



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

April 17, 2017

8:15 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: LaBedz, Farwell, Glasgow, Tinaglia, Rosenberg, Scaletta, Sidor and Blackwood.

Also in attendance were: Randy Reckalus, Ben Schuster, Robin Ward, Tom Kuehne, Charles Perkins and Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 4/3/2017 Approved

Trustee Carol Blackwood moved to approve. Trustee Bert Rosenberg
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia

B. Village Board 4/3/2017 Approved

Trustee Joe Farwell moved to approve. Trustee Robin LaBedz Seconded the
Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,

Sidor, Tinaglia

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 4/15/2017

Approved

Trustee Joe Farwell moved to approve in the amount of \$1,290,148.57.

Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

A. Recognition of Outgoing Trustee Joseph C. Farwell

President Hayes read the proclamation honoring Trustee Farwell for his 20 years of service to the Village of Arlington Heights, 4 years as a Housing Commissioner, and 16 years as a Trustee. Trustee Farwell thanked everyone for the reception. He said he served with incredible Boards which have worked hard at consensus building. This quality makes Arlington Heights great.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Melissa Cayer requested that Board members fill out time sheets and turn them in at the Board meetings. She said she was interested in how much time it takes to be a Board member.

President Hayes the Board hasn't done this for anyone. He said Board members spend several hours a day answering emails, responding to citizens and reading materials. He said he would be happy talk to her about it personally.

John Hamada, James Glimco (Teamsters Local 777), Elizabeth Gonzales (Local 777), Robert Hollenbach, Keith Moens and Ann Gillespie all spoke in favor of the Cook County Minimum Wage and Sick Leave Ordinances. They asked the Board to not vote to opt out. Their reasons were: the community should support paying a good wage and supporting the work force, it is expensive to live here and the increase is meager, the sick days are needed especially for bus drivers who are exposed to germs and viruses but not offered health insurance, the Board should support the Village workers and

should want them to have higher wages, it's within the jurisdiction and right of the Board to fight for its workers, government has always been involved in setting the minimum wage and the Village has never objected before, and raising a wage helps the economy as workers will spend their increases locally.

Local 777 has 130 members in the Village. President Hayes said a vote will be taken on May 1, 2017.

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

A. Asphalt Spray Patching Maintenance 2017 Approved

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia

B. Roadway Maintenance Materials 2017 Approved

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia

C. Utility Maintenance Materials 2017 Approved

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia

D. 2017 Material Testing Services

Approved

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia

E. Professional Engineering Services for a
Construction Engineering Inspector for the 2017
Street Reconstruction Program

Approved

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia

F. Police Station Moving Services

Approved

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia

G. Temporary Police Station Interior Renovation
Bid Package #2

Approved

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia

H. Police Station Abatement, Demolition, Site
Utilities, and Electrical Utilities Bid Package #3A

Approved

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz
Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia

CONSENT LEGAL

- A. An Ordinance Vacating a Portion of a Public Approved
 Right-of-Way
 (3' portion of Walnut Avenue adjacent to 504 S.
 Mitchell Avenue)

Trustee Thomas Glasgow moved to approve 17-019. Trustee Robin LaBedz
Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia

- B. Resolution Approving a Final Plat of Subdivision Approved
 (Walnut Park Subdivision, 504 S. Mitchell
 Avenue)

Trustee Thomas Glasgow moved to approve R17-010. Trustee Robin
LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia

- C. Resolution Appointing a Director and Alternate Approved
 Director to the Solid Waste Agency of Northern
 Cook County
 (Mayor Thomas Hayes, Director and Village
 Manager Randall Recklaus, Alternate Director)

Trustee Thomas Glasgow moved to approve R17-011. Trustee Robin
LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia

- D. Resolution for Improvement by Municipality Approved
Under the Illinois Highway Code
(2017 MFT Street Reconstruction Program)

Trustee Thomas Glasgow moved to approve R17-012. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

- E. Resolution for Improvement by Municipality Approved
Under the Illinois Highway Code
(IDOT - Golf/Algonquin/Wilke Street Lighting project)

Trustee Thomas Glasgow moved to approve R17-013. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Settlement - Workers' Compensation Claim - Approved
Brown

Trustee Robin LaBedz moved to approve. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

Abstain: Glasgow

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - American Foundation for Suicide Approved
Prevention

Trustee Thomas Glasgow moved to approve. Trustee Tom Hayes Seconded

the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

B. Bond Waiver - Arlington Heights Garden Club Approved

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz

Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

C. Bond/Permit Fee Waiver - Elk Grove Township Approved

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz

Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. DC#17-025 - Mago Grill & Cantina - 115 W. Approved
Campbell St. - Sign Variation

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

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

B. Chapter 28 Text Amendments - PC#17-005 Tabled

Trustee Tinaglia said the issue was important and comprehensive and

suggested that the Board be given more time to consider the impact. Trustees will submit questions to staff and a follow up report will be given. The issue will be scheduled for a meeting in the future.

Trustee John Scaletta moved to table the issue for another date. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

A. CA Ventures - Sigwalt Apartments - Early Review

Mr. Perkins said CA Ventures is proposing a 5 story, 86 unit apartment development with onsite parking. They are seeking a number of variations and asking for 31 parking spaces in the Vail Avenue garage. The development is consistent with the comprehensive plan and a transition site to the neighborhood. The developer is seeking Early Review for Board feedback.

President Hayes asked about the parking. Mark Hopkins of HKM Architects said there are 86 units and 94 parking spaces. Overflow is scheduled for the Vail garage. Mr. Perkins said the staff conducted counts in the garage two times during the night and there is more than adequate parking available to accommodate these spaces. Both Metro Lofts and Metropolis Lofts were required to pay a financial contribution for parking spaces.

President Hayes asked how many tenants would have two cars. Matt Katsaros of CA Ventures said their study estimated 1.1 and 1.25 spaces of parking per unit. They are seeing a decline for the need of cars. They have done comps on other like buildings and don't expect more than 1.25 spaces will be necessary per unit.

Mr. Perkins said that the parking spaces would not be designated, but issued by permit in an open garage format. Staff will have to monitor the number of spaces permitted so the garage is not oversold. Metro Lofts has not needed to use all that they were allotted.

Mr. Katsaros said there will be 1 and 2 bedroom units that will range from 754-867 square feet for the one bedroom units and 1089-1237 square feet for the two bedroom units.

President Hayes said he would love to see development in the area but is a

little concerned with the number of variations. He is anxious to bring more residents into the downtown area.

Trustee Rosenberg asked about the fees for the parking spaces. Mr. Perkins said the total charge would be around \$175,000 for the spaces. Trustee Rosenberg asked if the building could go higher or lower to create additional parking versus using the Vail garage. He was concerned that the northern part of the lot may be developed and need parking. He cited the Metropolis Ballroom expansion, the Ale House and new restaurants which are all putting pressure on the Vail garage. He doesn't want people to be discouraged with a lack of parking. He said he liked the concept and it is a great looking building.

Mr. Perkins said the formal process will require significant data on parking. The Village collected counts in early March on level 4, which had 78 and 190 spaces available at 10 pm and 2 am respectively. That analysis still needs to be vetted and staff will need to take into account future needs.

Trustee Rosenberg said he would like more space available for the public versus the permits. Mr. Katsaros said it is challenging and extremely expensive to add another full underground level. Some parking is built into the first and second floors and units surround it so the building is not garage like in appearance. They are pushing as far as they can before the parking imposes visibly to the street. They plan on providing a more detailed parking report. They do not wish to take up much of the Village's garage.

Trustee Farwell said he liked the look and the number of 86 units is okay. Density makes suburban downtown's work. He concurred with the concern of taking spaces out of the public domain. He would like to know what the parking ratio is in the Village. He also would like to see what might happen on the other 2/3 of the block as there may some economies of scale would make for a better block.

Trustee Sidor said it is hard to find parking on the 4th floor of the Vail garage on given days. He said it seems like the Village is volunteering this parking for so many projects. He said he had huge concerns with any overflow into the Vail garage. He said it would be great to add 86 apartments. He asked what the rent would be. Mr. Katsaros said approximately \$2.40 per square foot.

Trustee Blackwood asked if there was a safety provision for those parking in the Vail garage. Mr. Katsaros said they had looked at a bridge, but it was very expensive. The plan is to have one space per unit in the building and then for those units that have two cars, keep the car used less frequently in the Vail garage. The building has 1.1 spaces for each unit; his study says that they need 1.1 to 1.25 spaces per unit.

Trustee LaBedz asked if these were luxury apartments. Mr. Hopkins said

they were and the building has fire pits, a roof deck, an outdoor kitchen, a fitness center and a large bike storage room. Trustee LaBedz said she would like to know what the projected household sizes are. Mr. Hopkins said the prediction is that 80% of the units will be housed by singles. Household sizes are getting smaller in all age groups.

Trustee Tinaglia said it was a good looking building. He said if it went up a floor, they would need a height variation and if it goes over 60', it would need to meet high rise standards. He suggested space could be used on the first or second floor that could be banked parking and if it was not needed, be converted into units. Mr. Hopkins said he thinks when they have hard numbers they can demonstrate the parking capacity is okay. They will look at practical approaches to self-contain it.

Trustee Scaletta said the downtown continues to fill up and he wants to make sure we have enough parking. He said he thinks the developer should provide parking for the property. He said the units were pretty small for condos. Mr. Katsaros said the sizes are very typical in the marketplace right now. They are a rental builder. To design larger units in case of a future conversion would cause them to lose a significant footprint in the units. They are a long-term-hold developer and not looking to flip the property. He said they have talked to the neighboring property owner, but there are no firm plans for that site yet.

Trustee Scaletta asked about visitor parking. Trustee Sidor said overnight parking stickers can be purchased for the Vail garage and any building downtown can use the stickers. Trustee Scaletta said there also is not a place to drop someone off at the building and a place for loading. He said they should look at the number of variations they are requesting and the degree to minimize where possible.

Mr. Perkins said this is a residential transition site so R7 is the most appropriate zoning. There is no retail.

Trustee Glasgow asked if expanding the Vail garage was a possibility. Mr. Perkins explained that it was not unless they moved into space on the other side of Highland when the block is expanded. Mr. Katsaros said he could not speak to the other property owner's plans and he has no control over them. Trustee Glasgow said it was a nice idea and he wanted to hear more.

President Hayes said as this was Early Review, there is no obligation for the Board to vote one way or another based on what was said. The building will still have to go through the process.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

The Katie Project will resume in the fall and the Fire Department will be supporting it in the future.

Trustee Farwell thanked his wife Nancy and his family for their support over the years.

Trustee Glasgow said the Village's Electrical Aggregation program is ending. Mr. Recklaus said the Village participated in electrical aggregation to try and get better rates than ComEd. In 2012, the consortium went out to bid and got a better rate with 100% renewable power. Since then, residents have saved just under \$7 million. Now, the landscape has changed and ComEd's electric rates have dropped below what the Village's rates are. All the communities are reverting to ComEd and residents will be automatically converted. The Village will continue to monitor the situation to see if better rates are out there. Residents can still try and get a better rate on their own, and the best place to check rates is at www.pluginillinois.org. No solicitors are affiliated with the Village, so please be wary of any door to door solicitors and do not give out your account information to anyone.

Trustee Rosenberg congratulated President Hayes on running his 12th Boston Marathon in 4 hours 4 minutes.

- A. Request for Closed Session per 5 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 -
- Request for Closed Session per 5 ILCS 120/2(c) (1): Appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel

XVII. ADJOURNMENT

Trustee Joe Farwell moved to adjourn to Closed Session at 10:04 p.m.

Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia