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 21, 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, Melissa Gallagher, Emily Rodman, Lance Harris, Nick Pecora, James McCalister, Cris Papierniak, Kelly Livingston, Ron Weber and Becky Hume.

IV. APPROVAL OF MINUTES

A. 04/07/2025 Village Board Meeting Minutes

Trustee LaBedz moved to Approve. 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
Abstain: Trustee Nicolle Grasse

V. APPROVAL OF ACCOUNTS PAYABLE

A. 04/15/2025 Warrant Register

Trustee Bertucci moved to Approve in the amount of $3,893,608.70. 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
Abstain: None

VI. RECOGNITIONS AND COMMUNICATIONS

A. Recognition of Outgoing Mayor Thomas Hayes, Trustee Nicolle Grasse and Trustee Richard Baldino

Trustee Grasse was honored for her four years of service by Mayor Hayes. He said her compassion was clear and read a proclamation in her honor. Mr. Recklaus said the staff appreciated her listening skills and support. The community has valued her service, so much so that they elected her to the State level. It says a lot about how the community views the Board and her service.

Trustee Baldino was honored for his 8 years of service by Mayor Hayes. He said his thoughtfulness and analytic skills were evident in every project which came before the Board. He read a proclamation in his honor. Mr. Recklaus said Trustee Baldino always got to the heart of the matter.

President Pro Tem LaBedz said Mayor Hayes has led us through thick and think, and we've always come out on top. Because of him, this community is Second to None. She thanked him for his 34 years of service to Arlington Heights. President Pro Tem LaBedz read the proclamation in his honor.

Fromer Trustee Tom Stengren thanked Trustees Grasse and Baldino for their service. He noted that he and President Hayes began serving together in 1991 and presented him with a gift.

Bill Dixon said people get the government they deserve. The residents have gotten it right for many years, and the leadership of the Board sets the tone. President Hayes is honest, straightforward, dependable, runs a good meeting, and is a very polished spokesperson for the Village. Mr. Dixon noted President Hayes is a runner and ran many Boston marathons, which are always on the 3rd Monday of the month. He remembered for many years President Hayes would run the marathon in Boston in the morning, grab a flight back to Chicago, and attend the Board meeting that evening.

Mr. Recklaus thanked President Hayes from the staff. He said President Hayes allowed staff members to feel comfortable pitching big ideas, and he understood the Village Board does its best work when it achieves consensus. He always advocated for that. The Department Heads presented gifts to President Hayes. Earlier in the evening, the Community Room was renamed the Thomas W. Hayes Community Room.

President Hayes thanked everyone for the wonderful evening and all the recognitions. He said it has been hard to leave office, and he has enjoyed every single moment. He encouraged all to use their God-given talents to serve. He learned a lot from former trustees with whom he served. He recalled coming to the Village Board meeting after the Boston Marathon Bombing, and it was important to be present as it was Mayor Mulder's last meeting. He believes the proposed development at Arlington Park will move forward. He said after approximately 8,000 votes, the two best were for Bill Dixon and Randy Recklaus. Communities can't have good Boards without good Village Managers.

President Hayes noted the Village has earned a reputation for good, honest local government and as a family community where the quality of life is second to none. He expressed concern that politics had been creeping into local government. This is a nonpartisan Board and votes for the entire community. He hopes this representation continues. He thanked his family, the Village staff, and God for watching over him and the community over the past 34 years.

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 Grasse moved to Approve the items on the Consent Agenda except for item L.
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

A. Boards and Commissions Reappointments

B. Bond Waiver - St Edna Church

C. Resolution Approving the Purchase of Pierce Fire Engine

R2025-064

D. Resolution Approving the Purchase of a Police UTV Vehicle

R2025-065

E. Ordinance - 2024 General Fund Surplus Transfer

2025-16

F. Resolution Approving the Euclid Avenue Watermain Improvement Project

R2025-066 - A2025-38

G. Request for Preliminary Plat Extension - 1821 N. Verde Ave.

R2025-067

H. Ordinance Amending Comprehensive Plan Map for East Country Lane Townhomes - 3310 N. Old Arlington Heights Rd.

2025-17

I. Ordinance Approving Rezoning Property to R-6 District for East Country Lane Townhomes - 3310 N. Old Arlington Heights Rd.

2025-18

J. Ordinance Approving a Planned Unit Development and Variations for East Country Lane Townhomes - 3310 N. Old Arlington Heights Rd.

2025-19

K. Resolution Approving a Preliminary Plat of Subdivision for East Country Lane Townhomes - 3310 N. Old Arlington Heights Rd.

R2025-068

L. Resolution Approving Class 6B Incentive for NLN Properties LLC at 543 W. Algonquin Road

Trustee Tinaglia abstained from voting on this item as he has a business relationship with the petitioner. Trustee Grasse moved to Approve R2025-069. 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
Nays: None
Abstain: Trustee Jim Tinaglia

M. Resolution Approving a Property Use Agreement at HBC 800 Rohlwing Road, Rolling Meadows, IL

R2025-070 - A2025-39

X. NEW BUSINESS

A. A Resolution Approving a First Amendment to the Agreement with Hunden Strategic Partners, Inc. for Economic and Market Analytical Services for the Redevelopment of the Arlington International Racecourse Property.

Mr. Recklaus said this item runs parallel to the contract approved for traffic consultants on March 3rd. In September 2022, an agreement was approved with Hundon Strategic Partners to conduct reviews of the financial and economic studies submitted by the Chicago Bears Football Club with their proposal for a new sports and entertainment district, including an NFL stadium on the former Arlington Park site. Those studies started in 2022 and subsequently paused in 2023 due to disputes over the short- and long-term property taxes for the site. Since that time, those issues have been resolved and the studies have been resumed. The Village has received draft preliminary versions of both the traffic and the economic impact studies. We can now begin our review.

These studies are obviously significant milestones. The information can now be properly vetted and evaluated and will be crucial to determining the economic and financial viability of the project. The information will assist in identifying and planning the infrastructure needed to support it. This particular economic study will look at the amount of revenue and other economic benefits the project could bring to the Village and the area as a whole, as well as projected costs for the development. The Village's consulting team will review the Bears' studies, and conduct their own, to ensure that we agree with the team's assumptions and methodology and that all factors needed to support the project are included in the analysis as per the 2022 pre-development agreement. The Club will be reimbursing the Village for all of its expenses for these peer-reviewed studies once we incur them. While the Village continues to work with the team on these issues, it's important to stress that there's still a lot of work to do to determine if an NFL stadium sports entertainment district is feasible, desirable, and would be beneficial to the community on this site.

The process will be iterative. It's not as simple as getting a big report and looking at it and seeing whether the traffic or the economics will work or not. There's a relationship between the plan, the traffic impacts, the cost of building, and the infrastructure needed. Also evaluated will be the amount of revenue generated from the concept, and how those improvements will be paid for. These factors will be worked on by both parties, and refined multiple times until the plan is optimized. The goal is to find a plan that maximizes local revenue and economic activity while supporting the infrastructure improvements needed so that the traffic and other negative impacts will be minimized. There will be many iterations of this plan as assumptions are adjusted calculations and new concepts are explored.

This is technical work, and it will take some time to review. If the project moves forward, final studies and plans will be brought forward publicly as part of what will be a robust public discussion. The final decision is up to the Village Board. We're continuing to work closely with the Chicago Bears Football Club to develop answers to all our questions. It's a tremendous opportunity for Arlington Heights, and we will continue to work with the Chicago Bears, and other stakeholders, to make sure that any plan considered by the Board is as thoughtfully conceived as possible.

Trustee Shirley asked if the price went up, or just hourly rates over the last two or three years. Mr. Recklaus said both of them went up slightly because it's been a couple of years and the cost of labor has gone up. We have not paid Hunden anything so far. The first part of this project is going to be to review of what was initially presented to us. They will be getting payment of $200,000. In addition, they're going to be involved in negotiations. So, depending on how long that goes, we're going to have them on retainer for $12,500 a month for that negotiation.

Trustee Bertucci asked if there was a projected timeline. Mr. Recklaus said it will depend on what we get from the Club and how long it takes to come into agreement. If all the numbers make sense to everybody right away, then this could be a relatively short process. If it takes a while to go through all those iterations, it could be longer. It's difficult to say, but it will take at least several weeks to get through the initial review and then some time after that to negotiate with them.

Trustee Baldino moved to Approve R2025-071, A2025-40. Trustee Bertucci 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

B. Roast 808 - 3350 W. Salt Creek Ln, Unit 115 - PC25-001
Land Use Variation to allow Bakery Products, Wholesale & Production in the B-3, Comprehensive Plan Amendment, Variation to waive traffic & parking study

Ms. Rodman said the petitioner is seeking zoning relief to allow her to open a coffee roastery at 3350 W. Salt Creek Lane. The existing zoning for the property is B-3, General Business and the current Comprehensive Plan designation is Office-only. There are three zoning actions that are being requested this evening, an amendment to the Comprehensive Plan, a Land Use Variation, and a Variation related to the traffic and parking study. A number of the properties surrounding the use are designated as mixed-use, so the proposed amendment to the Comprehensive Plan to redesignate this property makes sense. Staff anticipate over time that some of the uses may change in the rest of the area. The category of Bakery Products Wholesale and Production is a little unusual given that this is a coffee roastery, but this is the most appropriate category in our Village Code for this use because it is a production use. The operation will take up about 3,000 square feet. The proposal is to roast coffee, host some occasional tastings and provide occasional classes. The proposed hours of operation are eight to five with Wednesday pickups. There may also be occasional scheduled pickups throughout the week.

There was much discussion at the Plan Commission regarding the roaster itself and potential odors. Ms. Parker has purchased a top-of-the-line coffee roaster and is seeking the appropriate certification that's required by our Code. She has done all that she can to eliminate and reduce orders that may come from this small-batch roasting.

The overall site is over parked for the existing mix of uses and this use only requires 2 parking stalls. Staff does not have any concerns about granting the relief from the parking study requirement. The Plan Commission recommends unanimous approval of this use subject to conditions. One is to obtain the appropriate certificate for the roaster to mitigate any odors. Another is the standard condition to comply with our Codes. Lastly, there is a staff recommendation to install a bike rack. This is a Village Code requirement. The Plan Commission did not feel it necessary to require one, so they recommended removing that requirement. However, the petitioner is agreeable to installing it per the code. The motion that is before the Village Board is the initial motion that staff proposed, which does include the requirement to install that bike rack.

Trustee LaBedz said she agreed with keeping the bike rack because it is near a bike path, so people in the building and people who come for the events might use a bicycle.

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#25-001, a Land Use Variation to allow a Bakery Products, Wholesale and Production use (Coffee Roaster) in the B-3 District; and a Comprehensive plan Amendment to reclassify the subject property from "Office Only" to "Mixed Use", along with waiving the requirement for a traffic and parking study (28-6.12-1) and the conditions set forth by the Staff Development Committee. Trustee Grasse 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. Hickory / Kensington Area Tax Increment Financing Redevelopment Project Area 10-Year Status Report

President Hayes called to order the Public Hearing concerning the 10-year status report for the Hickory Kensington Tax Increment Financing Redevelopment Project area. Notice of this Public Hearing was published in the Daily Herald on April 1, 2025 in accordance with State law. The following responded as present: Tom Hayes, Richard Baldino, James Bertucci, Wendy Dunnington, Nicolle Grasse, Robin LaBedz, Tom Schwingbeck, Scott Shirley, Jim Tinaglia.

The Illinois Tax Increment Allocation Redevelopment Act requires that not later than 10 years after a municipality adopts an ordinance establishing a TIF District, the municipality must compile the status report concerning the district and hold at least one public hearing. The Village established its Hickory Kensington TIF District approximately 10 years ago, and therefore it is now appropriate to prepare and present the reports. Ms. Rodman highlighted the key points from the full report which can be found attached to the Agenda Packet for this meeting. The preliminary audit numbers have just become available and thus staff felt it was the appropriate time to provide this report. Revenues as of December 31, 2024, were a total of $6,5000,000. In terms of expenditures, as of the end of last year, there were four primary categories in which the Village expended money. Those categories are: studies and professional services, physical infrastructure improvements, reimbursement to developers for various redevelopment agreements, and some property assemblage. Those costs totaled a little over $2,000,000. There was a little over $2,000,000 in public investment in the district and in terms of private investment there was $24 million. In total, between public and private investment there's been $26,898,432.00 invested in this District, which is really phenomenal. It’s quite telling that in this particular District the public to private ratio was 7.6% to 92.4%. The vast majority of the investment that we've seen in this district has been through private dollars, but the TIF dollars have made private investment possible.

Trustee Bertucci asked if there were any projects coming forward as there are still places in the District to be developed. Ms. Rodman said staff members are currently working on the 5 N. Douglas project. It went dormant briefly, but the developers are actively working with staff to move that project forward.

Trustee Baldino moved to Close the Public Hearing. 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

XI. CLOSED SESSION

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)(21): discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

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 the Health &

Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

Trustee Bertucci moved to Adjourn to Closed Session at 8:49 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