



MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village
Hall 33 S. Arlington Heights Road
Arlington Heights, IL 60007
September 3, 2024
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

Absent: Mayor Hayes, Trustee LaBedz
The following Trustees responded to roll: Baldino, Tinaglia, Grasse, Dunnington, Schwingbeck, Bertucci and Shirley. President Hayes and Trustee LaBedz were absent.

Also present were: Randy Recklaus, Diana Mikula, Charles Perkins, Hart Passman, Rob Horne, Nick Pecora and Becky Hume.

Trustee Bertucci moved to appoint Trustee Tinaglia as the presiding officer as President Hayes and President Pro-Tem Labeledz were not present. Trustee Grasse seconded the motion.

The Motion: Passed

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

Nays: None

IV. APPROVAL OF MINUTES

A. 8/19/2024 Village Board Meeting Minutes

Trustee Baldino moved to Approve. Trustee Dunnington Seconded the Motion.

The Motion: Passed

Ayes: Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Nays: None

Abstain: Trustee Grasse
Absent: Mayor Hayes, Trustee LaBedz

V. APPROVAL OF ACCOUNTS PAYABLE

A. 08/30/2024 Warrant Register

Trustee Bertucci moved to Approve in the amount of \$1,895,789.78. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee Grasse, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Nays: None

Absent: Mayor Hayes, Trustee LaBedz

VI. RECOGNITIONS AND COMMUNICATIONS

A. 2024 Illinois Traffic Safety Challenge Awards

Chief Pecora introduced Paul Rizzo from the Illinois Association of Chiefs of Police. Mr. Rizzo said the organization recognizes Police Departments throughout the State. Arlington Heights is a consistent winner. This year, they took First Place in the Championship Class. They also won three specialty awards. The Village's Police Department has won traffic awards for decades.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Anyone wishing to speak on a subject not on the Agenda should fill out a card, located in the back of the room, and hand it to the Village Clerk. Please limit your comments to three minutes.

IX. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item. Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.
2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.
3. Citizens in the audience may request that the Board remove any item from this Consent Agenda for separate consideration after adoption of the Consent Agenda.
4. One roll call vote will be taken and will cover all remaining Consent Agenda items.
Trustee Schwingbeck moved to Approve. Trustee Baldino Seconded the Motion.
The Motion: Passed
Ayes: Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee Grasse, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Nays: None

Absent: Mayor Hayes, Trustee LaBedz

A. Emergency HVAC Repair at Police Building - Award and Resolution

R2024-38/A2024-43

B. Resolution Authorizing Execution of a Consulting Agreement with Mac Strategies Group

R2024-39/A2024-44

C. Bond Waiver - Patton Elementary School

D. Ordinance – Two Way Stop Sign for N Hickory Avenue and E Campbell Street

2024-54

E. Resolution For Change Order #2 – 2023 DCEO - MFT Rockwell / Beverly / Ridge

R2024-40

F. Speed Limit Ordinance for Euclid Avenue from Walnut Avenue to Waterman Avenue

2024-40

G. Resolution - Approving a Redevelopment Agreement for the Golf VX and Dogtopia Projects

R2024-41/A2024-45

H. Bond Waiver - Arlington Heights Park Foundation

I. Resolution - Approving an Agreement with the State of Illinois Organized Retail Crime Grant Program

R2024-42/A2024-46

X. NEW BUSINESS

A. Lead Service Line Rebate Program Guidelines, and License, Waiver of Liability, and Hold Harmless Agreement

Trustee Schwingbeck asked for this item to be pulled from the Consent Agenda.

Mr. Recklaus explained that the State of Illinois requires the removal of lead service lines within the community. Twenty percent of the Village's service lines are lead. Service lines connect the water main from the street to homes and have two parts; a public part which connects the main to the buffalo box and a private part which connects the buffalo box to the home. The Village will be replacing all the public lines. For private lines, the Village will reimburse 50% up to \$2,500 for residents to replace their line. The reimbursement is retroactive to January 1, 2024. If there is a hardship, the Village will work with residents on a payment plan. There is an option for people who want to opt out. There are waivers that can be signed, and the owners will be re-noticed each year subsequently. They have the option to use water filters.

Trustee Schwingbeck asked if the waiver was a State requirement. The answer was yes.

Trustee Bertucci asked where residents should look for information. Mr. Horne said applications for a no-fee permit are available in the Building and Life Safety Department. After an application is received, the Utilities Superintendent will make a determination if the home can participate. Once the resident completes their portion of the replacement line, the Village has 30 days to complete the public portion. After the line is inspected and deemed complete by Code, the resident can submit proof of payment and Finance will process the refund. Mr. Recklaus said residents can wait until the Village does its work on the public side and coordinate to do the private side at the same time. We are trying to line up this plan up in advance, so residents can plan their replacement with the planned project. Once this plan is approved by the Board, information will be published and promoted.

Trustee Schwingbeck said there was a project on Rockwell, where the street was torn up and residents were told they should replace their line, but it was a surprise. The communication piece was not there yet.

Tom Knoeffel, said he supports what the Village is doing as far as a rebate. They were blindsided because the rehab project along Rockwell included a water main installation. The installation of the main triggered the necessity to replace the lead service line from the water main to the buffalo box. They were told as a result of the disruption of the water service, it would be their responsibility to find a contractor to replace the homeowner portion of the service line. He wished to ensure the information is publicized to keep residents up to speed with regard to identification of lead service and what the responsibility is of the homeowner.

Mr. Recklaus said the website has a section that shows the known lead service lines in the Village. Sometimes, when you get in the ground, lines are discovered that are surprises. If the Board passes this policy, we will be able to give clear directions to residents.

Trustee Tinaglia asked if residents inspect their lines themselves. Mr. Horne said yes, there are some visual inspections, residents can use a penny to scrape the pipe and it will turn shiny. Our meter installation contractor is doing a visual inspection of all piping so we will have a 100% accurate inventory by the beginning of October of next year. On the website, go to vah.com/lead information.

Trustee Schwingbeck moved to Approve. Trustee Baldino Seconded the Motion.
The Motion: Passed

Ayes: Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee Grasse, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Nays: None

Absent: Mayor Hayes, Trustee LaBedz

B. The Moorings - Independent Living Expansion - 811 E. Central Rd. - PC#24-008
Planned Unit Development Amendment, Height Variations, Parking Variation

Moorings Executive Director Lisa Vandermark introduced the project with Kevin Clark giving the overview. They are proposing 70 additional independent living dwelling units which would bring their total count to 521 dwelling units. They will have 621 parking spaces for the campus. They need amendments for a 67.5-foot-tall building, an allowance for two 6.5 feet tall elevator overruns and a variation from the required number of parking spaces. There are 636 required and they would like to build 621.

Drew Roskos, architect for the project, described the site plan and the scope of work. The

new building proposed is the same height as the adjacent building and will have a connector. There will be structured parking below. They will also increase surface parking near the south building entrance. Their goal is to reduce the travel distance for their residents.

Chris Fish presented the landscaping plan. They wish to preserve their existing trees and create natural experiences and paths for the residents. There will be a series of spaces created by landscape. A lawn with seating is proposed around the round barn. Identity signage will be added around the campus. The storm water plan has 6 existing basins.

Steve Corcoran discussed the traffic system. They collected traffic counts, crash data and added the impact of the new units. They forecasted traffic to 2030 and took into account increased enrollment at Dryden school. No improvements are required at the Central Road entrance. A traffic signal is not warranted. They are 15 spaces short, but exceed handicapped accessible parking.

Mr. Perkins said the request seeks an amendment to their PUD. The main entrance remains on Central Road and there will be emergency access only at their other two exits. The building is set back further than required at 180' so it is further removed from the residential neighborhood. The landscape buffer along Central has been increased. The fire lane is no longer required as it was previously as the International Fire Codes have been updated. The site plan could change if the Village adopts the new IFC updates. The Building Department is scheduling a Building Code Review Board meeting to discuss this issue. If it is approved, the alternate plan could come back to the Board as it would provide for more green space. There would be no construction parking on Douglas.

Trustee Bertucci said he is in favor of the plan. He moved to direct staff and the Village Attorney to prepare final documents approving the requested relief for consideration at a future Board meeting, and amendment to PUD Ordinances 85-154, 88-057, 89-043, 91-108, 92-051, 02-077, 06-069, and 15-046 to allow construction of a five-story 70-unit independent living building along with the requested variations to Chapter 28 and with the conditions as recommended by the Plan Commission. Trustee Schwingbeck seconded the motion.

Trustee Grasse said she appreciated the pond, the landscaping and the pedway with the covering. It flows nicely.

Trustee Dunnington said this is a good project and fulfills a need the seniors have. The variations make sense and allow for more green space like the landscaping. She also liked the bollards for safety reasons. She asked if there was any discussion about the dry basin becoming a naturalized space. Mr. Fish confirmed there was. They hope to build a wet pond with a naturalized edge to help with storm water quality.

Trustee Baldino said he was fully aware the parking is an improvement from 2014, but concerns have been raised about the lack of parking. Mr. Corcoran said the primary reason for deficit is due to the villas, fifty of them only have a one-car garage. The Code requires 2 spaces per villa. There is a surplus of parking on the rest of the campus. Those villas with only one garage have an additional space in front of the garage. Overall, they are adding 120 spaces to the campus. There are designated guest parking spaces, but they don't have the details on where all the guest parking will be. Mr. Perkins noted the fellowship hall has 97 spaces, but no residents. Assisted living and skilled care have parking too, but the residents do not use those spaces.

Trustee Baldino asked how the increased load on the amenities would be handled, as the events are full already and not available to everyone. Is there a plan for increased capacity for more people? Ms. Vandermark said they have added event space, but the concern may be that the Independent Living residents have limited dining options with limited hours. The Moorings is considering adding a dining venue and opening up the hours. Large spaces don't make sense, so they are looking to add more classes or sessions.

Trustee Schwingbeck noted that they may not need to build as high as 67.5' as there is a little buffer to allow for some differing construction materials. He asked if the height might come down. The answer was that it could come down, but the building wouldn't be higher than 67.5.

The vote was called.

Ayes: Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee Grasse, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Nays: None

Absent: Mayor Hayes, Trustee LaBedz

C. Spent Grain Brewing - 17 N. Vail Ave. - PC#24-009
Special Use Permit for a Brew Pub in the B-5 District

Eric Lamkins and Heather Henkel are local business owners looking to open a nano brewery. The project includes a self-contained brewing system which requires no external ventilation and recycles steam for cleanup and waste water reduction. There will be 16 taps with the beer being brewed on site. They also intend to offer fine wine, whiskey and a light menu in a small dining area, creating a casual seating environment. Spent grains will be used in their menu items. They would like to integrate with other local businesses and vendors for their suppliers when possible. The intention is to have quarterly art installations and offer the opportunity for local home brewers to share and brew their favorite home brews. It's going to be a quiet, relaxed space with 2 fireplaces and acoustic music.

Mr. Perkins said the project needs a Special Use to allow a brew pub in the B-5 District and a variation to waive the parking and traffic study. Staff hopes they will participate in Alfresco next year. The Plan Commission suggested some modifications to work with petitioner on parking permits for employees in the municipal garage. The owners live close by. They can walk and will probably not use a permit if we gave it to them, so requiring permits may not make sense in this situation. If they sell it, we may have to adjust this in the future. The parking system has evolved and changed in the garages. More people are using the garage, and there is less revenue because there are fewer commuters. Flexibility is good for the Village and the petitioner in this case. Depending on the number of employees, we will work with the petitioners to get the number of parking spaces right.

The Trustees celebrated the collaboration with other businesses, commended them for being business anchors in the downtown and said the Village was lucky to have them.

Trustee Grasse moved to direct staff and the Village Attorney to prepare final documents approving the requested relief for consideration at a future Board meeting to allow a Brew Pub in the B-5 District, along with the requested parking variation subject to the recommendations of the Staff Development Committee. Trustee Baldino Seconded the Motion.

The Motion: Passed

Ayes: Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee Grasse, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia
Nays: None
Absent: Mayor Hayes, Trustee LaBedz

XI. CLOSED SESSION

A. Closed Session

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

-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

XII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, emercado@vah.com or 847/368-5793.

Trustee Baldino moved to Adjourn to Closed Session at 8:56 p.m. Trustee Shirley
Seconded the Motion.

The Motion: Passed

Ayes: Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee Grasse, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Nays: None

Absent: Mayor Hayes, Trustee LaBedz

Becky Hume
Village Clerk