. REPORT OF THE VILLAGE MANAGER

A. Full Circle Communities Permanent Supportive Housing Development - 1519 S. Arlington Heights Rd.

Mr. Recklaus explained the applicant is seeking Early Review of their development. No formal approval or denial is being sought at this time. This opportunity is to provide feedback to Full Circle.

Denise Reyes and Emma O'Connor-Brooks of Fill Circle presented their concept for an affordable housing development. Their company seeks to create and preserve affordable housing and dedicates at least 75% of their economics to services. They believe there is a community need as Heart's Place is fully leased and has an extensive wait list. They were approached by the Northwest Suburban Housing Task Force to consider a development in Arlington Heights.

The site is near the intersection of Golf and Arlington Heights Road. It is close to employers, a bus stop and has sidewalks. They plan to share the driveway with the memory care facility to the south and maintain the wooded area to the north. There are 41 parking spaces which is 10 shy of the Village's requirements. They believe this is okay as parking is underused in supportive housing. There will be rental assistance for their tenants. The target population is people with disabilities who are also veterans. 30% of residents earn \$22,000 a year and 50% earn \$36,000 per year. The funding comes from private and public grants. They hope to have a permit in the fall. Full Circle will have onsite staff, case management, tenant support services, access to behavioral health services, transition

assistance, legal assistance and socialization opportunities. The development will pay property taxes.

Mr. Perkins said the main decision is whether the property should be rezoned from office to institutional. The corridor is designated as office transitional. The memory care facility next door was rezoned as institutional prior to its construction. There is a 25% vacancy rate for office space in the area. Staff has asked for a plan on how the wooded area on the north side of the property would be developed.

President Hayes said the Village has supported affordable and supportive housing in the past. He said he was supportive of the concept, and liked that it was targeting veterans. Ms. Reyes said it is for disabled residents, with a veteran overlay of priority. Staff will be there during working business hours, but security cameras will be accessed 24 hours a day. Mr. Perkins said the property has been vacant since the early 1990's.

Trustee Tinaglia asked how the residents are chosen. Ms. O'Conner-Brooks replied the interest list will be created in conjunction with Cook County to include local residents. It's specific to Arlington heights, not a county wide list. For this property, because of their funding sources, residents must have a disability. The preference for veterans is an overlay, which allows veterans to move to the top of the list. Trustee Tinaglia said he wants local veterans to get these units. Ms. Reyes said the project will be marketed locally and they work with local agencies to make sure those targeted get on the list.

Trustee LaBedz clarified that all the tenants will have a disability, and some may also be veterans. She said it sounded like a terrific project and was not concerned about the zoning change. She asked about the property to the north. Mr. Perkins explained a previous development showed a cross access from this site to the lot to the north. Staff will need to plan for the egress/ingress between sites as there will be room for another building.

Trustee Grasse said she supports the land use designation because of the memory care facility to the south and the need for this kind of supportive housing. She liked that the location had access to public transportation and shops.

Trustee Bertucci noted the two single family homes to the east and asked how they will be addressed. Mr. Perkins confirmed said there will be community meetings early in the process for residents to give feedback on the project. Trustee Bertucci asked if the funding considers the higher costs being experienced in the market. Ms. Reyes said their sources are mainly IDHA-PSA grants and all of their funds are committed. Other sources are: ComEd, IFF, the State of Illinois, and a grant from Federal Home Loan Bank. They use the Federal definition of disability which can be mental or physical. The grant funding dictates the income levels based on Federal guidelines. Trustee Bertucci asked if staff had any concern on changing the zoning. Mr. Perkins said based on the office market now, and the other land

uses along the corridor, this use seems like a good fit. The site plan is still conceptual, so staff hasn't been able to study the details. Ms. O'Connor-Brooks said they are committed to working with staff on this.

Trustee Dunnington asked what kind of screening would be between the project and single-family homes. Ms. O'Connor Brooks said they plan on making it pleasing for the neighbors, but do not have that fleshed out yet. Trustee Dunnington said it is a terrific project, and the Village needs affordable housing. She said she is excited to see the full plan brought forward and that it makes sense to change the zoning because the memory care is next door.

Trustee Schwingbeck asked for clarification regarding the disposition of the water detention pond in front of the memory care facility. Ms. O'Connor-Brooks said they will be purchasing the land from the former owners. They will keep the land as a retention basin and have a co-maintenance agreement. Trustee Schwingbeck said protecting the two single-family homes is important. He asked why they wouldn't clear the north side of the lot to make the overgrowth more presentable. Ms. O'Connor-Brooks said they will keep some of the legacy trees, clean it up and augment it with landscaping to improve the site. Trustee Schwingbeck said he agreed with the parking assessment. Mr. Perkins said the development would need a dedication for access to the home to the east which is a Fire Department requirement.

Trustee Baldino said there is a need for this kind of housing and he thinks it's a great location. He is supportive of the zoning change and is looking forward to seeing more detailed plans.

Trustee Tinaglia agreed it was good to think about the potential of a second building. He suggested land banking parking, to show it could be implemented in case it is needed in the future.

Arlen Gould said this concept works as evidenced by Boeger Place and Heart's Place. We know there is a need and it will generate revenue. We are a community of good neighbors. He hopes it will gain approval and be a shining light for AH for veterans and those with disabilities so they can live independently and productively.

Hugh Brady, Co-president of the Housing Task Force, said Full Circle takes 75% of its operating net and plows it back into services. When they first started on Boeger, a survey was done of the 5 surrounding miles. The survey showed there was a need for 970 units.

Sally Medill and her daughter Emily said Emily lives in supportive housing. She is able to live independently and they are very grateful.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

- A. Request for Closed Session per ILCS 120/2(c) (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)(5): purchase or lease of real property for the use of the public body including discussing whether a particular parcel should be acquired.

XVII. ADJOURNMENT

Trustee Richard Baldino moved to adjourn to Closed Session at 8:54 p.m.

Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia