



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
November 4, 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: Richard Baldino, James Bertucci, Wendy Dunnington, Nicolle Grasse, Robin LaBedz, Tom Schwingbeck, Scott Shirley, Jim Tinaglia.

Also present were: Randy Recklaus, Diana Mikula, Charles Perkins, Hart Passman, Cris Papierniak and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 10/21/2024 Meeting Minutes

Trustee Grasse moved to Approve. Trustee Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: President Hayes, Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee Grasse, Trustee LaBedz, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Nays: None

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 10/30/2024

Trustee Bertucci moved to Approve in the amount of \$3,468,438.77. Trustee Baldino Seconded the Motion.

The Motion: Passed

Ayes: President Hayes, Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee

Grasse, Trustee LaBedz, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia
Nays: None

VI. RECOGNITIONS AND COMMUNICATIONS

President Hayes said the Village Board is aware of the shooting incident that occurred at the Red Roof Inn on South Arlington Heights Rd. over this past weekend. This type of incident simply cannot and will not be tolerated in our community. The Village Manager, Village Attorney and Chief of Police have already been working to ensure that we are using all the tools at our disposal to eliminate criminal incidents at the Red Roof Inn. The recently passed Hotel and Motel nuisance ordinance holds the ownership accountable for the problems experienced there. The Village will continue down this path with the utmost urgency and can impose penalties up to and including the revocation of a business license if it is found that a business is not taking all reasonable steps to prevent such incidents from occurring at their facilities. The Village intends to use all of its authority to ensure that these incidents end immediately.

President Hayes honored Charles Perkins on his impending retirement after 34 dedicated years with the Village of Arlington Heights. He thanked Mr. Perkins for all he has done for the community. His most recent accomplishment is the groundbreaking for the Gateway Development. Every building or development completed in the past 34 years; Mr. Perkins has affected. He's left an indelible mark on this community. Mr. Perkins is responsible for much of what this Village has achieved over the course of those 3 plus decades. In his honor, the Planning Conference Room has been renamed as the Perkins Room.

Mr. Recklaus added that Mr. Perkins is the father of Arlington Alfresco. The Village Hall and Police Stations were also projects he managed. He said Mr. Perkins is a noteworthy team member and raised the bar for the rest of the team. His passion was infectious for those who worked around him.

The Trustees congratulated Mr. Perkins on his accomplishments, thanked him for his leadership and commended him on his high standards.

Former Village Manager Bill Dixon said his predecessor Ken Bonder wisely hired Mr. Perkins from Schaumburg. Mr. Dixon had the pleasure of working with him for 21 years. (As an aside, he noted that it was Mr. Recklaus' 10th anniversary.) He said the Village Hall building received some criticism when it was first being built, but Mr. Perkins had the vision of having it be a regional center. The building stands the test of time and serves the citizenry as a Community Center. Mr. Perkins had the courage to move the Downtown development forward. His vision and confidence helped to make it what it is today.

Mr. Perkins said he was humbled and thanked his family, his staff, the Board, past Board's, the Village Managers and President Hayes.

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 Bertucci removed Item E from the Consent Agenda. It will be considered under New Business.

Trustee LaBedz moved to Approve the remaining items on the Consent Agenda. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: President Hayes, Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee Grasse, Trustee LaBedz, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Nays: None

Abstain: None

- A. Resolution Approving an Amendment to Agreement with Catholic Charities and Senior Center

R2024-63 / A2024-63

- B. Resolution Approving Well #16 Emergency Repairs

R2024-64

- C. Recommendation that the Liquor Commissioner issues a Class A liquor license to Sun Shui AYCE Corporation dba Sun Shui located at 155 W Rand Road due to new ownership, upon surrender of existing liquor license and submission of executed lease.

- D. Recommendation that the Liquor Commissioner issue a Class B and Class T liquor license to Maniya Inc dba Elm's Liquors located at 906 W Northwest Highway due to new ownership, upon the surrender of existing liquor license and submittal of executed lease and certificate of insurance.

- F. Resolution Approving the Letter of Understanding for Maintenance Responsibilities under IDOT Contract 62W38

R2024-65

- X. NEW BUSINESS

- B. Appointment of Mark Porwit to Environmental Commission term ending 04/30/2026

Trustee Tinaglia moved to amend the Agenda and bring New Business Item B forward to this point. Trustee LaBedz seconded the motion.

The Motion: Passed

Ayes: President Hayes, Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee Grasse, Trustee LaBedz, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Nays: None

Trustee Bertucci moved to Concur in the Mayor's Appointment. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: President Hayes, Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee Grasse, Trustee LaBedz, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Nays: None

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

A. Doctors Subdivision - 2010-2020 S. Arlington Heights Rd. - PC#24-001
Planned Unit Development Amendment

Eric Nathan, a principle of the property owner, said they are requesting a parking variation. At the Plan Commission meeting, there was consensus drawn approving a modified version of their request with a contingency plan that would allow them to fully lease the building.

Mr. Perkins said the Planned Unit Development was approved in 1970 and then subsequently amended in 2002. The property in question was developed with 127 parking spaces. A parking study was conducted which looked at two parking lots. The building was originally approved for 257 spaces which could go down to 241, with the green space in the front of the building remaining. The building never met the original approval for parking. Subsequently, the Village's rules changed to 1 space for every 200 square feet for medical offices. The building has been in a parking deficit since its construction. Originally, it contained general offices, more recently it has evolved into a medical office building. There are conditions to add landscaping on Arlington Heights Road and Seegers in the calendar year of 2025.

Right now, 59% of the building is leased for medical offices. Medical offices are exempt from getting a business license by State Statute, so many times the Village is not aware that they are there. Their parking study demonstrates there is sufficient parking for the current uses. Staff looked at projections and asked the petitioner to come up with a plan where they could reconfigure the front parking lot and pick up about 11 spaces in the event that there was a future parking deficit.

The Plan Commission created a compromise to allow 34,000 square feet for Medical Office and the 6,000 square feet for General Office. That mix requires a 63-space parking variation. We have recommended some conditions requiring that if there is a parking problem, the property owner has to install 11 more spaces at the discretion of the Village, and if there are continued parking problems, they will have to reduce the medical office occupancy, or provide additional parking.

Trustee Grasse said the landscaping will really make a difference to this part of town. Right now the landscaping is limited on Arlington Heights Road and there is nothing on Seegers.

Trustee Baldino said at the Plan Commission Hearing a lot of the rationale regarding

parking came down to the office space that's being leased by the sleep center which doesn't contribute to parking issues because most of their people come at night. What happens if that tenant leaves?

Mr. Perkins said the parking contingency condition that's controlled by the Village comes into play to add spaces or share parking with their neighbors.

Trustee Bertucci asked how the contingency would be triggered. Mr. Perkins said it will be complaint driven.

Trustee Dunnington asked if street parking would be available. The response was that there are some parking spots further down Seegers Road, but there is no parking next to this building. The street parking limits are not changing at this time because that could cause traffic conflicts. Trustee Dunnington noted the sleep study office sees patients during the day as well, so there are probably parking spaces used by patients already. She said her preference would be for the parking lot to be redesigned, having two entrances on Arlington Heights Road is confusing.

The petitioner agreed to the conditions.

Trustee Bertucci moved to direct staff and the Village Attorney to prepare final documents approving the requested relief for consideration at a future Board meeting for PC #24-001 to modify a previously approved parking variation and the variations to Chapter 28 as recommended by the Staff Development Commission and the Plan Commission. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: President Hayes, Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee Grasse, Trustee LaBedz, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Nays: None

E. Resolution Approving the Award of a Contract with Michael's Signs, Inc. for the Downtown Signage Program

Mr. Recklaus explained that discussions occurred about how to keep the Alfresco momentum going. One of the things discussed was signage to identify the Downtown and adding some playful elements in order to be relevant to young people. Young people like to take their pictures in front of identifiable elements which are "Instagram-able." At the Committee of the Whole meeting in July 2023, the Board asked for a place in our Downtown for these kinds of photos. Some ideas were presented, and the Board asked staff to refine the idea. Money was put in the 2024 Budget and staff worked with the new Downtown Arlington Heights Business Association to get their input.

Staff and the Association conducted a confined, fairly exhaustive, but admittedly unscientific focus group which included many of our teenage and 20-something children. We asked "What do you call Downtown Arlington Heights when you're texting?" What was settled on was "DTA."

Trustee Bertucci said he had no idea what "DTA" was, and he did his own polling and his people didn't know what it was either, even the younger crowds. He does not hear the phrase being used and the sign will cost \$84,000. He said if the signs could be separated, he would vote 100% for the one on Northwest Highway, but is not convinced about DTA. He said he would vote against it even if it meant he votes against the Northwest Highway one.

Mr. Perkins summarized the original presentation which showed the evolution of the project. In July 2023, staff made a presentation to the Board which talked about the Downtown Entertainment District and creating a public area to keep Arlington Heights on the cutting edge as a premier community. There were concerns from some businesses about the potential future racetrack redevelopment, and they asked for the Village to enhance Downtown. Signage was one of several elements originally presented, the Vail Ave. permeable street scape project (which would turn the area in front of Harmony Park into a Plaza-like environment when the streets are closed) being another.

With the survey that Randy referenced, and the Downtown Business Association developing their logo (they use DTA), we looked at designs and finishes. The sign manufacturers don't recommend white or chrome because of the potential for glare from sunsets. The brushed silver was decided upon. The up lighting can reflect the Village's colors. We opted for 8-foot-tall letters thinking it would be impactful for photographs. The sign came in at \$84,000 and there are extra funds in the Arts and Entertainment Fund to cover the \$14,000 which was not budgeted. Staff recommends approval of both the DTA and Northwest Highway signs. We think the sign will have a big impact, shows continued investment in Downtown, and supports the business community.

Trustee LaBedz asked if the white lettering on the Arlington Heights Rd/Northwest Highway sign would allow for up-lighting and if the lighting can change colors. Mr. Perkins said yes. The letters are only three and a half feet, so there is no reflection or glare issue. The DTA sign will be lit up as well, and the colors could be changed. When we started this project, we were thinking of the Bean in Downtown Chicago. Everybody said that it was a lot of money, but it's probably one of the top tourist spots in the Midwest. After talking with the sign contractors, they recommended staying away from chrome and whites in this application. Trustee LaBedz said she had not heard references to DTA but, she said she does not have kids or know people in that age group who might use the term. She imagined that small children would really be drawn to it. Mr. Perkins said that's absolutely part of the plan. Staff and the Downtown Business Association are talking about establishing hashtags with DTA. These kinds of things spread like wildfire.

Trustee Dunnington said she hears this expression a lot from her children. She said it makes a lot of sense because if it was just AH, it could be anywhere in Arlington Heights, but with the DTA it's in the right spot. She thinks that this is the right design for this area.

Trustee Grasse said she was in support of any kind of public art discussion. Focusing on this Downtown area is exciting. She hears DTA used by others and her daughter uses it. She noted some of the younger people in her book club use it too.

Trustee Bertucci said he was in support of public art and could see that kids might have fun crawling on it. He said he felt like we could come up with something that also attracts the older generation, not just a segment that's hardly spending money. He said he has trouble with that and wondered if there's a way to include a wider group.

Mr. Recklaus said the focus group was informal, the staff and different people involved asked the young people in their lives about a couple of different names. If you look around Downtown Arlington Heights on a given Friday or Saturday, we're not having any trouble attracting middle-aged people. The idea is, if you're going to continue to be successful, you grab people when they're young so they make it a habit of coming to DTA. Then, when they're our age, they will continue to come.

Trustee Bertucci said he was all for something that would attract people to Harmony Park

when there's no concert. He asked how many people are in the Downtown Business Association.

Trustee Tinaglia said he thinks it's cool. He asked if the sign could be moved if the layout of the park changed in the future. He wasn't sure this was the best place. Mr. Perkins said yes, it will have a concrete pad with electrical, but could be moved at some expense. He said that Public Works crafted a dummy sign, and they tried it out in multiple locations, finally settling on this one as the best. Trustee Tinaglia said he could imagine the sign being at the back of a permanent stage, so that every photograph taken of a show has it as the backdrop.

Chip Brooks of Hey Nonny and Ernie Rose of DKMO said they've been meeting as a downtown hospitality group for four or five years. This year, they expanded their reach and grew to 40 members. Most members pay \$100, but it's \$250 for businesses that have a liquor license. They had 13 members at the last meeting where this was discussed and everybody was supportive. They said DTA is a term that's used regularly and Mr. Brooks said he thinks the Village has to be a little bit forward-looking. It's dynamic art, it's edgy, it's fun. People will take pictures. The second time someone comes Downtown, they're not going to say what's DTA? Once you know what it means, you know what it means. He said he was not familiar with DTA initially either, but people said it's what young people use. Mr. Rose said young people are the future of our downtown. DTA is the strongest brand to use for Downtown and the Association has developed a specific logo built around the DTA brand. They're investing their money and the sign is part of the cooperation between the Association and the Village to make the brand economically meaningful.

Trustee Bertucci recommended making sure that we know our liability and doing things to prevent liability because the kids will be all over it. He said if we're trying to brand something, then he feels a little bit more comfortable.

President Hayes said he was in support of the sign. He thinks it will catch on very quickly.

Trustee Grasse moved to Approve Resolution R2024-66 approving the award of a contract with Michael's Signs, Inc. for the Downtown Signage Program. Trustee LaBedz Seconded the Motion.

The Motion:

Ayes: President Hayes, Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee Grasse, Trustee LaBedz, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Nays: None

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)(1): appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel

-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

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 LaBedz moved to Adjourn to Closed Session at 8:52 p.m. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: President Hayes, Trustee Baldino, Trustee Bertucci, Trustee Dunnington, Trustee Grasse, Trustee LaBedz, Trustee Schwingbeck, Trustee Shirley, Trustee Tinaglia

Nays: None

Becky Hume
Village Clerk