



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 18, 2024

7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Charles Perkins, Hart Passman and Becky Hume.

IV. APPROVAL OF MINUTES

- A. Joint Meeting -Village Board and Arlington Heights Park District 02/24/2024 Approved

Trustee Richard Baldino moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Schwingbeck

- B. Committee of the Whole 03/04/2024 Approved

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

The Motion: Passed

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

Absent: Schwingbeck

C. Village Board 03/04/2024

Approved

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

The Motion: Passed

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

Absent: Schwingbeck

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 03/15/2024

Approved

Trustee James Bertucci moved to approve in the amount of \$1,605,113.02. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

Absent: Schwingbeck

VI. RECOGNITIONS AND PRESENTATIONS

A. Update on Discussions with Chicago Bears Football Club

President Hayes said it has been 3 years since he sent a letter addressing the potential move of the Bears to Arlington Park. It has never been a done deal here and he doesn't think it is a done deal at any other location including Chicago. From our perspective, we are trying to move the process along so we can do our own due diligence to discern if it would be a good move for all parties.

Mr. Recklaus said he has spoken to representatives of the Football Club and they have confirmed their interest in Arlington Park has not changed. Their current focus is on sites in the City of Chicago. The Arlington Park property is special and unique. Recently, the Village received a FOIA from the press regarding the ongoing discussions between the school districts and the Village. A working document will be released tonight on the Village's website as we wanted to make it available to the public and the media at the same time.

Since 2021, discussions have occurred and a predevelopment agreement was approved. In early 2023, before the final purchase of the property, there were discussions between the school districts, the Village and the Club. In spring after the sale, discussions broke down between the Club and the school districts. Since that time, the Village has been trying to resolve the issues between them. Productive discussions were coalescing into a draft agreement which will address issues like limiting the number of school children who might live on the site. This agreement will be made public. Much progress has been made in creative problem-solving efforts. The last issue is the determination of fair short term property taxes on the site. The Village wants to make sure all tax payers are paying a fair amount. We will only support a project that increases tax levels to the Village.

What we are talking about right now is the fair amount of taxes that should occur before the property is developed. When race track was open the Village received \$3 million. The tax bill for the vacant property was initially \$16 million. The Board of Review reduced the number to \$8.9 million. In 2021, Sofi Stadium paid \$8.8 million, the most of any stadium. Wrigley Field pays \$2.7 million, United Center \$6.1 million, and the vacant Sears Campus \$4.5 million. In Cook County, commercial property is not assessed on sales price, but on the amount of revenue a property can generate. Sales chasing (increasing a tax bill based on a recent purchase price of a property) is not allowed for commercial property.

The Village's proposal for 2023, with the assessment of \$124,691.296, is a 25% commercial ratio for 6 months and a 10% vacant property ratio for 6 months which is an estimated \$6.3 million tax bill. For 2024, keeping the assessment the same, use the 10% vacant status for the full year, for a \$3.6 million tax bill. For the years 2025-2027 the Village suggests agreeing to a negotiated settlement in good faith between 3-10% based on market conditions. We believe this proposal is fair and sensible. We are awaiting the schools' and Bears responses. We would like these discussions to occur sooner rather than later so we can move forward with our due diligence.

President Hayes said our team has been working hard to bring a resolution forward. He thanked the staff for their efforts.

Trustee Tinaglia asked if the numbers are a reasonable proposal to whomever might come along. Mr. Recklaus said he believed so, everything is within context of the parties involved.

Roger Wohler thanked the Board for everything they are doing. If it pays off, it will be great. He asked if the Bears don't come and just pay taxes what will happen. Mr. Recklaus said while the racetrack was a tremendous part of our identity, it was not as big a financial part of our community. A fully developed site would have a significant impact on our property taxes. Mr. Wohler said the best part of the Village is the downtown dining area. He asked the Village to keep on taking a hard line. He doesn't want to pay for it as a taxpayer. He would love for them to be here and it's a great

development for the area. Taxpayers shouldn't have to pay for it outside of the roads and extra Police and Fire.

Martin Bauer applauded staff's efforts. Virtually every stadium deal is bad for the community. If you, as with Sofi stadium, are able to buck the trend and find a favorable solution, he would welcome it. It has to be on the right terms. Now that it seems momentum is shifting away from here there may be a tendency to be more forgiving. He said to keep the due diligence up. Trust but verify.

President Hayes said we need to get to the point where we can do our due diligence. For us to be in favor, it has to be a positive for this community.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Laurie Turpin-Soderholm said she was representing the historic preservation committee, HANA. Historic Preservation has been discussed in the past and fallen to the back burner. Recently, the Board agreed that saving history in the Village is worth fighting for. HANA is asking that it become a priority. Many of the homes on the study of the historic areas are now gone. Every historic area is critical to the overall feel of the community. They provide a sense of longevity and stability for the community. There are government funds available if an ordinance is put in place to help with renovations and administration. There are financial incentives, which will be outlined and sent to the Board. Now is the time. They have done the research, have the resources, and prepared a sample ordinance. Please sponsor this initiative. Let's save our history.

President Hayes said there is some support for this type of initiative, but we have to fit it in with our other priorities.

Kit DiViesti asked the Board to consider a change. She said we are spraying herbicides on our water retention basins. All retention basins use an outside contractor for weed control. She thinks we should use an organic spray instead. What we are using is a carcinogen. She said this change would protect the Village against lawsuits. She referenced the nontoxiccommunities.com website, and said there are other communities doing it. Palatine has an all-natural retention basin. She asked the Board to reduce the chemical burden on our children. Let's stop spraying chemicals on our retention basins.

Mr. Recklaus said staff will investigate this.

Martin Bauer urged the Board to be as transparent as possible. On social media, the Village states it has not raised Village taxes for 5 years. The Village levied \$36.6 million in 2023, which is an increase of \$1.4 million. That is a great result but he expressed concern regarding trust for the Village when it overplays its card. There have been modest increases. He

asked the Mayor and the Board and staff to be careful about the words they choose.

Mr. Recklaus said there are different ways of looking at this, yes there is a 1.4% increase in based taxes, however, last year's abatement reduced taxes by \$1.6 million. There are a few factors including loss and cost at play. Two percent of taxes go uncollected. The Village had a one percent ratio, which we just increased to two percent. We follow the truth in taxation standards and the Village has reported 0% property increase in the last 5 years. In 2022 we went down. The Village continues to be good stewards of the funds. Property taxes are complicated. We aren't trying to fool anyone; we are using an established standard.

IX. OLD BUSINESS

- A. Report of the Committee of the Whole Meeting Approved
of March 18, 2024

Interview of Gretchen Grassl for appointment to
the Arts Commission, term ending April 30,
2027

President Hayes administered the Oath of Office to Ms. Grassl.

Trustee Robin LaBedz moved to concur in the Mayor's appointment. Trustee
Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

Absent: Schwingbeck

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

Trustee Robin LaBedz moved to approve. Trustee Wendy Dunnington
Seconded the Motion.

The Motion: Passed

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

Absent: Schwingbeck

- A. Pavement Rejuvenation (Reclamite) 2024 - Approved
Contract Award

- B. Hydrant Painting Services 2024 - Contract Award Approved
- C. Asphalt Spray Patching - Contract Extension 2024 Approved
- D. Pickup Truck Vehicle Purchase for Public Works - Approved Fleet Services
- E. Rockwell, Beverly, Ridge Project - Change Order Approved #1 Water Main Relocation

CONSENT LEGAL

- A. Ordinance - Opal Massage Therapy - 825 E. Golf Rd, Suite 1530 Approved

Trustee Robin LaBedz moved to approve 2027-13. Trustee Wendy Dunnington Seconded the Motion.

The Motion: Passed

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

Absent: Schwingbeck

- B. Ordinance Amending Chapters 8 and 19 re: hours for collection of solid waste Approved

Trustee Robin LaBedz moved to approve 2024-14. Trustee Wendy Dunnington Seconded the Motion.

The Motion: Passed

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

Absent: Schwingbeck

- C. Resolution - Illinois Law Enforcement Training and Standards Board (ILETSB) Recruitment and Retention Grant Approved

Trustee Robin LaBedz moved to approve R2024-04/A2024-11. Trustee Wendy Dunnington Seconded the Motion.

The Motion: Passed

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

Absent: Schwingbeck

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Ford Auxiliary Parking Lot - 580 W. University Dr. - PC#23-016 Approved
Amendment to Land Use Variation 01-057 for
Non-Passenger Vehicle Parking

Cassidy Smith spoke on behalf of Arlington Heights Ford. They have been working with the Village for this lot to be zoned commercial. They would like 51 spots for commercial storage parking. The service vehicles will be parked there for 5 days while waiting for parts. These vehicles would be parked in three rows would be along the back fence. The remainder of the parking will be for passenger vehicles.

Ms. Smith said they agreed to the terms. Sod has been added to the grass area and the lot has been made more presentable. The vehicles will be theirs only and in working order. They have a separate body shop in Wheeling. A bush/shrub screen will be planted in the spring.

Mr. Perkins presented the zoning variations. The dealership was running out of space for their vehicle storage and began leasing the property a few years ago. There were some busses and other vehicles located there, and we worked with them for placement on the lot. If vehicles are not drivable, they will not be stored on the site.

President Hayes asked where the complaints came from. Mr. Perkins believed they came from another business which was worried they were storing vehicles that didn't belong to them.

Trustee LaBedz expressed surprise that a permit was needed for sealing and striping. Mr. Perkins said Engineering raised the question to verify drive aisles. Staff will look into it and report back to the Board.

Trustee Bertucci noted that dealerships have been experiencing theft. He asked what the dealership will be doing to prevent it at this lot. Ms. Smith said the lot is now gated, and they have had no issues since the new gate was installed. At the dealership lots they have hired an outside security company and are keeping the interior of the dealership lit at night.

Trustee Robin LaBedz moved to approve the Plan Commission's recommendation for a Land Use Variation subject to the recommended conditions by the Plan Commission and the Staff Development Committee. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed

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

Absent: Schwingbeck

XIII. LEGAL

- A. Resolution - Agreement – MAP CBA (2023-2025) Approved

President Hayes announced the new agreed upon Police Collective Bargaining Agreement. It will be in effect for three years. Mr. Recklaus said the Village is blessed with the most professional and well-trained police officers. He believes this is a fair agreement and it was unanimously approved by the membership.

President Hayes said the Village has the finest Police Department in the State. He thanked them for their great work in keeping residents safe.

Officer Vison said the agreement will help with retention as the goal is to maintain high quality department staff. Chief Pecora said the team put in a lot of hours in working for this agreement. We have great officers, the wages approved tonight recognize their hard work.

Trustee Richard Baldino moved to approve R2024-05/A2024-12. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

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

Absent: Schwingbeck

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Trustee Grasse reminded residents that tomorrow is Election Day and asked all to please vote.

- A. Closed session

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-

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 Robin LaBedz moved to adjourn to Closed Session at 8:28 p.m.

Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

Absent: Schwingbeck