



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 3, 2025
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, Hart Passman, Emily Rodman, Lance Harris and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 01/21/2025 Meeting Minutes

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 01/30/2025

Trustee Bertucci moved to Approve in the amount of \$6,088,938.30. 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

A. Swearing in of Newly Promoted Fire Department Personnel

President Hayes administered the Oath of Office to Mr. Benkert, now Deputy Fire Chief, Mr. Chapman, now Battalion Chief, Mr. Rymut, now Battalion Chief, Mr. Hansen now Lieutenant, and Mr. Vasicek now Lieutenant. President Hayes thanked all the Village's firefighters for their dedicated service to the community. He said the Village's Police and Fire Departments are the best in the State.

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.

Arlen Gould said he and others on the Local Mental Health Task Force were disturbed by the news that the inpatient mental health unit at the former Northwest Community Hospital (now Endeavor Health) was being closed. He asked for the Mayor and the Board to get involved to try and have the center remain open. He noted that the closure was related to the institution's financial settlements regarding lawsuits unrelated to the Arlington Heights hospital. He said our residents were being punished. President Hayes said the letter to him stated that the hospital is continuing the outpatient work. Inpatient cases will be sent to other facilities.

Rob Brodecki asked what the concerns were about creating road diets, in particular in relation to Windsor Drive. He asked for the reasoning of those who voted no so he could understand what ultimately led those Board members to make that choice. President Hayes said the Board was not prepared to answer questions on items not on the Agenda. Mr. Recklaus said he would reach out to Mr. Brodecki with the minutes from those meetings.

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 LaBedz moved to Approve. 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

A. Bond Waiver - Arlington Heights Memorial Library

B. Resolution Appointing A Delegate To The Intergovernmental Risk Management Agency

R2025-16

C. Resolution Authorizing the Purchase of Mobile Vehicle Barriers from Meridian Rapid Defense Group

R2025-17

D. Resolution Approving an Intergovernmental Agreement (IGA) for Cost Participation Related to Village-Owned Assets within State R.O.W. under IDOT Contract 62N91

R2025-18 - A2025-07

E. Resolution Authorizing the Purchase of a 2025 Ford F550 Cook County EMRS UASI Grant

R2025-19 - A2025-08

F. Resolution To Extend a Professional Services Agreement for Construction Inspection Services for 2025 Resurfacing

R2025-20 - A2025-09

G. Resolution Approving the Purchase of Safety Glass Barriers

R2025-21 - A2025-10

H. Resolution for Purchase of Fire Hose

R2025-22

I. Appointment of Melissa Gallagher to the Board of Trustees of the Firefighters' Pension Fund, term ending April 30, 2026

J. Adoption of an ordinance amending Chapter 13 of the Village Code to increase the number of Class N(r) liquor licenses to one, and recommendation that the Liquor Commissioner issue one Class A license and one Class N license to Krish Arlington 1 LLC dba Courtyard Chicago Arlington Heights located at 100 W. Algonquin Road

2025-06

X. NEW BUSINESS

A. Appointment of Tripp Turchik to the Special Events Commission, term ending April 30, 2025

Trustee Schwingbeck moved to Concur in the Mayor's Appointment. Trustee Grasse Seconded the Motion. Trustee Bertucci said he and Mr. Turchik work in the same firm, so he is recusing himself from the vote.

The Motion: Passed

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

Nays: None

Abstain: Trustee James Bertucci

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

B. Chase Bank - 585 E. Palatine Rd. / Sign Variation - DC#24-071

Ms. Rodman explained that Chase Bank is requesting variations for additional signage at 585 E Palatine Rd. The variations that are being requested are to allow relief for four wall signs where we typically only permit 2. They are also requesting to allow for signage on the west and south walls of the building where currently no signage is permitted. The reason these two signs are not permitted by Code is because they face the interior of the shopping center. The Design Commission believes that because the signs are going to be on the sides of the building that are interior to the shopping center, it will help patrons within the center navigate to the building. They unanimously approved the sign variations.

Trustee Schwingbeck said these seem to be the same variations approved for the former AT&T site. Mr. Recklaus confirmed it is in the same area. Trustee Schwingbeck recalled the Board found the previous application acceptable because of the layout. Ms. Rodman confirmed that this is a similar situation. It's a unique site given the orientation of the streets.

Trustee Baldino said the previous discussion was on the Verizon building. His main issue then was that they wanted to put the wall signs behind trees, so you couldn't see them. He asked if the trees on the site would block the sides this time. Mr. Rodman noted that based on the landscaping plan, the trees should not block the signs. These signs are also pretty high on the building. Trustee Baldino said, based on the sign and building placement, he did not have a problem with these variations.

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 DC #24-071 to allow the sign variations from Chapter 30 to allow four wall signs and wall signs on the west and south elevations. 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

C. Urban Air at Arlington Plaza - 30 W. Rand Rd. - PC#24-017

Special Use Permit for Amusement, Large & Special Use Permit for Restaurant with Variations

Charlie Oraham and Nino Hermes, co-owners of Urban Air, asked for approval for their family entertainment destination, which has go-karts, trampolines, laser tag, ball pits and other activities. This would be their second location. They requested variances for parking and for a large amusement facility.

Ms. Rodman said they are looking for approval of an amusement facility and a restaurant with some parking variations located at 30 W. Rand Rd. The space is the former Burlington Coat factory, which will be divided. They will be taking about 67,000 square feet. The remaining 26,500 square feet is not currently leased. They're requesting a variation to waive that requirement for a traffic study and a parking variation to reduce the parking requirement by 7 parking stalls for the overall shopping center.

Some concerns were raised at the Plan Commission Hearing related to noise mitigation. Behind the building is a parking area and a loading dock. Behind that is a detention facility with a four-lane road before reaching residential areas. There should be no impact from

the noise generated on any of the neighboring properties.

Urban Air will also have a restaurant that is ancillary to the use and they have indicated that patrons who utilize the restaurant must use the amusements. One cannot simply go to Urban Air to access the restaurant. They are anticipating selling alcohol, so they will come before the Board separately to request a liquor license. The Plan Commission felt that a traffic study was not necessary because there were a number of full access points into the shopping center. The existing parking within the center is more than sufficient for their use. Staff and the Plan Commission supported their request for a parking variation. The Plan Commission voted 9 to 0 to recommend approval subject to a few conditions relating to the liquor license and being potentially subject to a condition regarding interior soundproofing should there be complaints from the future tenant to the east or the existing tenant.

President Hayes said this would be a great addition to the Village, as families are always looking for new places to go. This would be something which would really be sought after.

Trustee LaBedz asked for clarification of the weekend hours. Mr. Oraham said they will be open 10-9 Friday/Saturday and Sunday noon-8. Occasionally, they may be open later for high school nights during the summer or on school breaks. Those events will be just for older kids. Trustee LaBedz asked how fast the go-karts go? Mr. Oraham said there are 4 levels, and they'll go up to 40 miles an hour, but they're adjustable so they lower the speed based on age. For younger kids, they'll drop them to level 1. The karts have automatic stopping, so the cars know when they get closer to the edge, even if you're pressing the gas. They mix ages on the track, but during high volume, the system stays at level 2. They won't raise it up any higher because they don't want older kids flying by younger ones.

They are required by lease to have bike racks. Minors must be accompanied by an adult. There is no drop-off service. There must be an adult present, and for parties, there will be waivers.

Trustee Bertucci asked about liquor being served to people using the rides. Mr. Hermes said everyone has to have a wristband that's magnetic. Customers must check into every attraction. If you consume alcohol, it is noted on the wristband, and you are prohibited from going on the attractions.

Trustee Tinaglia asked what attracted them to Arlington Heights? Mr. Hermes said he lives in the Village. They noticed the only place to play indoors here is Chuck E Cheese. Otherwise, residents travel to Schaumburg. There was nothing for their target age group within a 15-minute drive. There are over 300 of this franchise in the US. Mr. Hermes said his wife suggested the Village as they are raising their family here. This gives local children an opportunity to have fun and exercise. They will also host churches and summer camps.

Trustee Tinaglia questioned the parking metrics. Mr. Oraham said they anticipate 400–500 people at the maximum capacity. Normally, the kids stay for about an hour and a half to two hours. Everything is censored, so after two hours. Those whose time has expired are notified that their time is up. It is not good for their business if the facility is over full, as the experience diminishes. Trustee Tinaglia said with this kind of business, equipment takes up much of the floor space, and he didn't believe the square footage parking requirement should be administered literally. Ms. Rodman clarified that the 1,100 stalls are for the entire center. The parking calculation was done based on the breakup of uses

within the space, so it was based on three separate uses; the amusement use, the restaurant use, and their peak capacity. The parking study used an occupancy of 838 people and then the ratios were applied for the three different uses. The peak demand that was estimated in terms of the number of parking stalls they would need is 332. This number may be excessive, but it did fall within what the center can provide. Hence, the need for the seven-space variation.

Trustee Bertucci asked how the go karts are powered. The answer was electric power. Trustee Bertucci asked for more information on time limits for parties. Mr. Hermes said they have a maximum length of time which is two hours. That includes 1.5 hours of play, and a half hour in the party room.

Greg Zyck worried that the sound barrier would only be installed if there was a problem. The sound could get quite loud. He also expressed concern about traffic with an 400 – 800 person use capacity.

The Construction Administrator for Urban Air said they've done sound studies and have designed a four-hour rated wall around the perimeter of the parks. This wall provides several principles for sound dampening requirements and adds density. It creates an effective barrier from sound leaving the space. The loudest noise generated from this space is actually the yelling of children. The go karts are electric and none of the amusements create any noise. They're all rides on rails or are soft play areas like trampolines and ball pits.

Trustee LaBedz 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#24-017. A Special Use Permits to allow a large amusement facility and a restaurant subject to variations from Chapter 28 6.12 (waive the requirement of a traffic study) and 10.4-4 (reducing the parking requirement from 1,146 parking spaces to 1,139) subject to the conditions that the petitioner: obtains a liquor license, provides interior sound proofing if noise complaints occur at the discretion of the Village, and complies with all Federal, State and Village Codes, regulations and policies. 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

XI. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

Trustee Schwingbeck asked about the timing of the Hospital's notification to the Village regarding the closing of the inpatient mental health facility. He believed the idea had been considered for over a year. President Hayes said he received a letter last week which was the first formal notification to the Village. Mr. Recklaus said the impact on the Village's first-responders will be minimal. If someone requires those services, they still go to the emergency room. The Village never had a lot of interaction once people were placed into an inpatient setting. There are other arguments about the value of it in the community. Trustee Bertucci said getting information out to the public that the emergency room is still open for business is important.

Trustee Baldino moved to Adjourn at 9:49 p.m. 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

Becky Hume-Village Clerk