



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
April 7, 2025
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

A. Presentation of the Colors by Boy Scout Troop 32

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Richard Baldino, James Bertucci, Wendy Dunnington, Robin LaBedz, Tom Schwingbeck, Scott Shirley, and Jim Tinaglia. Trustee Nicolle Grasse was absent.

Also present were: Randy Recklaus, Diana Mikula, Hart Passman, Emily Rodman, and Becky Hume.

IV. APPROVAL OF MINUTES

A. 03/17/2025 Village Board Meeting Minutes

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

The Motion: Passed

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

Nays: None

Absent: Trustee Grasse

V. APPROVAL OF ACCOUNTS PAYABLE

A. 03/30/2025 Warrant Register

Trustee Bertucci moved to Approve in the amount of \$2,838,780.74. Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

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

VI. RECOGNITIONS AND COMMUNICATIONS

President Hayes voiced his appreciation to those that ran for office in the April 1st Municipal Election. He encouraged those that did not win to try again as the Village is always looking for people who want to serve the community. He noted that there are many ways to serve, including the Village's appointed Boards and Commissions, scout leadership, coaching, Sunday school teaching and serving our seniors.

President Hayes addressed the protest rally that occurred nationwide and here in Arlington Heights this past Saturday. He said he was very proud over the course of his 34 years that partisan politics has been kept out of this Village boardroom. It hasn't happened before, and it's not going to happen this evening.

President Hayes said people have the right to peaceably protest and to assemble. The Village is not in any way intending to infringe on that. However, this constitutional right is not unlimited. Reasonable restrictions can be put in place to ensure public safety. There was a concern after last Saturday that the crowd got onto two main thoroughfares, Arlington Heights Rd. and Northwest Highway, right up to the train station. Bringing 2,000 people in close contact to moving cars and to potentially moving trains creates a potential public safety hazard. We want to make sure any assembly is done without damage to property, and especially without damage to people. That's really our only objective. We learned a lot Saturday afternoon and we're still in the process of determining what the next steps will be in terms of controlling assemblies like this going forward.

Mr. Recklaus said this event ended up being much larger than was anticipated and there was a blockage of a major intersection for about 20–25 minutes. This blockage did not appear to be a planned portion of the demonstration. Staff is looking very thoughtfully at the situation and working with the protest organizers to see what could have been done differently on both sides. The goal is to minimize disruption to the community and allow public safety vehicles to move through the area. This is a good opportunity to look at our policies, practices, and training methods carefully. After evaluation, we'll come back with our observations and thoughts, including what the legal options are.

Trustee LaBedz said she was present Saturday afternoon and the organizers at North School Park were telling people to stay on the sidewalks and to not go into the street. It seems that the protest grew organically as more and more people came who wanted to express their First Amendment rights. The protest in Arlington Heights had not been in the works for too many days and was an alternative location to the one planned in Chicago. She said she witnessed people being very respectful of one another and to the police officers that were there. Trustee LaBedz said she thought it went very well and there was no intent to disturb the public rights of way. Even the people trying to drive through the area seemed to be pretty respectful.

Trustee Dunnington said she was also at the event on Saturday and said the police were fantastic. They were calm, professional, and respectful. She said she was confident that the Police and Fire Departments have a plan for whenever Arlington Heights Rd. and Northwest Highway are blocked, whether by a disabled train or a protest. She said it's important that we respect everybody's First Amendment rights.

Trustee Bertucci said he supported people's right to protest and agreed that the crowd was generally respectful and well-behaved, but he thinks we should have a game plan. It is dangerous with train tracks so close to many people. He said he wants future organizers to understand that Arlington Heights Rd. is a regional thoroughfare for emergency vehicles, not only for our ambulances and fire trucks, but the ambulances for Buffalo Grove, Wheeling, and Palatine as we are home to the regional hospital. He thinks there are things we can do to prevent a 20-to-25-minute blockage of Arlington Heights Rd. He suggested working with organizers in the future to make sure those things don't happen. We want to protect the protesters too, especially when it comes to maintaining some distance from the actual tracks.

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.

Rob Brodecki requested that the Bike and Pedestrian Safety Committee meet more regularly. He said they seem to meet once or twice a year and the Safe Streets Alliance has a lot of ideas that they would like to discuss and investigate.

President Hayes said that the Board is agenda-driven, so they need to have something to talk about. If you have something you would like them to discuss, please forward your idea to the Board, the Village Manager. If we feel it is worthwhile discussing at the Commission level, then we'll put it on their agenda.

Mr. Brodecki said curb cut policy is an issue he would like to discuss. He would like to ensure people are guided into intersections safely, especially those with disabilities.

Bill Manganaro passed along his thanks to the Police Department. They were overwhelmingly helpful. He said the Department's capable and quick response was commendable. He said peaceful does not necessarily mean without disruption. He has a great deal of faith that our emergency services and dispatchers are capable of rerouting emergency vehicles around Arlington Heights Road and Northwest Highway if necessary. He said people are in fear. President Hayes said we're not going to get political. Mr. Manganaro repeated that people are in fear. President Hayes reminded Mr. Manganaro to not get political.

Patrick O'Donnell, Scout Master of Troop 32, and Chief Senior Patrol Leader Thomas O'Donnell expressed their heartfelt gratitude on behalf of their Troop to Mayor Hayes for his dedication to scouting. They presented him with a certificate of appreciation and a crystal eagle statue. President Hayes attended 41 Eagle Courts of Honors for their troop alone.

President Hayes said attending an Eagle Scout Court of Honor is the best part of his job. Not only are the kids so great, but the families that they come from too. He attended his 112th Eagle Scout Court of Honor yesterday afternoon, and has a few more before he completes his term, so he thinks he'll have been at 116 Eagle Scout Courts of Honor. He thanked all those who support scouting and the troop for this special honor.

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 Baldino Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Grasse

- A. Adoption of an ordinance amending Chapter 13 of the Village Code to increase the number of Class A liquor licenses to 37; increase the number of Class B liquor licenses to 35; and decrease the number of Class AA liquor licenses to 20, and recommendation that the Liquor Commissioner issue one Class A license to Maax Arlington Heights, LLC dba MAAX Asian BBQ & Hot Pots; issue one Class B and one Class T liquor license to Harvest Fresh Market & XO Deli, INC. dba Harvest Fresh Market & XO Deli, INC.; and reclassify the liquor license assigned to Honey Jam Cafe LLX dba Honey-Jam Cafe by issuing one Class A liquor license and removing the current Class AA liquor license

2025-12

- B. Resolution Awarding a Contract for Construction of the 2025 Street Resurfacing and Sidewalk Program

R2025-048 / A2025-28

- C. Resolution Approving a Contract for the Construction of the Forrest Avenue Stormwater Improvements Project

R2025-049 / A2025-29

- D. Ordinance Approving a Land Use Variation for ICON Studio - 3375 N. Arlington Heights Rd, Units A, B, G & H

2025-13

- E. Resolution Approving an Agreement for Forrest Avenue Stormwater Improvements - Construction Observation and Other Engineering Related Services

R2025-050 / A2025-30

- F. Resolution Approving Parking Garage Rehabilitation Construction Contract

R2025-051 / A2025-31

G. Resolution Approving the Purchase of Two Dodge SUVs for the Police Department

R2025-052

H. Resolution Approving the Purchase of Four 2025 Ford AWD Hybrid Vehicles for the Police Department

R2025-053

I. Resolution Approving the Purchase of a Case Side-Shift Backhoe for the Public Works & Engineering Department

R2025-054

J. Resolution Approving the Purchase of a Small Articulated Loader for the Public Works & Engineering Department

R2025-055

K. Resolution Approving the Purchase of a Floor Scrubber for the Public Works & Engineering Department

R2025-056

L. Resolution Approving the Purchase of the LED Street Light Fixtures 2025

R2025-057

M. Resolution Approving the Purchase of a Water Excavator and Trailer for the Public Works & Engineering Department

R2025-058

N. Resolution Awarding a Contract for Leak Detection Services

R2025-059

O. Resolution Approving Amendment #1 to IDOT's Master Traffic Signal Agreement

R2025-060 / A2025-32

P. Resolution Approving a Joint Funding Agreement for Phase II Engineering of Windsor Drive Road Diet Project with the Illinois Department of Transportation

R2025-061 / A2025-33

Q. Resolution Awarding a Contract for Engineering Services for Phase II of Windsor Drive Road Diet

R2025-062 / A2025-34

R. Ordinance Authorizing Reallocation of Unused Private Activity Bond Volume Cap Allocation

2025-14

S. Resolution Approving AT&T - Switched Ethernet Service Agreement

R2025-063 / A2025-35

T. Bond Waiver - Good Neighbors Network

U. Budget Amendment Ordinance for Relocation of Village's Watermain in IDOT R.O.W.

2025-15

X. NEW BUSINESS

A. Appointment of Carla McAleer to the Arts Commission, term ending April 30, 2028

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

The Motion: Passed

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

Nays: None

Absent: Trustee Grasse

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

B. Appointment of Kate Schwarz for appointment to the Arts Commission, term ending April 30, 2028.

Trustee Dunnington moved to Concur in the Mayor's Appointment. Trustee Baldino Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Grasse

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

C. Arlington Heights Park District - 750 W. Northwest Hwy. / Sign Variation - DC#24-069

John Kramer from the Arlington Heights Park District said they are requesting an electronic sign at Northwest Highway and Euclid in front of the Arlington Ridge Center.

Ms. Rodman explained a few variations are necessary for a new proposed sign. They essentially address the location, the distance of the sign from an existing sign, the height of the sign, the size of the electronic message component of the sign, as well as the overall sign size and then the distance of the sign to the adjacent residential neighborhood. She showed the impact of the sign from a visibility standpoint. The Design Commission recommended that the Park District consider a V-shaped sign to improve the visibility to drivers and increase impact. The Park District took their suggestion for action. She showed an exhibit which demonstrated the lack of impact on residential homes as they are requesting some zoning relief from that requirement. The sign will not be visible to those properties.

The sign style mimics the Village's electronic sign at Arlington Heights Road and Northwest Highway. The sign will be heavily landscaped. The Park District addressed the conditions the Design Commission set forth, thus the motion before the Board this evening.

Trustee Dunnington asked what the hours were that the sign would be active. The answer was that, per the Village's Code, illumination is only permitted during the hours which the business is representing.

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#24-019, an Amendment to the Comprehensive Plan redesignating 750 W. Northwest Highway

from "Office Only" to "Parks; Rezoning from B-2 General Business District to P-L Public Lands District; an Amendment to the AHPD Planned Unit Development for a development with multiple parcels; and Special Use Permit to allow a "Facility Owned by the Arlington Heights Park District" for 750 W. Northwest Highway, along with the following Variation:

1. Variation to Chapter 28, Section 6.12-1.3 to waive the requirement for a traffic and parking study.

Subject to including the following conditions as recommended by the Staff Development Committee and Plan Commission:

1. The Petitioner shall provide a site photometric lighting plan indicating lighting intensities for review with the building permit for the proposed sign.
2. The Petitioner shall provide a revised site plan showing the location of the existing signal for westbound Euclid Avenue and sections of curb and sidewalk to be removed and replaced as part of the Village's utility improvements for review with the building permit for the sign.
3. The Petitioner shall remove the two depressed curbs and existing apron on the property and replace them with a full head curb and restore the parkway with topsoil and seed or sod prior to the issuance of the building permit for the proposed sign.
4. The Petitioner shall grant the sidewalk easement required by the Village prior to issuance of the building permit for the proposed sign.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

Trustee Schwingbeck Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Grasse

D. Arlington Ridge Center - 750 W. Northwest Hwy & 660 N. Ridge Ave. - PC#24-019
PUD Amendment, Special Use Permit, Amendment to Comprehensive Plan,
Rezoning with Variation

The second request is for the associated PUD approvals to allow for the sign to be placed on this property at 750 Northwest Highway, which is adjacent to the ARC facility at 660 North Ridge Ave. The Park District purchased this property, and it is currently zoned B-2, General Business. They are seeking a rezoning to Public Lands District to be consistent with the adjacent park property. The Comprehensive Plan designates the property for offices only, so that designation would need to change as well. There are three additional zoning relief requests to the existing Plan Unit Development so that it may have multiple parcels. The property is currently one parcel and this action would add a second parcel to that overall PUD. There is a request for a Special Use Permit to allow a "facility owned by the Park District" to exist in this space. Lastly, there is a variation from the requirement to provide a traffic and parking study.

Trustee Bertucci moved to direct Staff and the Village Attorney to prepare final approval documents of the relief requested as set forth in the Plan Commission's recommendation, the Agenda materials, and the presentation this evening. Trustee LaBedz Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Grasse

E. East Country Lane Townhomes - 3310 N. Old Arlington Heights Rd. - PC#24-015
Planned Unit Development, Comprehensive Plan Amendment, Rezoning, Preliminary Plat with Variations

Laurence Freedman, attorney for SFP Properties, explained their proposal for a 24-unit town home development accompanied by a rezoning to R-6. This requires a change in the Comprehensive Plan and two minor variations.

Ms. Rodman said the property is currently zoned as an M-1 Research, Development, and Light Manufacturing District. Their request requires an adjustment to the Comprehensive Plan designation to be multifamily in accordance with the adjacent uses. The proposed use would change the zoning to multifamily and would be consistent with the other uses along the corridor. There are four other items that are being requested; a Planned Unit Development governing the 24-unit proposed town home development, a preliminary plat of subdivision to consolidate the property into a single lot, a variation for the lot size because of density, and a variation for two trees to be relocated from landscape islands to make way for Village required fire hydrants. Those trees will be planted elsewhere on the property.

The buildings are oriented inward in terms of the garage and the traffic flow. Each unit will have 3 bedrooms and a 2-car garage. The site has sufficient parking per our Code. Parking is within the garages with an additional 10 visitor parking stalls on the site. They can also park additional cars in the driveways.

The Design Commission recommended approval of the proposed development and had a number of items that they asked the developer to consider related to the overall design of the development. These are things that will be submitted at a later point in time. Typically staff would review at the time of permit, but the developer has indicated that they're amenable to considering these recommendations. The Housing Commission also reviewed this proposal as it relates to compliance with the Village's Inclusionary Housing Ordinance and found the proposed development complies. They will be designating 1 unit as affordable housing and then, for the .2 balance of a unit, they will be paying a fee in lieu of that, so they will be fully in compliance. The Plan Commission recommended approval of this project with 13 conditions. The petitioner has addressed the first seven. There are six remaining. They have been working to address the staff requests and the other recommendations of the Commission.

President Hayes questioned the dispute regarding the cross-access easement with Timber Court. He said Timber Court is saying that they don't think they need to do it. What plan is there to enforce that down the road? Ms. Rodman said in the 2005 approval of the Timber Court Subdivision there was a note related to the requirement to provide a cross-access easement to this property when it was developed. The Board at the time felt it was important. Staff also believe that this is an important piece to maintain. It helps reduce curb cuts on Old Arlington Heights Road and provides secondary access through this development. It's also critical for the fire and ambulance service. This is something that we have continued to push the petitioner on. The petitioner is amenable to making that connection, so it is something that we intend to continue to work on with them.

Mr. Passman said this is only the preliminary plat approval, but the goal is to find a way to secure the cross access, assuming the Board still agrees. He would like to find a way to secure that cross-access easement because of all the goals Director Rodman stated and to be in accordance with the obligations from 2005. The situation does need to be resolved before this is finally approved in one way or another.

Mr. Freedman acknowledged there is an objection from Timber Court that has to be resolved, but it shouldn't slow them down. It would be unfair to delay them as they're in compliance.

Tom Condon, attorney for Timber Court, said the cross-access was a non-starter. The proposed connection is not in the same area as the original cross-access easement. He believes the ordinance is unenforceable because of this relocation. There's already a curve out there. You're not eliminating a curb cut, you're actually eliminating one that's already there. It just doesn't line up and wasn't contemplated in the 2005 ordinance.

Mr. Passman said one of the recommended conditions on this petitioner is to provide a cross-access easement, so we certainly would have the ability to require that condition at final plat approval. Mr. Passman said he understands that the access easement that was contemplated in 2005 is in a slightly different location. Ideally, we would try to work out a design to address each party's needs and concerns. He believes the condition of the 2005 approval for Timber Court is enforceable. We don't need to solve it tonight, but it may hold up final approval. Mr. Recklaus agreed.

Mr. Freedman said there's a lot that we can do to either reach an agreement or look at options between now and the final.

Trustee Bertucci said he hoped all parties could work out the cross access. He asked if there were any concerns about any surrounding residential areas. Ms. Rodman said there was one Buffalo Grove resident that raised concerns about potential traffic generation. After reviewing the traffic and parking study, the anticipated levels of service will not be impacted, and it will not negatively impact the traffic flow in the area.

Trustee LaBedz acknowledged that these are rental townhomes. She asked if the developer would be the property manager. Mr. Freedman said yes, that's the intent for the foreseeable future. Trustee LaBedz asked if the units were converted to condominiums, what would the process be? Ms. Rodman said they would need to subdivide the property into individual pins so that each unit could be sold to a separate property owner. At that point, we would likely require some sort of HOA to be established to provide a mechanism for maintenance of the common areas.

Trustee Tinaglia noted that for this cross-access easement, it appears that the petitioner will take care of the development of the asphalt. Who will pay for the construction once it goes north of the property line into the Timber Court property? Mr. Freedman said they were willing to assume that cost. Trustee Tinaglia concluded that it's not a question of having the homeowner's association from Timber Court pay for that asphalt modification and the curb cut. He said he will want to know why Timber Court is having trouble accepting the proposed easement. He recommended that staff and the representative attorneys work out an agreement.

Trustee Dunnington said the sidewalk will be improved and widened on Old Arlington Heights Road and asked if we could ask Buffalo Grove to connect to our sidewalk for pedestrians and cyclists. Mr. Recklaus said that was the intention, and staff is in

communication on the issue.

Trustee LaBedz moved to direct staff and the Village Attorney to prepare final documents approving the request requested relief or consideration of a future Board meeting for PC24-015 Planned Unit Development to allow 24-unit town home development of four buildings on one zoning lot a rezoning from the M-1 district to the R-6 Multiple Family Dwelling District, an amendment to the Comprehensive Plan, re-classification to the Moderate Density, Multifamily Classification and a Plat of Subdivision to consolidate the subject property into one lot, with the two requested variations, and the 10 conditions as recommended by the Staff Development Committee and the Plan Commission. Trustee Baldino Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Grasse

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 Baldino moved to Adjourn at 8:38 p.m. Trustee LaBedz Seconded the Motion.

The Motion: Passed

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

Nays: None

Absent: Trustee Grasse

Becky Hume, Village Clerk

[MIN FOOT]