



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

March 19, 2018

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: Glasgow, LaBedz, Tinaglia, Rosenberg, Scaletta, Sidor, Blackwood, Baldino.

Also present were: Randy Recklaus, Robin Ward, Mark Burkland, Charles Perkins, Scott Shirley, Tom Kuehne, Ken Koeppen and Becky Hume.

IV. APPROVAL OF MINUTES

A. Joint Village & Library 01/13/2018 Approved

Trustee Carol Blackwood moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

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

Abstain: Glasgow, Tinaglia

B. Joint Village and Park District 02/17/2018 Approved

Trustee Robin LaBedz moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

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

Abstain: Glasgow, Rosenberg

C. Committee of the Whole 02/19/2018

Approved

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

The Motion: Passed

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

Abstain: Glasgow

D. Village Board 03/05/2018

Approved

Trustee Thomas Glasgow moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 03/15/2018

Approved

Trustee Bert Rosenberg moved to approve Warrant Register in the amount of \$936,575.27. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

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

VI. RECOGNITIONS AND PRESENTATIONS

A. Swearing in of Ronald Fraider as Fire Battalion Chief

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

B. Swearing in of John Carpenter as Fire Battalion Chief

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

C. Swearing in of Matthew Yegge as Fire Lieutenant

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

- D. Swearing in of Andrew Benkert as Fire Lieutenant

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

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Keith Moens said there were comments made by two citizens at the March 5th Board meeting that were not included in the minutes which were just approved. One thanked the Board for their response to Gun Legislation, the other commented on the factual errors in the minutes regarding the Favia Dental Sign motions from the February 19th meeting. If it was an oversight he would accept that. Otherwise, it appears that you may have blocked out the comments you don't want in the record. It appears that way. Why would you want to do that? He asked if his comments would be blocked out next month. He said resident comments under Citizens to be Heard should all be included in the legal record. He asked for the resident comments to be reinstated from the March 5th meeting.

President Hayes questioned that with all the stuff going on in the world these days, Mr. Moens is bothering the Board about Roberts Rules of order? He said he responded to Mr. Moens many many times about this and he has had it. He said Mr. Moens' time was up.

Kevin Ford said he appreciated the Village/Resident meeting in January regarding the teen center. There is a strong desire that a pro community organization take over the teen center. He said he might have found such an organization, the Buddhist Dharma Drum Association. They have outgrown their current space and are looking for new space near a Metra station. They teach meditation and yoga classes. He took an unofficial poll and received positive comments from the neighborhood.

President Hayes said he appreciated the information and the neighborhood being active in the process.

IX. OLD BUSINESS

Trustee John Scaletta moved to move the Consent Agenda forward and discuss Old Business after the Consent Agenda is voted upon. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- A. Parkway Tree Removal and Emergency Tree Work Approved
2018

Trustee Thomas Glasgow moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

- B. Parkway Tree Stump Removal and Landscape Restoration 2018 Approved

Trustee Thomas Glasgow moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

- C. Pavement Crack Sealing Program 2018 Approved

Trustee Thomas Glasgow moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

- D. Thermoplastic Lane Markings 2018 Approved

Trustee Thomas Glasgow moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

E. Downtown Parking Study

Approved

Trustee Thomas Glasgow moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

CONSENT LEGAL

- A. An Ordinance Approving a Planned Unit Development and a Variation from the Arlington Heights Municipal Code (Para Residence, 132 W. Northwest Highway) Approved

Trustee Thomas Glasgow moved to approve 18-006. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - Northwest Suburban Genealogy Society Approved

Trustee Thomas Glasgow moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

- B. Bond Waiver - Elmhurst Rotary

Approved

Trustee Thomas Glasgow moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Sidor, Tinaglia

- C. Sigwalt Apartments/CA Ventures - 45 S. Chestnut Ave. - PC#17-016
PUD, Preliminary& Final Plat of Subdivision, Rezoning, Variations

Trustee Tinaglia said he was recusing himself from voting on the Sigwalt Ventures project and the Heart's Place project as his firm is a client of the developer of Heart's Place and is involved in a different project for the Sigwalt block. He wanted to remove any doubt or appearance of impropriety. He left the room at 8:31 p.m.

Mr. Frisel, attorney for the C/A Ventures, introduced the Sigwalt Apartment project. Frisel stated there have been very significant changes to the project since it was originally proposed. The project is compliant with code for parking. The number of units has been decreased from 88 to 80 units and the height of the building to 60 feet. On Chestnut, the building is 57' 6". The side and front yard setbacks were increased. C/A Ventures has redesigned the exterior architecture to fit with surrounding neighborhood. The fifth floor is recessed and minimized so sometimes cannot be seen from the street. The size of the building has been reduced. The project provides five parking stalls along Sigwalt and has a dedicated loading zone for short term drop offs. A separate move in/move out location is in front of the garage. The variances requested are a result of the Master Plan and the zoning dictated by Code. The Village's vision for high density residential was a 4-6 story building. This building is five stories. Frisel stated that if C/A Ventures were to observe every set back and the 45% ground coverage requirement, the most number of units they could develop would be 45, which is economically not feasible. The lot to the north is zoned B-5 so can be taller and more dense with fewer variations. To comply with the Master Plan, Frisel stated these variations are essential. This project will have no impact on the surrounding residences. The building could be moved further north if the other part of the lot is developed. The ramp in the garage is 20 feet. C/A Ventures is requesting to allow certain balconies to extend 3.5' into the side yards. This variance, along with several of the others, are very consistent with other variances given previously. No moving vans will be parked on Sigwalt and these trucks will have a limit of two hours.

Architect Mark Hopkins described the evolution of the elevations. C/A Ventures removed the dark brick, added traditional windows and added a decorative cornice. Michael Worthman, traffic engineer, said this is a transit oriented development, given its proximity to the train and downtown. There is sufficient capacity for parking. He said the ramp inside the garage has

low volume and 20' is common in residential parking garages. The delivery space in front of the building will be able to accommodate UPS trucks, pizza deliveries and is similar to other buildings in the area. The space for moving vans is sufficient to accommodate a 30' truck.

Mr. Frisel said even the building is reduced to four stories, it would still require 10 of the 11 variances. The economic impact of removing 16 units, would make the project not feasible as C/A Ventures would still have to pay for the underground sewer system, the storm water storage area, the elevators, and the land. Frisel stated this is the very least that can be built and it is an A+ project. They are already at the bottom of their financial threshold, this is what the Master Plan contemplated.

Village Manager Randy Recklaus stated that blocks like this are always a challenge. Residents, who live adjacent, want it to be as close to single family development as possible and developers will look to maximize their investment. Looking at the history and the discussions regarding this space, the conflict between these perspectives has always been clear. In recent years, Recklaus stated, staff has fielded a number of proposals on this block, and all of them, except for this one, were discouraged because what was proposed was out of step with the Board's goals for the site. Recklaus explained the Master and Comprehensive Plans reflect the will of the Board and are subject to change per the will of the Board. Staff uses them as guidelines when working with developers. The Plan and Design Commissions use them when evaluating projects. Recklaus pointed out that the Village Board is the final decision making body. The developer has changed their plan subsequent to the denial in October and staff has had a lot of input for the project with the goal of arriving at a project the Board could support. The project requires six yes votes because a petition was signed by 20% of the adjacent property owners.

Planning and Community Development Director Charles Perkins said the plan for this space was for mixed-use (B-5) prior to 1997, and was changed to high density residential R-7. In 2016 there was a proposal by another developer for 105 units, staff told them it was too dense, and they walked. The Comprehensive Plan calls for high density as the area is close to train, shopping and restaurants. All the other high-density multi-family buildings are south of Sigwalt, this is the only one north. There were requests for a lower density when the Downtown Master Plan was adopted, but the Board decided to stay with high density. This proposal of five stories fits in with the Master Plan goal of having a 4-6 story building. The Village's garage goes over Highland on the north part of the parcel and the adjacent space on the lot is zoned B-5. The site, which is the edge of downtown, has been vacant since 2009.

Mr. Perkins showed examples of other variations given for R-7 parcels in the neighborhood. Very few projects in the downtown area can be built and comply with Code. This project has variations, but there are many projects with lots of variations. The current property pays \$9,000 in property taxes; the school districts get just under \$6,000 a year from the lot. Staff projects

it would generate \$258,000 in property taxes and the education portion would be \$171,000. Perkins stated the school district uses a projection formula for estimated enrollments. In this case, it shows five elementary aged children living there and 2-3 in high school.

Mr. Perkins explained the PUD variation criteria, which looks at the surrounding neighborhood and if there is any detrimental impact. The project has an underground water detention vault, so will not affect drainage. Each variation needs to comply with three variation criteria too. The first is that the property cannot yield a reasonable return; the second is that there are unique circumstances; the third is if granted the variations will not be detrimental to the character of the neighborhood. Most of the other R-7 buildings are adjacent to single-family homes; a street of single-family homes separates this site. Secondly, the Comprehensive Plan does call for attached single family on the west and south. The project is asking for three setback variations and meets Code on height. C/A Ventures is being required to dedicate 8 feet on Chestnut and Highland for potential road widening. The developer is providing an additional 20' setback. This location is unique because of the three street frontages, so more than a third of the lot would be in setbacks, which seems excessive. The façade was upgraded; additional landscaping and upgraded ornamental trees were added. Parking on Sigwalt was added.

Local residents spoke regarding the development.

Keith Allen said it is odd that the petitioner claimed that they are forced to buy a parcel that is half as big as what is required to support R-7. They could buy enough land to meet the requirements. It is a self-imposed hardship. Allen commented that this is essentially the same building that was denied in October with a 3% reduction. The footprint is the same; it just has different wrapping paper. It is still too big, too dense and too tall. It is not compatible with the surrounding neighborhood. Allen stated the residents have been engaged and involved and voiced their opinions, those voices count and hopefully they carry weight in your decision. Allen urged the Board to consider the 453 opposition signatures filed with the Clerk.

Shawn Collins said the proposed building is in conflict with the Master Plan. It can be developed into high density only in conjunction with the development of Chestnut. It may never come to fruition that any multi-family structure would be built on the west side of Chestnut. Therefore, this would be in direct conflict with the Village plan, stated Collins. It has been vacant because of the recession. The industry is finally getting back. There will be other builders who come forward now that the economy is coming back. As a 25-year resident, Collins urged the Board to vote no, as it is in conflict with the Village Plan of true transition. Your vote will have material and substantive impact for generations to come.

Matt Scallon invited people and organizations to brainstorm the idea of a re-creation of "Village of Dunton" historical park and vintage saloon on this site. Contact him at Scallon63@msn.com.

Brad Doty said some people are missing big picture. Prior to purchasing his home, he lived in an apartment in the Village. He and his wife used to take walks around the neighborhoods thinking about which one they liked best. This is a normal function of an apartment in downtown. Right now, there are only two apartment buildings. This kind of building attracts people who will take the train to the loop and do not really drive. The Village needs more demand from people who do not need a parking space. Once tenants can buy a house, they will be bidding up prices in the neighborhoods. Property values will get upward pressure. Doty stated no single family houses will be built on this parcel. It has been empty and not providing revenue for two decades. It is a dog poop park and needs to change. There needs to be more demand for down town shops and restaurants and more money for the Park District and schools.

Jim Henegan said he is a commercial real estate attorney and a local resident, who supports the project. It is a good use of what has been a problem, vacant parcel. Henegan stated single family will not go there; no town home developer will buy it because it is next to a parking garage. There are already a couple of three and four story buildings on the other side of Sigwalt. Henegan commented that the new elevations look nice, and it is probably the best the Village will get.

Steve Sarussi said the Board should to pay attention to Chapter 28 5.1-7. The purpose of R-7 is to provide a buffer, this will not provide a buffer. There this seems to be a piecemeal dismantling of the Code as it applies to zoning commented Sarussi. Individual parcels have been changed from R-3 to R-7 over the years. Sarussi stated in some of the other building's cases only residents in a small perimeter were invited to speak on those changes. If there is going to be a change to R-7, do not do it piecemeal. Saurssi urged the entire Village should have input on those kind of changes.

Jerry King said prior to purchasing his home on Chestnut, he did look at the Master Plan and understood the intention of this property. The decision should be based on the spirit of whether this meets the Master Plan. King suggested that not everyone who signed this petition understood that there is a Master Plan, and that it took two years and 31 meetings. Those meetings included local community leaders, residents, officials and select Trustees. The Village review and community input process has been completed, and now the question is how be true to R-7 and have a less dense property. This is probably the best we are going to do. King questioned, if you don't do R-7, what are you going to do? If you move away from high density, have you engaged in a taking? Whoever invested in this thought it was R-7. King stated all of that will have the net effect of putting up a big sign that says Arlington Heights is closed for business, it cannot even deliver on the Master Plan.

Kimberly deJonckheere asked why the urgency in approving something that sets a dangerous precedent. Ms. deJonckheere stated there is no information saying there is a high need for apartments in downtown. There

are 45 new units coming at Parkview. This development has no pool, no door attendant, and no onsite management and so is not luxury. Three bedroom apartments will likely attract children and the additional taxes do not sound they will cover the cost to cover the overcrowding schools. She commented that Parking is an issue. What about their guests? She said she did not want people going to other communities to shop and eat because they cannot find parking. She suggested that the parking study be completed beforehand. Ms. deJonckheere stated there needs to be better traffic control to better protect children from the traffic. Not enough has been done to prove it will not have a detrimental impact on the character, stated deJonckheere, and she called on the Board to uphold the high standards and deny the petition.

President Hayes said that in the interest of fairness, the Village received a few petitions. One had 230 signatures which favored the project. He wanted to make sure the audience present and at home was aware that there had been petitions submitted on both sides.

Trustee Scaletta said the efforts of the residents have made the project better. There is a lot of misinformation out there. People are using scare tactics to get people to agree with them and if you do not agree with them, people have been bullied. He said he met with the Superintendent of District 25 and they are not concerned with overcrowding after studying the statistics. The School District worked with the Park District and found a way to accommodate the CAP program if more children come. It was not a school issue; it was a Park District staffing issue. He said he was glad to see street and delivery parking. He liked that move in/move out was not on Sigwalt. Scaletta agreed with consulting Engineering to better control the intersections in area. He said he would prefer non-protruding balconies on Chestnut. After discussion, Mr. Frisel said the developer could accommodate a reduced balcony.

Trustee Scaletta said he would want strict controls over construction staging and worker parking. They must not affect the neighborhood negatively and cannot park on the streets. He does not want Sigwalt closed. Mike Parker, Construction Manager, manages these sites frequently and gave assurances that they would be good neighbors. Mr. Recklaus said there are many options.

Trustee Scaletta said the idea is this is a transition before you get to a 10 story building on the other side. He worked on the Downtown Master Plan Taskforce, which spent a lot of time discussing how the downtown would look. It was a 20-30 year plan. This is a better plan than what came before and which he voted against because of parking. He said he did not believe there would be 120 extra cars on Highland on any given day. The neighborhood is protected from not having enough parking.

President Hayes agreed with Trustee Scaletta but said he liked the balconies on the Chestnut side, as it is more aesthetically pleasing to see a break in the wall versus a flat wall. He said he was in favor of leaving it as

designed.

Trustee Rosenberg asked if the project meets the Master Plan. Mr. Perkins said the building meets the intent of the Master Plan, which calls for 4-6 stories. This is five. The Comprehensive Plan calls for high density residential (R-7). The building height has been reduced to 60'. It complies with parking. The main variations requested are setbacks and density. These are variations from the Zoning Code, which is a different document, not from Master Plan or the Comprehensive Plan.

Trustee Rosenberg asked how the loading zones would work. Mr. Perkins said a few spaces would be cordoned off for moving trucks on Highland. On a moving day, management works with the Police Department, which already does this for other buildings in the area. Most moves occur on weekends and the Public Service Officers monitor it. The bump outs on Sigwalt allow for tree preservation and existing utility boxes, which are not feasible to relocate. Trustee Rosenberg asked if the 20' ramp is sufficient. Mr. Perkins said there are number of developments where this has been approved, and he is not aware of any concerns. Trustee Rosenberg said he was also concerned with construction staging. Mr. Frisel said they would pursue using the AT&T site. Mr. Parker said they would be extremely careful and attentive. There is no intention of closing off Sigwalt.

Mr. Perkins said construction staging complaints about another project is a different situation, as that building has a zero setback. Staff must approve a detailed construction document. No construction traffic can go in the neighborhood. Trustee Rosenberg wanted to make sure workers are not parking in the residential neighborhood. He said he appreciated the comments from the residents and the accommodations from the developer. He said he believes it is the best use for the property and he will vote in favor.

Trustee Blackwood said there was a lot of negativity in the mid-90s regarding downtown development. There was a group called the Shadow Group who claimed no one would see the light of day because of the large buildings were going to be in excess of 10-12 stories. She asked about the two lots directly to the north of this project. Mr. Perkins said they are zoned B-5 and R-3. The Comprehensive Plan designation is mixed-use. B-5 can be up to 140' or 13 stories. Trustee Blackwood said she agreed with Mr. Henegan that it is unlikely townhomes would be built adjacent to a parking garage. She said she loved the idea of a historical site, but that requires a lot of money, coordination and investment that has not been seen since the mid-90s. On practically every issue raised, CA/Ventures made significant efforts; changing the façade, providing underground storm water detention, and addressing everything they could without negative impacts. Blackwood stated there were a number of projects that tried to go in at this location, and if you consider what could have gone in, this is a strong project. Blackwood said she supported it.

Trustee LaBedz said she has struggled with this project since the

beginning. She said she would prefer the height be four stories. When the zoning was discussed in the 80s/90s, multi-family zoning originally went to Ridge. A lot has changed because of the improvements that people have made to their properties close to downtown. LaBedz said she did not know how she would vote.

President Hayes said he was in favor of the proposal and because of the neighbors input; it is now an A+ project. It is a high quality, first-rate development going into the community. The number of units decreased 96 to 80 with a whole bunch of practical and aesthetic improvements. Hayes said it is not perfect, and the Village will never get a project that will satisfy everyone. Hayes stated it was the highest and best use of the property. He said he was glad of the involvement of the community to help bring forward the improved project.

Trustee Glasgow commented that he did not like the position of the moving van space because of the potential bottleneck on Highland. Mr. Frisel stated there will be move-in hours on Saturday/Sunday mornings but Highland would not be blocked both ways. The space is depressed so a moving truck would not block traffic if the truck is fully pulled over. The trucks would have restricted hours. Mr. Frisel said it is not known what will happen with the AT&T building, which is for sale.

Trustee Glasgow asked about the potential building on the north side of the block. Mr. Perkins said a north side development could take a few parking spots closer to Campbell on Highland for access. There could be 360 units on the north site and buildings could range between 6 and 27 stories but staff does not have a plan yet. There is a property owner working on something and it could be in the 6-10 story range. The property to the north would have to provide some setbacks in the rear of the building/s. Trustee Glasgow said the property owner knew what he was getting into and tried to cover the hardship with the variances. However, there is a neighborhood of homes that face it. He said he realized a vote against this would stop downtown development. Glasgow said a vote for it directly affects a neighborhood. He said it does not meet the character and locality, so he will vote no.

President Hayes said it would change the neighborhood, from a dog poop park to high-density multifamily. He disagreed that it will alter the essential character. There are other 4-5 story buildings nearby that are not imposing. Hayes stated this is a first class development that will not change how residents live their daily lives. Traffic and safety issues will be addressed going forward.

President Hayes said it is incumbent on the Board to explain their votes. He said he was disappointed from the members of the Board who chose not to explain their votes.

Trustee Bert Rosenberg moved to approve. Trustee Carol Blackwood

Seconded the Motion.

The Motion: Failed

Ayes: Blackwood, Hayes, Rosenberg, Scaletta

Nays: Baldino, Glasgow, LaBedz, Sidor

Absent: Tinaglia

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Hearts Place - 120-122 E. Boeger Dr. - PC#17- 014 Approved
PUD Amendment, Variations

Richard Koenig of the Housing Opportunities Development Corporation said the Illinois Housing Development Authority, which has asked them to make a modification to the interior, has approved them for financing. HODC and IHDA would like some one-bedroom units to make the financing work better. It decreases the potential number of people in the development. The exterior does not change. The top units change from two bedrooms into one bedrooms. The rental income stays the same.

Mr. Perkins said they are seeking two variations; one for density and one to reduce the required parking from 37 spaces to 33.

President Hayes said it is a reasonable request, and makes the project less dense.

Trustee Scaletta asked why the change. Mr. Koenig said there is a need for one bedrooms and the unit cost goes down. Trustee Scaletta said he understood not everyone wants a roommate. He said he was supportive of the changes.

Trustee Rosenberg said if this is not approved, would funding still be approved. Mr. Koenig said yes, but IHDA asked if they were willing to go back to the Board to update it. Trustee Rosenberg said he was in favor of the change.

Trustee Labedz said she was supportive and did not see parking as a material issue.

Trustee Glasgow said he liked it better now.

Trustee Baldino said he was supportive, and asked about a potential gun free zone. Mr. Koenig said it is drug free and smoke free, but unless there is a local ordinance that designates a gun free zone, they are not able to make that restriction. There may be other Federal laws that prevent a person to have a gun, which would apply.

Trustee Sidor said he was still for it.

Linda Waycie of the Arlington Heights Faith in Action team, said her organization recommends Board approval.

Hugh Brady of the Housing Task Force Corporation said there is a need for one bedrooms, so this is a better mix. Experience says that about 1/3 of the residents will have cars. At Meier's Place there are 39 apartments and 13 cars.

Craig Horwitz of Buffalo Grove said the organization is getting another 2 units so they get another \$57,000 from Illinois tax payers. He said there are 30 cars at Philhaven. He said he was not sure about the parking survey. He questioned if the units meet code for minimum square footage. He said Sam Hubbard of the Planning Department said that it did but did not have the numbers at the Plan Commission meeting. He asked for the project to go back to the Plan Commission to make sure project is under Code.

Mr. Perkins said staff reached out to IHDA and it is true the change would provide additional income. Staff received the exhibit from the architect regarding the square footage and each unit meets or exceeds the square footage per code.

Bruce Everding's mother owns the property adjacent to the site. He said that his mother requested that a super majority vote be required. Mr. Perkins said it is on the agenda that there is a requirement for a super majority vote. The initial project was approved by super-majority.

Trustee Scaletta asked in the event that the certified plans from architect do not show the appropriate square footage, what would happen. Mr. Recklaus said Building Permits would not be issued without receiving certified architect plans that conformed. Mr. Recklaus assured Trustee Scaletta that the project will receive a very thorough review.

Trustee John Scaletta moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

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

Absent: Tinaglia

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Thomas Glasgow moved to adjourn at 11:23 p.m. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Tinaglia