



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

February 21, 2022

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: Bertucci, Tinaglia, Grasse, Scaletta, Canty and LaBedz. Trustees Schwingbeck and Baldino were absent.

Also present were: Randy Recklaus, Hart Passman, Diana Mikula, Bill Enright, Cris Papierniak, Nick Pecora and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 02/07/2022

Approved

Trustee John Scaletta moved to approve. Trustee Mary Beth Canty
Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

B. Committee of the Whole Meeting 2-7-22

Approved

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

The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

- C. Joint Meeting - Village Board and Arlington Heights Park District Board 2-5-22 Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 2/15/22 Approved

Trustee James Bertucci moved to approve in the amount of \$1,776,435.35.

Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

VI. RECOGNITIONS AND PRESENTATIONS

- A. Good Neighbor Award

President Hayes credited Police Chief Pecora for creating the inaugural Good Neighbor Award as a way to recognize our outstanding neighbors. Andrea Schepp is the first recipient for noticing a neighbor's house didn't seem right. She called 911 where after the police inspected the home and the officer heard a faint voice calling for help. The neighbor required help after a fall and had been on the floor for almost 4 hours. Ms. Schepp saved her neighbor from a very bad situation.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Art Ellingson, founder of the Arlington Heights Tea Party, said he came tonight to have a Tea Party meeting in the Buechner Room but was told he couldn't meet there. He had hoped to have the meeting there to gather signatures for petitions for residents running for office in June. He said he was told he couldn't come without a mask but he did not get arrested for not wearing a mask. He said the mask rules are being tossed out by the courts. He said masks don't work and those who wear them are dumb sheep. In Florida, the schools that didn't mask, had fewer Covid problems than those who did. The vaccines are killing more people than they are

helping. He shared a flyer that gives information on these two issues.

President Hayes said he hoped this will be our last Village Board meeting where we are wearing masks.

IX. OLD BUSINESS

- A. Report of the Committee of the Whole Meeting Approved
of February 21, 2022

Interview of Pat O'Gorman for appointment to
the Board of Local Improvements - term ending
April 30, 2027

President Hayes administered the Oath of Office to the Building Code
Review Board to Mr. O'Gorman.

Trustee John Scaletta moved to Motion. Trustee Mary Beth Canty Seconded
the Motion.

The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

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

The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

- A. HVAC Preventative Maintenance - Contract Approved
Extension 2022

- B. Meter Van Purchase - Public Works Approved

- C. Municipal Buildings Custodial Services - Group Approved
A - 2022 Contract Extension

- D. Municipal Buildings Custodial Services - Group Approved
B - 2022 Contract Extension

- | | | |
|----|--|----------|
| E. | Ambulance Vehicle Purchase - Fire Department | Approved |
| F. | Interceptors Utility Vehicles Purchase - Police Department | Approved |
| G. | Station #13 North Water Tank Painting / Pipe Relocation and Station #16 West Pipe Relocation - Project Award | Approved |
| H. | Parking Garage LED Lights Upgrade - Award 2022 | Approved |

CONSENT LEGAL

- | | | |
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| A. | An Ordinance Approving an Amendment to Planned Unit Development Ordinance Number 90-014, Granting a Special Use Permit for a Restaurant with a Drive-Through, Conceptual Approval for a Future Restaurant with a Drive-Through and a Variation from Chapter 28 of the Arlington Heights Municipal Code for the Property at 711-715 E. Rand Rd. (Southpoint Shopping Center Outlot) | Approved |
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Trustee Robin LaBedz moved to approve 2022-008. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

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| B. | An Ordinance Granting Variations for the Installation of One Blade Sign and One Wall Sign for the Property at 21 South Evergreen Avenue (Arlington Town Square) | Approved |
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Trustee Robin LaBedz moved to approve 2022-009. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT APPOINTMENTS

- A. Reappointment of Stacy Ennes to the PAM Board Approved of Directors - term ending 2-18-25

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

The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Crescent Place - 310 W. Rand Rd. - PC#21-010 Approved Final Plat of Subdivision

Trustee Jim Tinaglia moved to concur with the Plan Commission's recommendation with the condition that prior to approval of a Certificate of Occupancy for Crescent Place, a Plat of Dedication shall be recorded with Cook County, which dedicates as IDOT that portion of the subject property as noted on the Final Plat of Subdivision. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

- B. BMO Bank - 630 W. Northwest Hwy. - PC#21-022
Special Use Permit to allow Drive-thru in B-2 District

Mark Noskey, the architect, said they are asking for a Special Use for a drive through for a new location for their bank.

Mr. Enright said there are 3 drive lanes proposed for the Bank. Mr. Enright explained the exits and entrances on Euclid and Northwest Highway. There is a parking space that was relocated. After changes to the original submission, conditions #3 and #4, recommended by the Plan Commission, have been accommodated and are no longer necessary. It was difficult to provide stormwater detention but the petitioner has worked with Engineering and will tap into the combined sewer on Euclid rather than the one on Northwest Highway. This action allows them to increase their cubic feet of retention to 83% of what is required. There will be a fee in lieu for

the balance.

Trustee LaBedz asked if there was a color rendering of the building. Mr. Noskey said they are in the process of drawing a rendering now. Initially they presented a red brick building, but the Design Commission asked for a different look. They have now come back with a grey pallet and blue accents. A drawing of it was in the packet. Trustee LaBedz asked why is this being built here, when there is a bank a few blocks away that was just rebuilt? Mr. Noskey said he was not part of that decision but thinks this is a more current prototype from an equipment standpoint. The current Euclid location will be closed. Trustee LaBedz asked for clarification on the site circulation. Mr. Enright explained there was concern that a proposed parking space would create a situation where a car might back out into the street. This spot was eliminated and relocated on the site. The first space will now be further north. Mr. Enright explained the traffic flow with cars turning into the site right/left on both streets, but limited in right hand turns only for exiting.

Trustee Scaletta asked if staff worked with BMO on the renderings after the Design Commission review. He said it seemed out of the ordinary to have a proposal without color renderings and materials decided. Mr. Enright said the Design Commission often approves a project with several conditions and directs the Planning Department Staff to address them. That is what has happened here. The new colors reflect the issues the Design Commission addressed. Trustee Scaletta said this project and the sign project from the last meeting seemed to not be as complete. Mr. Recklaus said the sign project had the detail in the Design Commission minutes. Trustee Scaletta said he is used to seeing renderings. He said he was appreciative of the amount of work staff and commissions put in as it makes it easier for the Board. This bank location is a create reuse of the site and he is happy to see it.

Trustee Tinaglia said currently, there is no storm water detention on the site which has flooded for the last 50 years. Because of our approach, this project brings some detention to the area and it will improve. The bank will be a better neighbor for that reason alone.

Trustee Bertucci asked if are there any soil impacts. Mr. Enright said the environmental history was in the stormwater impact report. There is some level of contamination, it is yet to be determined how far they will have to dig. The project will comply with the EPA standards. During permit review, we ask for the information and the required approvals. Mr. Noskey said there will be soil removed, it will be examined and dealt with appropriately.

Trustee Scaletta explained there is always an environmental study done prior to the sale of this kind of site. The EPA is on top of it.

Trustee John Scaletta moved to approve a Special Use Permit to allow a drive-through in conjunction with a permitted bank facility and approve the petition subject to: 1. As part of final engineering during the permit review

process, the petitioner shall work with the Engineering Division to develop an acceptable stormwater detention system to the satisfaction of the Village. On-site detention shall be provided as determined by the Village Engineer. 2. IDOT approval shall be required for the proposed modifications to access along Northwest Highway, and Cook County approval shall be required for the proposed modifications to access on along Euclid Avenue. 3. The petitioner shall comply with all Federal, State and Village Codes, Regulations and Policies. Trustee Robin LaBedz Seconded the Motion.

The Motion:

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

- C. Consumers Credit Union - 950 E. Rand Rd. - Approved
PC#21-023
PUD Amendment, Special Use Permit for Drive-Through

Crystal Holowell, architect for the credit union, described the proposed site at Southpoint Shopping Center on Rand Road.

Mr. Enright explained the project requires an amendment to the PUD and a Special Use Permit for the drive through. No variations are required. Staff is working with a potential tenant for the former BIF space across the parking lot. Separately, an additional curb cut is being requested from IDOT further west of the credit union lot. There is some back-up in the morning on Jane feeding the Dunkin Donuts, which clears when the light is green. There is a Do Not Block Intersection sign there now. Staff will monitor the traffic impacts. The potential operator in the BIF space would not generate conflicting traffic. A private agreement requires shared parking throughout the PUD and parking exceeds Code for the area. The Plan Commission recommended approval. The detention pond will be improved before permits are issued to accommodate the water detention requirements.

Trustee Tinaglia said the shopping center in this area is largely vacant and it seems this would not be approved if there was a business in zone F because there isn't parking in front it. Mr. Enright explained that there are 24 stalls in front of the credit union across from the vacant building. In addition, there are 32 spaces south. Across the aisle, there will be 40. The entire center shares parking. If there was a restaurant coming here, that would be different. The vacant building has 32,000 square feet, so requires 100 spaces. There is more parking to the north and all parking is under the jurisdiction of the same property owner.

Trustee LaBedz asked if there was landscaping around the lot. Ms. Holowell said yes, it will be cleaned up, restriped and landscaped. Mr. Enright said there could be a crosswalk to the larger building, staff will work with the

land owner. The goal is to have a decorative crosswalk. Ms. Holowell explained the third drive-thru lane is a bypass.

Trustee Scaletta said he would like to see upgraded crosswalks, but at a minimum the crosswalks should be striped. He asked if IDOT will review the timing at the lights. Mr. Enright said according to the traffic study, even with additional traffic, the current cycle will clear the cars out and they won't have to change the cycling. We will need to wait and see the demand. IDOT has the lights interconnected, but if there is an issue, we could approach it.

Trustee Nicolle Grasse moved to Concur with the Plan Commission's recommendation to approve an amendment to the Planned Unit Development Ordinance 90-014 to allow modifications to the Southpoint PUD to enable construction of a bank building, and a Special Use Permit for a 3,460 square foot bank with a drive-through with the following conditions: 1. No Village building permit will be issued for the site until the MWRD and Village permits are issued for the work needed on the existing detention basin as required under PC #21-018 and 2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations and Policies.. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

A. Discussion of Adult Use Cannabis Pilot Program

Mr. Recklaus said staff is looking for direction on the future and next steps of the Cannabis Pilot Program. An adult-use cannabis dispensary was approved on August, 2020 and extended to March, 2022. During this time, parking studies were conducted every six months.

The sales tax revenues generated by Verilife are close to those of a big box retail store. Parking studies found no substantial difference in peak parking demand compared to when the location was solely a medical dispensary. There has been no increase in police activity attributable to the adult use dispensary. A surplus of parking exists at the current location based on the 1-parking-space-per-200-square-feet-of-floor-space standard. If we are going to allow dispensaries in other locations, we could continue to use this ratio. Neighboring communities are trending towards requiring 1/200 versus the 1/300 standard used for non-medical sites.

Other considerations are to limit the proximity to schools, parks, public swimming pools, athletic fields, pedestrian and bicycle paths, or wilderness

areas. The ordinance could limit the proximity to not-within 1,000 feet of the intersection of Dundee and Arlington Heights Roads. There could be a limit on the number of locations or allow any location that met certain criteria. Another option would be to limit the number of dispensaries in each region of the Village; north, middle, south.

Mr. Recklaus asked the Board to consider the following:

1. Should we allow adult use cannabis dispensary be allowed only at the current location?
2. Should they be allowed at any location that meets village criteria?
3. Should they be Allowed with a capped number of dispensaries in certain zones?
4. Should there be other limitations?
5. Should there be parking restrictions?

President Hayes said he was glad to hear there have not been parking problems and police activity. He is still opposed to the sale of recreational cannabis in the Village and said he understands he is in the minority.

Trustee Scaletta said he is in favor of adult use cannabis stores. He said there is a high turnover of vehicles at the current location. He said the Board would have to define regions and set boundaries and asked where sites could be in the central area. Mr. Recklaus said there are sites along Rand, Northwest Highway and Arlington Heights Road that might be suitable. Trustee Scaletta talked about possible regions being established and south of Thomas/north of Central could work. He said he believes the site on the south side of Arlington Heights is close enough to the Downtown. He is not interested in having many cannabis dispensaries and expressed his uncertainty of which approach was better; limiting the number of outlets based on zones or just limiting the number. He said he was not in favor of a Downtown location and also did not want them on top of one another.

Trustee Tinaglia said currently there are shops just over the borders of the Village. Those sites are getting tax dollars that should go to us. Having three is a decent number. He liked the idea of one middle, one north and one south. To him, the Downtown = Central Business District. There are sites on Northwest Highway that would be okay, but he wouldn't want one in the Alfresco zone.

Trustee Canty said she agreed with her colleagues. She said she was less concerned on where they go and the number of stores, as the State limits the number of licenses. She believes there is a natural limitation to how many we will see. There are already a lot of limitations on locations. If the Board is concerned, she is willing to compromise to limiting numbers by zones. She said she wants to allow the program to continue to expand as the tax dollars are leaving Arlington Heights and she would like to keep the Village's dollars in the Village.

Trustee Grasse said she is in favor of adult use cannabis dispensaries and

would rather allow the operators find their best location than have the Board dictate them.

Trustee LaBedz said she was originally opposed but compromised to allow the pilot program. After seeing there have not been issues with parking or police, she is in favor of moving forward to allow the sale of adult use cannabis on a permanent basis. She sees tax dollars going elsewhere, and there are no particular problems in the surrounding communities either. She liked the limit of 3 or so locations. She also did not want them in Downtown and said the Zone B-5 or another determination could be used. She said she was initially leaning toward 3 zones but that specificity may not be necessary, the number of locations is more important to her.

Trustee Bertucci said yes to #1, it's a very professional store and the current location is great. He agreed with capping the number to 2-3. He did not want to pigeon hole locations other than define where we don't want them. He said to keep the 1,000-foot rule, and did not want the shops in the Alfresco/Downtown area. He agreed that the dollars should stay in the Village. He said he wanted the new operators to be held to the same standard as Verilife.

Trustee Tinaglia said if we apply the higher parking standard of 1/200, he would not want a project to get stuck or be denied if it is a few stalls short.

Trustee Scaletta noted that parking at Rolling Meadows dispensary site is a disaster, but he also didn't want to kill a project if its just a few stalls short.

President Hayes said he didn't understand why recreational sales are not okay Downtown, but are okay along Rand Road or other places. Trustee Canty shared that question. President Hayes said it seems inconsistent.

Trustee LaBedz said potentially parking would be an issue, so that is a concern.

Trustee Scaletta said there is sufficient parking at the current location, but it is still challenging. The dispensary sites have come-and-go traffic and would not be conducive to the Downtown where we want people to come and stay. If a site is north of Central, but not Downtown, like where Cardinal Liquors is, that would be okay. Spreading the locations out within town makes sense.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn at 9:11. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck