



AGENDA
President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
December 15, 2014
8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Village Board Minutes 12/01/2014

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register of 12/15/2014

VI. RECOGNITIONS AND PRESENTATIONS

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. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting of December 15, 2014

Interview of Grace Kho for Appointment to the Youth Commission
- B. Report of the Committee-of-the-Whole Meeting of December 15, 2014

Interview of Theresa Jordan for Appointment to the Environmental Commission
- C. Report of the Committee-of-the-Whole Meeting of December 15, 2014

Interview of Dottie Hardy for Appointment to the Senior Citizens Commission

X. 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 ask to remove any item on this Consent Agenda.
4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

CONSENT APPROVAL OF BIDS

- A. Firefighter Turnout Gear Drying Cabinets
- B. Furnishing Fire Line Meters and Associated Parts & Equipment

CONSENT NEW BUSINESS

- A. Cash Contributions in Lieu of Land Dedication

CONSENT LEGAL

- A. A Resolution of the Village of Arlington Heights Authorizing the Adoption of the Cook County Multi-Jurisdictional Hazard Mitigation Plan (Conformance with the Disaster Mitigation Act of 2000 for new requirements for pre/post disaster hazard mitigation programs)
- B. An Ordinance Authorizing an Addendum to Mutual Aid Box Alarm System Agreement ("Compensation for Aid" section amended)
- C. An Ordinance Granting a Special Use Permit for a Restaurant and a Variation from Chapter 28 of the Arlington Heights Municipal Code (Aurelio's Pizza, Esplanade Shopping Center, 2944 W. Euclid Avenue)
- D. Resolution Appointing a Director and Alternate Director to the Solid Waste Agency of Northern Cook County (Randall Recklaus, Village Manager, to serve as Alternate Director)

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Budget Amendment – Fire and Police Commission Exam Fund

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. I-Cubed / Food Commissary - 2920 N. Arlington Heights Rd. - PC#14-018
- B. 909 W. Campbell St. Subdivision - PC#14-019
Preliminary Plat of Subdivision

XIII. LEGAL

XIV. APPOINTMENTS

XV. PETITIONS AND COMMUNICATIONS

XVI. REPORT OF THE VILLAGE MANAGER

- A. Request for Closed Session per 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)(5): Purchase or lease of real property for the use of the public body, including discussing whether a particular parcel should be acquired

XVII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Village Board Minutes 12/01/2014

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Village Board Minutes 12/01/2014	Minutes



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
December 1, 2014
8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

VIDEO A. Presentation of the Colors by Cub Scout Pack #129 from
Dryden School

III. ROLL CALL OF MEMBERS

The Village Clerk called the roll with President Hayes and the following Trustees responding: LaBedz, Scaletta, Blackwood, Sidor, Glasgow and Tinaglia.

Trustees Farwell and Rosenberg were absent.

Also present were Village Manager Randy Recklaus, Assistant Village Manager Diana Mikula, Assistant Village Attorney Robin Ward, Finance Director Tom Kuehne, Director of Public Works Scott Shirley, Director of Planning and Community Development Charles Perkins and Village Clerk Becky Hume.

IV. APPROVAL OF MINUTES

VIDEO A. Committee of the Whole Minutes 11/03/2014 Approved

Trustee Carol Blackwood moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Scaletta, Sidor.

Abstain: Tinaglia.

Absent: Farwell, Rosenberg.

VIDEO B. Committee of the Whole Minutes 11/10/2014 Approved

Trustee Thomas Glasgow moved to approve. Trustee Mike Sidor Seconded the

Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Scaletta, Sidor, Tinaglia.

Absent: Farwell, Rosenberg.

VIDEO C. Committee of the Whole Minutes 11/17/2014 Approved

Trustee Carol Blackwood moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Scaletta, Sidor, Tinaglia.

Absent: Farwell, Rosenberg.

VIDEO D. Village Board Minutes 11/17/2014 Approved

Trustee John Scaletta moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Scaletta, Sidor, Tinaglia.

Absent: Farwell, Rosenberg.

V. APPROVAL OF ACCOUNTS PAYABLE

VIDEO A. Warrant Register of 11/30/2014 Approved

Trustee Thomas Glasgow moved to approve the Warrant Register dated 11/30/2014 in the amount of \$8,388,143.50. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Scaletta, Sidor, Tinaglia.

Absent: Farwell, Rosenberg.

VI. RECOGNITIONS AND PRESENTATIONS

VIDEO A. Recognition of Retiring Board and Commission Members

Former Village Commissioners Ted Balcom, Michael Wolfe, Wayne Arden, Bill Kruser, Janet Harlow, and Jeani Cunningham received formal Village recognition from President Hayes for their service on a Village Commission. Ilene Templer received her husband David's award posthumously. Michael O'Connor, Laura Oberg, Gregory Zyck, Kari Olson, Cris Arens and Amy Philpott were also recognized, but were not able to attend.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

VIDEO A. Professional Engineering Design Services for Parking Approved
Garage Rehabilitation

Trustee John Scaletta moved to award a contract for Professional Engineering Design Services for Parking Garage Rehabilitation to Walker Restoration Consultants in an amount not to exceed \$56,800. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Scaletta, Sidor, Tinaglia.

Absent: Farwell, Rosenberg.

VIDEO B. Leaf Hauling and Disposal 2014 Approved

Trustee John Scaletta moved to award a Leaf hauling and Disposal contract to K-Hoving Companies for \$13,500 and a \$9.00/cy cost up to the approved budget. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Scaletta, Sidor, Tinaglia.

Absent: Farwell, Rosenberg.

VIDEO C. Police Department - Uniforms and Equipment Approved

Trustee John Scaletta moved to award three year contracts to both Ray O'Herron and Kale Uniforms for the purchase of uniforms and personal issue equipment for the Police Department. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Scaletta, Sidor, Tinaglia.

Absent: Farwell, Rosenberg.

CONSENT LEGAL

VIDEO A. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code Approved
(Making a Class "AA" liquor license available)

Trustee John Scaletta moved to approve 14-057. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Hayes, LaBedz, Scaletta, Sidor, Tinaglia.

Nays: Glasgow.

Absent: Farwell, Rosenberg.

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

VIDEO A. Aurelio's Pizza - 2944 W. Euclid Ave. - PC#14-021 Approved
Special Use for a Restaurant

George Vassos said he hoped to open an Aurelio's Pizza franchise. He said Aurelio's has operated since 1959 with outlets primarily on the south side of Chicago. Trustee Glasgow asked Mr. Vassos to explain the parking situation. Mr. Vassos said the landlord has agreed to add parking spaces in the rear of the building. Mr. Perkins confirmed that the landlord had submitted a permit to add 36 spaces. There had been concern that staff parking would be too near the Starbuck's drive thru and garbage area and that it was insufficient. The property will now have a surplus of spaces. Mr. Vassos said he agreed to all the terms and conditions set forth by staff and the Plan Commission. Trustee Glasgow said he was glad a restaurant was coming to this site. He said it will not be detrimental to the health, safety or morals of the area. Mr. Vassos said he has not yet applied for a liquor license.

Trustee Scaletta agreed that this is a great location for a restaurant as there are a lot of businesses in area and the new apartment tower is now open. He said he was pleased to see a different direction with parking as a lineup of vehicles from the drive thru lane would have created a big problem.

Trustee Blackwood asked if asked if the permit application for additional parking spaces required water detention calculations. Mr. Perkins said that detention calculations must be submitted for the additional 36 impervious spaces.

Trustee Thomas Glasgow moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Scaletta, Sidor, Tinaglia.

Absent: Farwell, Rosenberg.

XIII. LEGAL

VIDEO A. 2014 Tax Levy Ordinance Approved

Trustee John Scaletta moved to approve 14-058. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Scaletta, Sidor, Tinaglia.

Absent: Farwell, Rosenberg.

VIDEO B. An Ordinance Abating Taxes, in Part, Levied for the Year 2014, Heretofore Levied to Pay Principal and Interest on \$2,6000,000 General Obligation Refunding Bonds, Series 2003A, and on \$3,330,000 General Obligation Refunding Bonds, Series 2003B, Totaling \$5,930,000, of the Village of Arlington Heights Approved

Trustee Thomas Glasgow moved to approve 14-059. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Scaletta, Sidor, Tinaglia.

Absent: Farwell, Rosenberg.

VIDEO C. An Ordinance Abating Taxes Levied for the Year 2014, Heretofore Levied to Pay Principal and Interest on \$2,235,000 General Obligation Bonds, Series 2005, of the Village of Arlington Heights Approved

Trustee Thomas Glasgow moved to approve 14-060. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Scaletta, Sidor, Tinaglia.

Absent: Farwell, Rosenberg.

VIDEO D. An Ordinance Abating Taxes, in Part, Levied for the Year 2014, Heretofore Levied to Pay Principal and Interest on \$2,855,000 General Obligation Bonds, Series 2010, of the Village of Arlington Heights Approved

Trustee Thomas Glasgow moved to approve 14-061. Trustee Carol Blackwood Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Scaletta, Sidor, Tinaglia.

Absent: Farwell, Rosenberg.

XIV. APPOINTMENTS

XV. PETITIONS AND COMMUNICATIONS

President Hayes said the Rotary sponsored Santa Run is Saturday, December 6 at 10:00 am.

Trustee Glasgow thanked Community Relations Coordinator Nancy Kluz for making the Village website more accessible. Recently, a language translation option was added. This update was accomplished within the previous budget and addressed the Board's goal of improving communication. He noted that Village Board packet materials are also available on the website so residents can see the materials at home.

President Hayes thanked the Special Events Commission for their efforts planning and executing the annual Holiday Tree Lighting.

XVI. REPORT OF THE VILLAGE MANAGER

Mr. Recklaus said he had the honor of attending the swearing in of the Village's newest Police Officer Mr. Jeffrey Fontana.

Trustee Glasgow said some misrepresentations were made in a Chicago Tribune article regarding the Village's tax levy. The article headline indicated that the Village was spending a year's worth of revenue in eight months. Mr. Recklaus explained that the Village is transitioning from a May 1/April 30 budget year to a January 1/December 31 budget year. As a result of this change, the fiscal year being adopted for 2015 is eight months long. The expenses, for the most part, are the same. The contributions to the Capital Fund and Reserve Fund occur disproportionately in the 8 month time frame. Mr. Kuehne added that the debt service is unchanged from a 12 month year as the principle interest is also paid in the 8 month period. Mr. Recklaus said the expenses do go down somewhat but not proportionally so.

XVII. ADJOURNMENT

Trustee Thomas Glasgow moved to adjourn. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Scaletta, Sidor, Tinaglia.

Absent: Farwell, Rosenberg.



Item: Warrant Register of 12/15/2014

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Description

Warrant Register 12/15/2014

Type

Warrant Register



VILLAGE OF ARLINGTON HEIGHTS

**WARRANT REGISTER FOR
CHECK DATE: 12 - 15 - 2014**

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$457,458.55
215	CDBG Fund	\$2,767.50
227	Foreign Fire Ins Tax Fund	\$2,405.90
231	Criminal Investigation Fd	\$8,986.08
235	Municipal Parkg Opr Fund	\$22,342.24
401	Capital Projects Fund	\$20,958.60
426	Flood Control V Fund	\$17,566.50
435	EAB Fund	\$149,759.50
505	Water and Sewer Fund	\$63,634.05
511	Solid Waste Fund SWANCC	\$85,862.91
515	Arts,Entert & Events Fund	\$1,894.59
605	Health Insurance Fund	\$284,494.79
611	General Liability Ins Fnd	\$7,336.17
615	Workers Compensation Ins	\$289,358.25
621	Fleet Operations Fund	\$7,956.93
625	Technology Fund	\$18,705.63
705	Police Pension Fund	\$0.48
711	Fire Pension Fund	\$0.48
715	Guaranty Deposits Fund	\$4,057.00
TOTAL ALL FUNDS		\$1,445,546.15

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 0					
Division: 0					
189925	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE - WATER BILLING	\$1,857.19	\$1,857.19
189926	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE - WATER 11-2014	\$2,171.92	\$2,171.92
189932	101-0000-421.05-00	ARI FLEET LT	REFUND VEHICLE STICKER	\$115.00	\$115.00
189953	101-0000-140.51-00	CANON SOLUTIONS AMERICA	METER USAGE MAILROOM	\$10.00	\$10.00
189956	715-0000-220.93-00	CATHERINE HARDING	REFUND BOND	\$200.00	\$200.00
189981	505-0000-452.46-00	GEOFF CULM	REFUND PERMIT 14-3647	\$1,100.00	\$1,100.00
	505-0000-452.50-00		REFUND PERMIT 14-3647	\$320.00	\$320.00
	505-0000-472.30-00		REFUND PERMIT 14-3647	\$220.00	\$220.00
189983	715-0000-220.93-00	DANLEYS GARAGE WORLD	REFUND BOND	\$50.00	\$50.00
189984	715-0000-220.93-00	DANLEYS GARAGE WORLD	REFUND BOND	\$200.00	\$200.00
189985	715-0000-220.93-00	DARREN BRENNER	REFUND BOND	\$400.00	\$400.00
189987	715-0000-220.93-00	DLS LANDSCAPING INC	REFUND BOND	\$200.00	\$200.00
189992	101-0000-433.14-00	SUSAN DROBNY	REFUND AMBULANCE CLAIM	\$14.69	\$14.69
190008	715-0000-220.93-00	FORTIS CONCRETE	REFUND BOND	\$200.00	\$200.00
190017	101-0000-421.05-00	WAYNE/KATHY GELMAN	REFUND VEHICLE STICKER	\$30.00	\$30.00
190022	715-0000-220.93-00	GREENSCAPE HOMES LLC	REFUND BOND	\$150.00	\$150.00
190023	715-0000-220.93-00	GREENSCAPE HOMES LLC	REFUND BOND	\$1,257.00	\$1,257.00
190041	235-0000-435.65-02	CHRISTINE JOHNSON	REFUND PARKING PERMIT	\$30.00	\$30.00
190045	715-0000-220.93-00	JRC DESIGN BUILD	REFUND BOND	\$200.00	\$200.00
190047	715-0000-220.93-00	KATHERINE BEDINGFIELD	REFUND BOND	\$200.00	\$200.00
190048	101-0000-421.05-00	RONALD KOCHANSKI	REFUND VEHICLE STICKER	\$18.00	\$18.00
190051	715-0000-220.93-00	KURT COLLINS	REFUND BOND	\$200.00	\$200.00
190056	101-0000-433.14-00	CHARLES LENZ	REFUND AMBULANCE CLAIM	\$8.00	\$8.00
190058	235-0000-435.65-03	HARRIETTE LIEBOVITZ	REFUND PARKING PERMIT	\$30.00	\$30.00
190062	101-0000-433.14-00	MARSHALL MAGID	REFUND AMBULANCE CLAIM	\$80.00	\$80.00
190064	715-0000-220.93-00	MARCIN SOBIEN	REFUND BOND	\$200.00	\$200.00
190077	101-0000-433.14-00	NATL GOVERNMENT SERVICES	REFUND AMBULANCE CLAIM	\$341.98	\$341.98
190080	715-0000-220.93-00	NICK DIMARCO	REFUND BOND	\$200.00	\$200.00
190103	101-0000-421.05-00	FREDERICK PRCHAL	REFUND VEHICLE STICKER	\$18.00	\$18.00
190114	715-0000-220.93-00	ROMAN LODKIN	REFUND BOND	\$200.00	\$200.00
190123	101-0000-421.05-00	TIMOTHY SHARP	REFUND VEHICLE STICKER	\$30.00	\$30.00

Check Date: 2014 - 12 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, December 10, 2014

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
190149	715-0000-220.93-00	TWIN BROS PAVING & CONCRETE	REFUND BOND	\$200.00	\$200.00
190169	101-0000-421.15-00	JOHN WINTER	REFUND DOG TAG	\$12.00	\$12.00
190170	101-0000-421.05-00	SIMON/OLGA WOLPOFF	REFUND VEHICLE STICKER	\$30.00	\$30.00
Total Division:				\$10,493.78	
Total Department:				\$10,493.78	

Check Date: 2014 - 12 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, December 10, 2014

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 1 Board of Trustees					
Division: 1					
189954	101-0101-501.21-65	CAPTION FIRST INC	BOARD MEETINGS - 11-2014	\$600.00	\$600.00
901036	101-0101-501.22-05	CITIBANK	POSTAGE	\$10.04	\$10.04
Total Division:				\$610.04	
Total Department:				\$610.04	

Check Date: 2014 - 12 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, December 10, 2014

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 2 Village Manager					
Division: 1					
1967	101-0201-502.30-05	PETTY CASH	OFFICE SUPPLIES	\$20.02	\$109.04
			OFFICE SUPPLIES	\$53.30	
			OFFICE SUPPLIES	\$35.72	
189959	101-0201-502.30-01	CHICAGO TRIBUNE-SUB BILLING	NEWSPAPER SUBSCRIPTION	\$390.00	\$390.00
190035	101-0201-502.22-02	INTL CITY/CTY MNGMT ASSOC	MEMBERSHIP DUES-D.MIKULA	\$944.00	\$944.00
190089	101-0201-502.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$33.92	\$273.29
			OFFICE SUPPLIES	\$11.39	
			OFFICE SUPPLIES	\$89.54	
			OFFICE SUPPLIES	\$138.44	
190159	101-0201-502.21-65	VERIZON WIRELESS	INV 9736234245	\$162.03	\$162.03
	101-0201-502.30-05		INV 9736234245	\$59.98	\$59.98
190172	101-0201-502.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$170.00
			OFFICE MACHINES & ACCESS	\$85.00	
901036	101-0201-502.22-05	CITIBANK	POSTAGE	\$38.15	\$38.15
Total Division:				\$2,146.49	
Total Department:				\$2,146.49	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 3 Human Resources					
Division: 1					
1967	101-0301-503.30-05	PETTY CASH	OFFICE SUPPLIES	\$22.98	\$62.98
			OFFICE SUPPLIES	\$40.00	
	101-0301-503.40-70		SUPPLIES	\$46.47	\$46.47
	615-0301-552.20-50		SUPPLIES	\$20.00	\$20.00
189937	101-0301-503.40-70	ARLINGTON RENTAL INC	EQUIPMENT RENTAL	\$344.64	\$344.64
190014	615-0301-552.20-45	GALLAGHER BASSETT SERVICES	TRUE UP CLAIM COUNTS	\$1,052.00	\$1,052.00
190015	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$17,035.01	\$259,153.69
			CLAIMS - MEDICAL LOSS	\$242,118.68	
	615-0301-552.42-80		CLAIMS - W/C	\$15,101.78	\$28,576.56
			CLAIMS - W/C	\$13,474.78	
190026	101-0301-503.40-70	HARRIS TRUST & SAVINGS BANK	BEST BUY	\$975.00	\$2,594.00
			DICK'S CLOTHING&SPORTING	\$1,350.00	
			LOWES	\$269.00	
	615-0301-552.20-50		WWW.DICKSSPORTNGGOODS.	\$76.00	\$76.00
190107	605-0301-552.20-50	PSYCHOLOGICAL RESOURCES LTD	PHYSICAL EXPENSE	\$2,950.00	\$2,950.00
190108	615-0301-552.20-50	NED PUCCI	NOVEMBER FITNESS CLASSES	\$480.00	\$480.00
190157	101-0301-503.21-65	VERIZON WIRELESS	INV 9735756878	\$122.05	\$122.05
190172	101-0301-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901036	101-0301-503.22-05	CITIBANK	POSTAGE	\$59.27	\$59.27
901038	605-0301-552.20-60	HMO ILLINOIS	INS PREMIUM 12-2014	\$274,413.82	\$274,413.82
901039	605-0301-552.20-65	PRUDENTIAL INSURANCE CO OF AMERICA	INS PREMIUM 12-2014	\$4,741.38	\$4,741.38
	605-0301-552.20-66		INS PREMIUM 12-2014 (OPT)	\$2,389.59	\$2,389.59
Total Division:				\$577,167.45	
Total Department:				\$577,167.45	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 4 Legal Department					
Division: 1					
189965	101-0401-503.20-20	CLARK BAIRD SMITH LLP	LEGAL SERVICES	\$438.75	\$438.75
189977	101-0401-503.21-65	COOK COUNTY RECORDER OF DEEDS	LOCK BOX RENEWAL	\$240.00	\$240.00
190000	101-0401-503.20-20	ERNEST R BLOMQUIST PC	LEGAL SERVICES 11-2014	\$6,735.00	\$6,735.00
190003	101-0401-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$24.25	\$152.99
			SHIPPING/DELIVERY SERVICE	\$24.25	
			SHIPPING/DELIVERY SERVICE	\$27.86	
			SHIPPING/DELIVERY SERVICE	\$24.25	
			SHIPPING/DELIVERY SERVICE	\$24.25	
			SHIPPING/DELIVERY SERVICE	\$28.13	
190030	101-0401-503.20-20	HOLLAND & KNIGHT LLP	LEGAL SERVICES	\$1,180.00	\$1,180.00
190096	101-0401-503.21-65	PETTY CASH	RECORDING FEE	\$1.70	\$1.70
190115	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$911.00	\$911.00
190142	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES	\$423.00	\$423.00
190158	101-0401-503.21-65	VERIZON WIRELESS	INV 9736038220	\$95.95	\$95.95
190172	101-0401-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$140.90	\$140.90
901036	101-0401-503.22-05	CITIBANK	POSTAGE	\$68.68	\$68.68
Total Division:				\$10,387.97	
Total Department:				\$10,387.97	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 5 Finance					
Division: 1					
189926	505-0501-503.21-65	AMERICAN PRINTING TECHNOLOGIES	SERVICE MISCELLANEOUS	\$706.16	\$706.16
190013	611-0501-552.20-70	GALLAGHER ARTHUR J & CO	NOTARY BOND RENEWAL	\$29.00	\$29.00
190014	611-0501-552.20-45	GALLAGHER BASSETT SERVICES	TRUE-UP ACTUAL CLAIMS	\$3,236.00	\$3,236.00
190015	611-0501-552.42-53	GALLAGHER BASSETT SERVICES INC	CLAIMS - VEHICLE LOSS	\$2,121.05	\$2,121.05
	611-0501-552.42-60		CLAIMS - LIABILITY LOSS	\$1,950.12	\$1,950.12
190053	101-0501-503.20-05	LAUTERBACH & AMEN LLP	SERVICE FINANCIAL	\$1,400.00	\$1,400.00
	505-0501-503.20-05		SERVICE FINANCIAL	\$600.00	\$600.00
190089	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$276.30	\$592.16
			OFFICE SUPPLIES	\$154.10	
			OFFICE SUPPLIES	\$17.94	
			OFFICE SUPPLIES	\$17.25	
			OFFICE SUPPLIES	\$126.57	
190093	101-0501-503.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$59.40	\$117.45
			ADVERTISING	\$58.05	
190100	101-0501-503.22-05	POSTMASTER ARLINGTON HEIGHTS	BRM ANNUAL MAINT #184001	\$685.00	\$685.00
190101	101-0501-503.22-05	POSTMASTER ARLINGTON HEIGHTS	1ST CLASS/STANDARD #2594	\$440.00	\$440.00
190102	101-0501-503.22-05	POSTMASTER ARLINGTON HEIGHTS	BRM PERMIT #184000	\$220.00	\$220.00
190124	101-0501-503.30-05	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$4.49	\$4.49
190155	101-0501-503.21-65	VERIZON WIRELESS	INV 9735992347	\$43.55	\$43.55
190172	101-0501-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$19.71	\$104.71
			OFFICE MACHINES & ACCESS	\$85.00	
901036	101-0501-503.22-05	CITIBANK	POSTAGE	\$2,050.50	\$2,050.50
	505-0501-503.22-05		POSTAGE	\$1,230.96	\$1,230.96
Total Division:				\$15,531.15	
Total Department:				\$15,531.15	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 6 Information Technology					
Division: 1					
189957	625-0601-572.50-10	CDW GOVERNMENT INC	ADAPTERS	\$37.48	\$37.48
189969	625-0601-553.21-65	COMCAST PROCESSING CENTER	INTERNET SERVICE	\$5,650.80	\$5,650.80
190026	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	DMI DELL K-12/GOVT	\$269.98	\$469.79
			DMI DELL K-12/GOVT	\$199.81	
190088	625-0601-553.21-02	OAK BROOK OFFICE SOLUTIONS INC	EQUIPMENT MAINTENANCE	\$85.00	\$85.00
190129	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	PRINTER REPLACEMENT	\$183.92	\$183.92
190163	625-0601-553.21-65	VERIZON WIRELESS	INV 9736086491	\$475.48	\$475.48
190171	625-0601-572.50-10	WYNNDALCO ENTERPRISES LLC	SERVICE CONSULTING	\$11,450.32	\$11,450.32
Total Division:				\$18,352.79	
Total Department:				\$18,352.79	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 7 GIS					
Division: 1					
190026	625-0701-553.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$4.65	\$315.88
			AMAZON MKTPLACE PMTS	\$23.50	
			AMAZON MKTPLACE PMTS	\$287.73	
190096	625-0701-553.22-03	PETTY CASH	TRAINING	\$36.96	\$36.96
Total Division:				\$352.84	
Total Department:				\$352.84	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 10 Boards & Commissions					
Division: 8					
189937	101-1008-502.20-75	ARLINGTON RENTAL INC	EQUIPMENT RENTAL	\$1,062.80	\$1,062.80
189976	101-1008-502.20-75	CONRAD POLYGRAPH INC	INDIVIDUAL EXAM (1)POLICE	\$160.00	\$160.00
Total Division:				\$1,222.80	
Division: 13					
189945	101-1013-502.30-05	BLOCK AND CO	NAME BADGES FOR SR COMMIS	\$189.29	\$189.29
Total Division:				\$189.29	
Division: 18					
190066	515-1018-525.40-55	AMY MAZUROWSKI	AUTUMN HARVEST SUPPLIES	\$518.99	\$518.99
190122	515-1018-525.40-55	KEVIN SEIFERT	AUTUMN HARVEST SUPPLIES	\$113.92	\$113.92
Total Division:				\$632.91	
Division: 22					
1967	515-1022-525.40-55	PETTY CASH	SUPPLIES	\$32.70	\$61.78
			SUPPLIES	\$29.08	
Total Division:				\$61.78	
Total Department:				\$2,106.78	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 30 Police Department					
Division: 1					
189914	101-3001-511.21-02	ACTIVE LOCK AND KEY LTD	SERVICE EQUIPMENT	\$232.01	\$232.01
189916	101-3001-511.21-65	AFTERMATH	BIO-HAZARD CLEANING	\$105.00	\$105.00
189917	101-3001-511.30-35	JEFFREY C AIELLO	CLOTHING	\$168.16	\$168.16
189920	101-3001-511.21-65	ALEXIAN BROS CENTER MENTAL HEALTH	PROFESSIONAL SERVICES	\$1,200.00	\$1,200.00
189924	101-3001-511.30-35	AMERICAN OUTFITTERS	CLOTHING	\$702.94	\$702.94
189930	401-3001-572.50-15	AMERICANEAGLE INC	POLICE EQUIPMENT & SUPPLY	\$1,000.00	\$1,000.00
189946	101-3001-511.22-03	BOGGS THOMAS	TRAINING	\$15.00	\$15.00
189968	101-3001-511.22-03	COLLEGE OF DUPAGE	REGISTRATION	\$50.00	\$50.00
189998	101-3001-511.22-03	SEAN EDMONDSON	REPLACE CK 187064	\$15.00	\$15.00
190002	101-3001-511.30-35	EYE SAFETY SYSTEMS INC	CLOTHING	\$900.00	\$954.00
			CLOTHING	\$54.00	
190004	101-3001-511.22-03	FELSER MARK	TRAINING	\$30.00	\$30.00
190005	101-3001-511.22-03	FINNERTY RAYMOND	TRAINING	\$30.00	\$30.00
190011	101-3001-511.22-03	FRED PRYOR SEMINARS	REGISTRATION	\$199.00	\$199.00
190016	101-3001-511.22-03	GAUSSELIN RICHARD	TRAINING	\$15.00	\$15.00
190018	101-3001-511.21-65	GOLF ROSE PET LODGE	SERVICE MISCELLANEOUS	\$70.00	\$98.75
			SERVICE MISCELLANEOUS	\$13.75	
			SERVICE MISCELLANEOUS	\$15.00	
190021	101-3001-511.22-02	GREATER COOK CTY POLICE CAPTS	DUES	\$240.00	\$240.00
190026	101-3001-511.22-05	HARRIS TRUST & SAVINGS BANK	RICOH RMS-ROSEN	\$33.00	\$33.00
	101-3001-511.30-35		NVIDIA TRVL	\$226.79	\$226.79
190034	101-3001-511.21-65	IMAGING SYSTEMS INC	POLICE EQUIPMENT & SUPPLY	\$1,225.00	\$1,225.00
190038	101-3001-511.30-35	JAMES JENNINGS	CLOTHING	\$156.95	\$156.95
190046	101-3001-511.30-35	KALE/ASR	CLOTHING	\$15.75	\$2,657.37
			CLOTHING	\$38.50	
			CLOTHING	\$10.50	
			CLOTHING	\$17.00	
			CLOTHING	\$58.50	
			CLOTHING	\$44.00	
			CLOTHING	\$8.75	
			CLOTHING	\$108.95	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
190046	101-3001-511.30-35	KALE/ASR	CLOTHING	\$15.75	\$2,657.37
			CLOTHING	\$37.00	
			CLOTHING	\$64.00	
			CLOTHING	\$107.85	
			CLOTHING	\$35.95	
			CLOTHING	\$119.97	
			CLOTHING	\$54.00	
			CLOTHING	\$270.00	
			CLOTHING	\$63.95	
			CLOTHING	\$406.75	
			CLOTHING	\$131.80	
			CLOTHING	\$256.00	
			CLOTHING	\$54.00	
			CLOTHING	\$156.90	
			CLOTHING	\$76.50	
			CLOTHING	\$333.80	
			CLOTHING	\$41.85	
			CLOTHING	\$103.35	
			CLOTHING	\$26.00	
	235-3001-532.30-35		CLOTHING	\$57.00	\$57.00
190050	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$78.48	\$342.58
			OFFICE MACHINES & ACCESS	\$264.10	
190054	101-3001-511.30-35	DAVID LAVIN	CLOTHING	\$88.29	\$88.29
190067	101-3001-511.30-35	MC GRATH JAMES	CLOTHING	\$158.03	\$158.03
190068	101-3001-511.30-35	MC GUIRE BRIAN	CLOTHING	\$30.00	\$30.00
190078	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	REGISTRATION	\$400.00	\$980.00
			REGISTRATION	\$255.00	
			REGISTRATION	\$200.00	
			REGISTRATION	\$125.00	
190079	101-3001-511.30-35	NELSON ALEXANDRA	CLOTHING	\$243.10	\$243.10
190087	101-3001-511.22-03	NORTHWEST POLICE ACADEMY	REGISTRATION	\$100.00	\$100.00
190089	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$57.22	\$2,636.74
			OFFICE SUPPLIES	\$1,572.31	
			OFFICE SUPPLIES	\$398.41	
			OFFICE SUPPLIES	\$539.98	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Am
190089	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$14.15	\$2,636.74
			OFFICE SUPPLIES	\$47.18	
			OFFICE SUPPLIES	\$7.49	
190090	101-3001-511.30-05	OFFICE MAX CONTRACT INC	OFFICE SUPPLIES	\$232.32	\$293.50
			OFFICE SUPPLIES	\$61.18	
190097	101-3001-511.22-03	PETTY CASH/POLICE	TRAINING	\$17.98	\$17.98
	101-3001-511.33-25		SUPPLIES	\$13.47	\$178.21
			SUPPLIES	\$44.76	
			SUPPLIES	\$39.98	
			CHIEFS LUNCHEON (4)	\$80.00	
190113	101-3001-511.22-03	BRANDI ROMAG	TRAINING	\$15.00	\$15.00
	101-3001-511.30-35		CLOTHING	\$179.83	\$179.83
190116	101-3001-511.30-35	MARK J RUGE	CLOTHING	\$8.00	\$8.00
190121	101-3001-511.30-35	CHRISTOPHER SEFTON	CLOTHING	\$295.91	\$295.91
190126	101-3001-511.30-35	SJODIN ALF	CLOTHING	\$125.32	\$167.32
			CLOTHING	\$42.00	
190141	101-3001-511.22-03	JEFFREY TEGTMEYER	TRAINING	\$75.00	\$75.00
190151	101-3001-511.22-05	UPS STORE #4073	SHIPPING CHARGES	\$192.34	\$192.34
190154	101-3001-511.30-35	VEENSTRA RICK	CLOTHING	\$50.00	\$100.00
			CLOTHING	\$50.00	
190162	101-3001-511.21-65	VERIZON WIRELESS	INV 9736009349	\$237.06	\$237.06
190164	101-3001-511.21-65	VERIZON WIRELESS	INV 9736039955	\$2,344.26	\$2,344.26
190168	101-3001-511.22-03	WINKELMAN SCOTT	TRAINING	\$15.00	\$15.00
901036	101-3001-511.22-05	CITIBANK	POSTAGE	\$789.27	\$789.27
Total Division:				\$18,898.39	
Division: 3					
189934	231-3003-511.40-11	ARLINGTON HTS CRIME STOPPERS	REIMBURSEMENT	\$1,200.00	\$1,200.00
189970	231-3003-511.40-11	COMMISSION ON ACCREDITATION	CONTINUATION FEE	\$3,915.00	\$3,915.00
189975	231-3003-511.40-11	COMMUNICATION REVOLVING FUND	SERVICE MISCELLANEOUS	\$186.08	\$186.08
190081	231-3003-511.40-11	NOFFS SELF STORAGE	LEASE AGREEMENT-AB303	\$3,685.00	\$3,685.00
Total Division:				\$8,986.08	

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Total Department:				\$27,884.47	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 35 Fire					
Division: 1					
189918	101-3501-512.21-02	AIR ONE EQUIPMENT	SERVICE EQUIPMENT	\$367.50	\$367.50
189933	101-3501-512.33-05	ARLINGTON CAKE BOX	RETIREMENT CAKE	\$77.00	\$77.00
189938	101-3501-512.33-05	ARLINGTON SIGNS & BANNERS	"KEEP THE WREATH RED" BANNER	\$96.00	\$96.00
189948	101-3501-512.30-35	BOUND TREE MEDICAL LLC	SAFETY & FIRST AID EQUIP.	\$1,279.65	\$1,279.65
	101-3501-512.33-50		SAFETY & FIRST AID EQUIP.	\$286.94	\$286.94
189960	101-3501-512.21-02	CHUCKS COMPRESSOR INC	COMPRESSOR REPAIR	\$2,463.84	\$2,463.84
190001	101-3501-512.22-03	BENJAMIN ESCHNER	TRAINING	\$92.00	\$92.00
190006	101-3501-512.30-35	FIRESERVICE MANAGEMENT	TURNOUT GEAR REPAIR	\$219.28	\$219.28
190049	101-3501-512.33-05	KOEPPEN KENNETH	SUPPLIES REIMBURSEMENT	\$40.69	\$40.69
190060	101-3501-512.22-03	LOGSDON CONSULTATION SERVICES INC	ICS 400 CLASS, DC AHLMAN	\$80.00	\$80.00
190072	101-3501-512.22-02	METROPOLITAN EMERGENCY SUPPORT	ANNUAL DUES	\$600.00	\$600.00
190076	101-3501-512.33-05	NATL FIRE PROTECTION ASSOC	PUBLIC EDUCATION BROCHURE	\$50.35	\$50.35
190089	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$7.31	\$339.83
			OFFICE SUPPLIES	\$256.03	
			OFFICE SUPPLIES	\$36.42	
			OFFICE SUPPLIES	\$12.75	
			OFFICE SUPPLIES	\$27.32	
190110	101-3501-512.31-60	R H MEDICAL	OXYGEN CYLINDER RENTAL	\$327.75	\$327.75
190135	101-3501-512.21-02	STEVE VACUUMS	VACUUM CLEANER REPAIR	\$129.70	\$129.70
190139	101-3501-512.33-05	VICTOR TAMOSAITIS	SUPPLIES REIMBURSEMENT	\$12.16	\$12.16
190140	101-3501-512.22-10	TANDEM PRINTING	"WE ENTERED" NOTIFICATION	\$169.00	\$169.00
190145	101-3501-512.31-60	TOTAL FIRE & SFETY INC	FIRE EXTINGUISHER SERVICE	\$266.34	\$266.34
190148	101-3501-512.31-85	TRUE VALUE	EXTENSION CORDS	\$44.96	\$44.96
901036	101-3501-512.22-05	CITIBANK	POSTAGE	\$86.83	\$86.83
Total Division:				\$7,029.82	
Total Department:				\$7,029.82	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 37 Foreign Fire Insurance					
Division: 1					
189922	227-3701-512.50-15	ALLIANCE PAPER & FOOD SERVICE EQUIP	KITCHEN SUPPLIES	\$1,188.79	\$1,755.30
			KITCHEN SUPPLIES	\$566.51	
190059	227-3701-512.22-03	RYAN LOFTUS	TUITION REIMBURSEMENT	\$650.60	\$650.60
Total Division:				\$2,405.90	
Total Department:				\$2,405.90	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 40 Planning					
Division: 1					
1967	101-4001-521.30-05	PETTY CASH	OFFICE SUPPLIES	\$83.85	\$83.85
189978	101-4001-521.40-40	COSTAR REALTY INFORMATION INC	SERVICE PROFESSIONAL	\$523.21	\$1,046.42
			SERVICE PROFESSIONAL	\$523.21	
190026	101-4001-521.40-40	HARRIS TRUST & SAVINGS BANK	RETAILLIVEI	\$450.00	\$450.00
190043	101-4001-521.40-41	JOURNAL & TOPICS NEWSPAPERS	ADVERTISING	\$575.00	\$1,150.00
			ADVERTISING	\$575.00	
190055	101-4001-521.21-65	LEGRAND SERVICES	TRANSCRIPT SERVICE	\$268.45	\$708.00
			TRANSCRIPT SERVICE	\$439.55	
190070	101-4001-521.20-05	METRO-WESTERN COOK CREDIT	PROFESSIONAL SERVICES	\$56.00	\$56.00
190089	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$52.13	\$1,367.61
			OFFICE SUPPLIES	\$111.39	
			OFFICE SUPPLIES	\$3.99	
			OFFICE SUPPLIES	\$1,128.67	
			OFFICE SUPPLIES	\$71.43	
190093	101-4001-521.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$75.60	\$551.00
			ADVERTISING	\$93.15	
			ADVERTISING	\$102.80	
			ADVERTISING	\$112.05	
			ADVERTISING	\$71.55	
			ADVERTISING	\$95.85	
190096	101-4001-521.22-03	PETTY CASH	TRAINING	\$23.00	\$75.50
			TRAINING	\$52.50	
190106	101-4001-521.40-40	PROPELLER	ECONOMIC BUSINESS	\$400.00	\$400.00
190160	101-4001-521.21-65	VERIZON WIRELESS	INV 9736104593	\$116.98	\$116.98
901036	101-4001-521.22-05	CITIBANK	POSTAGE	\$123.01	\$123.01
Total Division:				\$6,128.37	
Total Department:				\$6,128.37	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 41 Community Devl Block Grnt					
Division: 1					
190044	215-4101-522.41-48	JOURNEYS THE ROAD HOME	CDBG PROGRAM	\$2,392.50	\$2,392.50
190085	215-4101-522.41-68	NORTHWEST CASA	CDBG PROGRAM	\$375.00	\$375.00
Total Division:				\$2,767.50	
Total Department:				\$2,767.50	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 45 Building & Health Service					
Division: 1					
1967	101-4501-523.22-03	PETTY CASH	TRAINING	\$15.00	\$35.00
			TRAINING	\$20.00	
	101-4501-523.30-05		OFFICE SUPPLIES	\$40.22	\$43.11
			CLINIC SUPPLIES	\$2.89	
	101-4501-523.33-05		OFFICE SUPPLIES	\$38.14	\$38.14
189926	101-4501-523.22-10	AMERICAN PRINTING TECHNOLOGIES	BUSINESS LICENSE MAILING	\$1,630.12	\$1,630.12
189994	101-4501-523.21-02	DUMAIS PAUL M	EQUIPMENT MAINTENANCE	\$139.99	\$139.99
190033	101-4501-523.22-02	IL FIRE INSPECTORS ASSOC	2015 ANNUAL DUES	\$95.00	\$95.00
190089	101-4501-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$391.21	\$702.45
			OFFICE SUPPLIES	\$157.14	
			OFFICE SUPPLIES	\$154.10	
190096	101-4501-523.22-03	PETTY CASH	TRAINING	\$10.00	\$10.00
901036	101-4501-523.22-05	CITIBANK	POSTAGE	\$107.43	\$107.43
Total Division:				\$2,801.24	
Division: 2					
1967	101-4502-523.30-05	PETTY CASH	OFFICE SUPPLIES	\$12.59	\$12.59
	101-4502-523.33-10		SUPPLIES	\$35.66	\$65.26
			SUPPLIES	\$29.60	
189935	101-4502-523.41-16	ARLINGTON HTS PARK DISTRICT	CDBG PROGRAM	\$2,748.00	\$2,748.00
189980	101-4502-523.30-01	CSPI/NUTRITION ACTION	PUBLICATION	\$35.00	\$35.00
190026	101-4502-523.40-53	HARRIS TRUST & SAVINGS BANK	COMED	\$400.00	\$797.01
			BILLMATRIX CORPORATION	\$2.50	
			COMED	\$392.01	
			BILLMATRIX CORPORATION	\$2.50	
190075	101-4502-523.22-02	NATL ENVIRONMENTAL HEALTH	MCCALISTER-MEMBERSHIP	\$95.00	\$95.00
190089	101-4502-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$109.98	\$239.70
			OFFICE SUPPLIES	\$31.39	
			OFFICE SUPPLIES	\$3.67	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
190089	101-4502-523.30-05.	OFFICE DEPOT	OFFICE SUPPLIES	\$6.20	\$239.70
			OFFICE SUPPLIES	\$8.10	
			OFFICE SUPPLIES	\$10.99	
			OFFICE SUPPLIES	\$15.98	
			OFFICE SUPPLIES	\$53.35	
			OFFICE SUPPLIES	\$0.04	
190120	101-4502-523.21-65	SARA LUCAS MA CI/CT	INTERPRETING SERVICES	\$80.00	\$80.00
190161	101-4502-523.21-65	VERIZON WIRELESS	INV 9736234389	\$200.39	\$200.39
901036	101-4502-523.22-05	CITIBANK	POSTAGE	\$22.05	\$22.05
Total Division:				\$4,295.00	
Division: 3					
190026	101-4503-523.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM	\$113.92	\$113.92
	101-4503-523.31-65		GIACOMO'S RISTORANT	\$200.00	\$303.68
			SAMS CLUB #8198	\$103.68	
190039	101-4503-523.31-65	OM JOHARI	PROGRAM SUPPLIES FOR OM J	\$200.00	\$200.00
190089	101-4503-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$138.04	\$138.04
190174	101-4503-523.31-65	ELLEN ZETHMAYR	SING PROGRAM	\$50.00	\$50.00
901036	101-4503-523.22-05	CITIBANK	POSTAGE	\$7.90	\$7.90
Total Division:				\$813.54	
Total Department:				\$7,909.78	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 50 Engineering					
Division: 1					
189923	401-5001-571.50-30	AMERICAN NATIONAL SPRINKLER	SPRINKLER REPAIR	\$606.75	\$606.75
189928	101-5001-524.20-05	AMERICAN PUBLIC WORKS ASSOC	MICROPAVER SUPPORT	\$550.00	\$550.00
189963	401-5001-571.50-30	CIVILTECH ENGINEERING INC	SERVICE CONSULTING	\$10,614.36	\$10,614.36
189988	101-5001-524.21-65	DLT SOLUTIONS	COMPUTERS,DP & WORD PROC.	\$2,554.46	\$2,554.46
189989	401-5001-571.20-05	DOUGLAS G FELDER PC	SERVICE PROFESSIONAL	\$200.00	\$200.00
	401-5001-571.50-30		SERVICE PROFESSIONAL	\$840.00	\$4,452.00
			SERVICE PROFESSIONAL	\$500.00	
			SERVICE PROFESSIONAL	\$1,832.00	
			SERVICE PROFESSIONAL	\$1,280.00	
190012	426-5001-571.50-25	JIM FRENCH	SEWER REBATE PROGRAM	\$5,000.00	\$5,000.00
190026	101-5001-524.22-03	HARRIS TRUST & SAVINGS BANK	U OF IL ONLINE PAYMENT	\$100.00	\$0.00
			U OF IL ONLINE PAYMENT	(\$100.00)	
	101-5001-524.30-05		ACCO BRANDS DIRECT	\$38.86	\$115.14
			VERIZON WRLS M147401	\$76.28	
190042	426-5001-571.50-25	THERESA JORDAN	SEWER REBATE PROGRAM	\$4,630.00	\$4,630.00
190136	101-5001-524.21-65	SUBURBAN LABORATORIES INC	WATER TESTING	\$60.00	\$60.00
190144	426-5001-571.50-25	GREGORY TOMAINO	SEWER REBATE PROGRAM	\$4,365.50	\$4,365.50
190153	401-5001-571.50-30	MICHAEL VATES	D/W APRON REIMBURSEMENT	\$1,192.19	\$1,192.19
190156	101-5001-524.21-65	VERIZON WIRELESS	INV 9735683988	\$813.29	\$813.29
190165	426-5001-571.50-25	DAVID WEBB	SEWER REBATE PROGRAM	\$3,571.00	\$3,571.00
190172	101-5001-524.22-15	XEROX CORPORATION	RENTAL/LEASE EQUIPMENT	\$85.00	\$85.00
901036	101-5001-524.22-05	CITIBANK	POSTAGE	\$2.88	\$2.88
Total Division:				\$38,812.57	
Total Department:				\$38,812.57	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 71 Public Works					
Division: 1					
189910	101-7101-531.21-11	A & J SEWER SERVICE INC	GREASE TRAP PUMP	\$142.00	\$142.00
189911	101-7101-531.30-05	A AND E RUBBER STAMP CORP	NOTARY STAMP	\$31.50	\$31.50
189912	101-7101-531.21-11	ABEL CARPETS	SERVICE BLDG MAINT	\$9,145.00	\$9,145.00
189913	101-7101-531.31-55	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP & SUPPLY	\$27.50	\$594.50
			ELECTRICAL EQUIP & SUPPLY	\$567.00	
	401-7101-572.50-15		ELECTRICAL EQUIP & SUPPLY	\$176.55	\$415.19
			ELECTRICAL EQUIP & SUPPLY	\$238.64	
189914	101-7101-531.31-55	ACTIVE LOCK AND KEY LTD	BUILDING SUPPLIES	\$187.56	\$187.56
189915	101-7101-531.31-55	ADDISON BUILDING MATERIAL CO	SUPPLIES	\$90.36	\$90.36
189929	101-7101-531.22-02	AMERICAN WATER WORKS ASSOC	MEMBERSHIP DUES	\$196.00	\$196.00
189931	101-7101-531.21-36	AMERIGAS-PALATINE	CYLINDER RENTAL	\$164.98	\$164.98
189939	101-7101-531.22-70	AT & T LONG DISTANCE	857099062	\$472.44	\$472.44
189941	101-7101-531.21-11	B & K EQUIPMENT	BUILDING MAINTENANCE	\$123.00	\$725.00
			BUILDING MAINTENANCE	\$602.00	
189943	101-7101-531.31-55	BERKHEIMER CO INC	SUPPLIES	\$17.21	\$30.72
			SUPPLIES	\$13.51	
189944	101-7101-531.31-65	BERLANDS HOUSE OF TOOLS	TOOLS	\$359.96	\$359.96
189949	101-7101-531.30-39	BP	GASOLINE	\$33.98	\$33.98
189950	101-7101-531.33-05	BRONNER'S COMMERCIAL DISPLAY	HOLIDAY DECORATIONS	\$95.00	\$804.83
			HOLIDAY DECORATIONS	\$709.83	
189951	401-7101-572.50-15	BUSHNELL INC	SUPPLIES	\$70.58	\$70.58
189952	101-7101-531.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$273.07	\$273.07
189961	101-7101-531.30-35	CINTAS CORP	CLOTHING	\$41.87	\$125.59
			CLOTHING	\$41.86	
			CLOTHING	\$41.86	
189964	101-7101-531.31-55	CKC CORP	CAND 120V	\$340.00	\$340.00
189966	435-7101-571.50-55	CLEAN CUT TREE SERVICE INC	SERVICE TREES	\$16,300.00	\$106,596.00
			SERVICE TREES	\$90,296.00	
189973	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	4103039009	\$352.71	\$352.71
189974	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	2985063029	\$123.68	\$123.68
189979	101-7101-531.21-11	COYNE TEXTILE SERVICES	SERVICE BLDG MAINT	\$14.58	\$50.06

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
189979	101-7101-531.21-11	COYNE TEXTILE SERVICES.	SERVICE BLDG MAINT	\$19.64	\$50.06
			SERVICE BLDG MAINT	\$15.84	
189986	101-7101-531.22-70	DEX ONE	MEDIA	\$1.17	\$1.17
189995	101-7101-531.21-02	DYNAMIC HEATING & PIPING CO	AUTO VENT	\$862.00	\$2,223.00
			VALVE, HONEYWELL AQUA STA	\$909.00	
			MISC HOSES AND ADAPTERS	\$452.00	
	401-7101-571.50-20		REPAIRS	\$1,900.00	\$1,900.00
190007	101-7101-531.21-15	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	\$4,308.00	\$5,592.00
			SERVICE MISCELLANEOUS	\$1,284.00	
190010	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	EQUIPMENT MAINTENANCE	\$801.20	\$801.20
190019	101-7101-531.30-35	GRAINGER W W INC	SAFETY & FIRST AID EQUIP.	\$93.84	\$93.84
	101-7101-531.31-65		HARDWARE SUPPLIES	\$70.02	\$70.02
	401-7101-572.50-15		ELECTRICAL EQUIP & SUPPLY	\$287.50	\$287.50
190020	101-7101-531.31-65	GRAYBAR ELECTRIC COMPANY	PHONE WIRES	\$60.00	\$60.00
190024	101-7101-531.21-62	GROOT INDUSTRIES INC	WASTE HAULING	\$321.75	\$576.69
			WASTE HAULING	\$254.94	
190025	101-7101-531.21-11	GSF USA INC	SERVICE BLDG MAINT	\$11,249.00	\$11,249.00
190027	101-7101-531.21-02	HAYES MECHANICAL	EQUIPMENT MAINTENANCE	\$506.75	\$3,298.00
			EQUIPMENT MAINTENANCE	\$495.50	
			EQUIPMENT MAINTENANCE	\$824.75	
			EQUIPMENT MAINTENANCE	\$777.25	
			EQUIPMENT MAINTENANCE	\$267.50	
			EQUIPMENT MAINTENANCE	\$426.25	
190031	101-7101-531.31-85	HOME DEPOT CREDIT SERVICES	HAND TOOLS-POWER/NON POW	\$314.27	\$314.27
190032	101-7101-531.22-02	IL DEPARTMENT OF AGRICULTURE	APPLICATOR LICENSE	\$20.00	\$40.00
			APPLICATOR LICENSE	\$20.00	
190036	101-7101-531.21-65	INTL EXTERMINATORS INC	PEST CONTROL	\$147.00	\$206.00
			PEST CONTROL	\$59.00	
190037	435-7101-571.50-55	JCK CONTRACTORS	TOPSOIL	\$975.00	\$975.00
190040	101-7101-531.31-85	JOHN DEERE LANDSCAPES	UTILITY PUMP	\$57.07	\$57.07
190052	101-7101-531.21-02	LANDSCAPE CONCEPTS MANAGEMENT	IRRIGATION INSPECTION	\$93.00	\$93.00
190061	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$169.08	\$169.08
	101-7101-531.31-65		HARDWARE SUPPLIES	\$113.52	\$453.37
			ELECTRICAL EQUIP & SUPPLY	\$107.95	
			HOSES, ALL KINDS	\$70.18	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
190061	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	PAINT & EQUIPMENT	\$44.10	\$453.37
			PIPE AND TUBING	\$25.44	
			HARDWARE SUPPLIES	\$49.18	
			PAINT & EQUIPMENT	\$43.00	
	101-7101-531.31-85		SUPPLIES	\$129.65	\$202.91
			SUPPLIES	\$73.26	
	101-7101-531.33-05		DECORATIONS	\$115.23	\$115.23
190063	101-7101-531.30-39	MANSFIELD OIL COMPANY	FUEL,OIL,GREASE, & LUBES	\$20,478.68	\$20,478.68
190065	101-7101-531.22-02	MAYERCK DAVE	CDL REIMBURSEMENT	\$50.00	\$50.00
190073	101-7101-531.31-55	MICHAEL JOSEPH & ASSOCIATES	NEOLITE CFL	\$1,450.00	\$2,870.00
			SUPPLIES	\$1,420.00	
190074	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	EQUIPMENT MAINTENANCE	\$793.50	\$2,479.50
			EQUIPMENT MAINTENANCE	\$594.00	
			EQUIPMENT MAINTENANCE	\$756.00	
			EQUIPMENT MAINTENANCE	\$336.00	
190082	101-7101-531.30-35	NOLAN JOHN	CLOTHING	\$62.44	\$62.44
190083	101-7101-531.31-90	NORTH AMERICAN SALT CO	STREET/SIDEWALK SUPPLIES	\$3,472.63	\$266,289.04
			STREET/SIDEWALK SUPPLIES	\$8,135.36	
			STREET/SIDEWALK SUPPLIES	\$3,491.26	
			STREET/SIDEWALK SUPPLIES	\$14,389.07	
			STREET/SIDEWALK SUPPLIES	\$26,086.47	
			STREET/SIDEWALK SUPPLIES	\$11,038.66	
			STREET/SIDEWALK SUPPLIES	\$5,042.02	
			STREET/SIDEWALK SUPPLIES	\$1,798.91	
			STREET/SIDEWALK SUPPLIES	\$20,848.47	
			STREET/SIDEWALK SUPPLIES	\$41,060.53	
			STREET/SIDEWALK SUPPLIES	\$103,443.43	
			STREET/SIDEWALK SUPPLIES	\$25,594.64	
			STREET/SIDEWALK SUPPLIES	\$1,887.59	
190086	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	STREET LIGHT SUPPLIES	\$817.50	\$1,101.31
			ELECTRICAL EQUIP & SUPPLY	\$283.81	
	101-7101-531.31-75		STREET LIGHT SUPPLIES	\$49.64	\$49.64
	401-7101-572.50-15		STREET LIGHT SUPPLIES	\$220.03	\$220.03
190089	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$43.89	\$84.68
			OFFICE SUPPLIES	\$40.79	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
190091	101-7101-531.21-15	OLIVE GROVE LANDSCAPING INC	SERVICE MISCELLANEOUS	\$249.36	\$1,806.18
			SERVICE MISCELLANEOUS	\$931.70	
			SERVICE MISCELLANEOUS	\$625.12	
190092	101-7101-531.22-70	PACIFIC TELEMAGEMENT SERVICES	PAY PHONE FEES	\$153.00	\$153.00
190094	101-7101-531.21-11	PAINT PLATOON USA FRANCHISING	BUILDING MAINTENANCE	\$1,984.00	\$3,928.00
			BUILDING MAINTENANCE	\$1,944.00	
190095	101-7101-531.31-40	PESCHES FLOWER SHOP	CHRISTMAS DECORATIONS	\$105.43	\$105.43
190098	101-7101-531.21-15	MIKE POPE	MAILBOX REIMBURSEMENT	\$100.00	\$100.00
190099	435-7101-531.40-86	PAUL PORCARO	EAB	\$50.00	\$50.00
190105	101-7101-531.30-35	PRO SAFETY INC	CLOTHING & APPAREL	\$262.70	\$342.20
			CLOTHING & APPAREL	\$79.50	
190111	101-7101-531.30-35	RED WING SHOE STORE	CLOTHING & APPAREL	\$191.20	\$191.20
190112	101-7101-531.30-39	RKA PETROLEUM COMPANIES INC	FUEL,OIL,GREASE, & LUBES	\$20,063.74	\$20,063.74
190119	101-7101-531.22-02	SABATELLO DRU	CDL REIMBURSEMENT	\$50.00	\$50.00
190124	101-7101-531.31-45	SHERWIN ACE HARDWARE	JANITORIAL SUPPLIES	\$5.07	\$5.07
	101-7101-531.31-55		ELECTRICAL EQUIP & SUPPLY	\$8.99	\$8.99
	101-7101-531.31-65		HARDWARE SUPPLIES	\$21.55	\$24.93
			HARDWARE SUPPLIES	\$3.38	
	101-7101-531.31-85		HARDWARE SUPPLIES	\$55.44	\$55.44
190125	101-7101-531.31-80	SIGN OUTLET	MISC SIGN SUPPLIES	\$528.80	\$528.80
190128	101-7101-531.22-70	SOUND INCORPORATED	WARRANTY EXTENSION	\$72.73	\$72.73
190130	101-7101-531.22-70	SPRINT	840280811	\$196.66	\$196.66
190131	101-7101-531.22-70	SPRINT	352372920	\$21.12	\$21.12
190133	101-7101-531.21-02	STATE OF IL FIRE MARSHALL	CERTIFICATE & INSPECTION	\$100.00	\$100.00
190134	435-7101-531.40-86	RALPH STEINBECK	EAB	\$50.00	\$50.00
190146	101-7101-531.31-70	TRAFFIC CONTROL CORP	SIGN FRAME	\$504.00	\$504.00
190150	101-7101-531.31-45	UNITED LABORATORIES	SUPPLIES	\$589.67	\$589.67
	101-7101-531.31-65		SEASONAL EQUIPMENT	\$223.54	\$223.54
190167	101-7101-531.21-55	WEST CENTRAL MUNICIPAL CONF	AGRICULTURAL SUPPLIES	\$3,128.80	\$4,676.50
			AGRICULTURAL SUPPLIES	\$1,547.70	
	435-7101-571.50-55		AGRICULTURAL SUPPLIES	\$28,159.20	\$42,088.50
			AGRICULTURAL SUPPLIES	\$13,929.30	
801418	101-7101-531.21-50	NICOR	19426400008	\$81.89	\$4,917.57
			43278900002	\$123.10	
			96945600003	\$2,176.50	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
801418	101-7101-531.21-50	NICOR	55616726109	\$1,749.11	\$4,917.57
			58401600000	\$189.31	
			15839647334	\$77.99	
			38096400007	\$159.03	
			40178600009	\$53.52	
			38178600003	\$109.33	
			28178600004	\$197.79	
801419	101-7101-531.22-70	AT & T	847342153611	\$60.06	\$5,186.27
			847255350511	\$1,780.09	
			847590600010	\$1,248.23	
			847577545310	\$88.14	
			847392086610	\$84.40	
			847577579210	\$340.17	
			847Z97278411	\$646.51	
			847797132110	\$60.10	
			847R19028911	\$758.36	
			847394206211	\$60.15	
			847394436811	\$60.06	
801420	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	0002031003	\$31.55	\$1,241.68
			4643388009	\$613.32	
			4286290000	\$596.81	
801421	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	3291084013	\$11,589.01	\$11,589.01
801422	101-7101-531.22-70	AMERICAN MESSAGING	ACCT U1-109311	\$98.56	\$98.56
901036	101-7101-531.22-05	CITIBANK	POSTAGE	\$26.52	\$26.52
Total Division:				\$542,784.69	
Total Department:				\$542,784.69	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 72 Water and Sewer					
Division: 1					
189919	505-7201-561.31-60	ALEXANDER CHEMICAL CORP	REFUND DEPOSIT FEE	(\$220.00)	\$410.00
			REFUND DEPOSIT FEE	(\$700.00)	
			CHLORINE GAS FOR WATER SY	\$1,330.00	
189921	505-7201-561.21-20	ALLAN INTEGRATED CONTROL SYSTEMS	PLC CHANGES/RADIO WORK	\$1,250.00	\$1,250.00
189967	505-7201-561.31-90	CLESEN ARTHUR INC	ICEMELT	\$1,225.00	\$1,225.00
189971	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	1257044037	\$36.31	\$36.31
189972	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	1831076049	\$133.87	\$133.87
189991	505-7201-561.50-15	DREISILKER ELECTRIC MOTORS INC	MOTOR EVALUATION	\$440.00	\$440.00
189996	505-7201-561.31-85	EAST JORDAN USA INC	HAND TOOLS-POWER/NON POW	\$900.00	\$900.00
190019	505-7201-561.31-05	GRAINGER W W INC	PUMPING SYSTEM SUPPLIES	\$26.73	\$26.73
	505-7201-561.31-65		ELECTRICAL EQUIP & SUPPLY	\$97.74	\$97.74
	505-7201-561.31-85		HAND TOOLS-POWER/NON POW	\$354.85	\$354.85
190026	505-7201-561.31-65	HARRIS TRUST & SAVINGS BANK	JEWEL #3461	\$29.43	\$981.98
			PANERA BREAD #1014	\$297.55	
			PAPA SAVERIOS PIZZA	\$655.00	
190028	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	\$648.19	\$648.19
	505-7201-561.31-02		MISC METER SUPPLIES	\$458.92	\$458.92
190029	505-7201-561.31-01	HD SUPPLY	SUPPLIES	\$105.00	\$105.00
190061	505-7201-561.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$23.85	\$23.85
	505-7201-561.31-85		TOOLS	\$52.24	\$159.56
			TOOLS	\$107.32	
	505-7201-561.33-05		EQUIPMENT, NON OFFICE	\$45.54	\$45.54
190069	505-7201-561.31-05	MC MASTER CARR SUPPLY CO	STEEL ROD END	\$24.00	\$24.00
190089	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$43.90	\$84.69
			OFFICE SUPPLIES	\$40.79	
	505-7201-561.33-05		SUPPLIES	\$51.84	\$51.84
190091	505-7201-561.21-30	OLIVE GROVE LANDSCAPING INC	SERVICE MISCELLANEOUS	\$2,795.09	\$4,670.47
			SERVICE MISCELLANEOUS	\$1,875.38	
190111	505-7201-561.30-35	RED WING SHOE STORE	SHOES AND BOOTS	\$178.49	\$178.49
190124	505-7201-561.31-55	SHERWIN ACE HARDWARE	SUPPLIES	\$7.26	\$19.22
			SUPPLIES	\$11.96	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
190124	505-7201-561.31-85	SHERWIN ACE HARDWARE	BATTERIES	\$2.99	\$2.99
190127	505-7201-561.21-35	SKIRMONT MECHANICAL CONTRACTORS	SERVICE METER	\$5,252.28	\$5,252.28
190138	505-7201-561.30-35	ADAM SWANSON	CLOTHING	\$190.00	\$190.00
190143	505-7201-561.31-65	TIGERDIRECT	GIS MONITOR	\$149.89	\$149.89
190152	505-7201-561.31-01	USA BLUEBOOK	HYDRANT GAUGE	\$329.85	\$329.85
190175	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	PIPE AND TUBING	\$1,771.56	\$4,921.56
			WATER SEWER SYSTEM SUPPLY	\$3,150.00	
801418	505-7201-561.21-50	NICOR	76830700001	\$109.90	\$938.82
			19278600002	\$748.26	
			16797600000	\$80.66	
801419	505-7201-561.22-70	AT & T	847590808510	\$196.70	\$2,727.46
			847590210510	\$2,270.02	
			847437468411	\$60.55	
			847437468410	\$60.10	
			847437468410	\$140.09	
801421	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	0159027139	\$2,123.79	\$28,470.16
			0522082015	\$1,218.43	
			0789016039	\$813.53	
			0441087047	\$2,282.06	
			4874331007	\$3,484.94	
			0405097038	\$4,348.72	
			0300013030	\$7,747.10	
			0528113037	\$4,280.15	
			0081080033	\$2,171.44	
901036	505-7201-561.22-05	CITIBANK	POSTAGE	\$118.56	\$118.56
Total Division:				\$55,427.82	
Total Department:				\$55,427.82	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 73 Parking					
Division: 1					
189982	235-7301-532.21-11	DAHME MECHANICAL INDUSTRIES	BUILDING MAINTENANCE	\$654.40	\$654.40
189997	235-7301-532.21-11	ECO CLEAN MAINTENANCE INC	BUILDING MAINTENANCE	\$455.59	\$877.66
			BUILDING MAINTENANCE	\$422.07	
801420	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	5231622008	\$71.14	\$71.14
Total Division:				\$1,603.20	
Division: 2					
189947	235-7302-532.22-10	BORDEN DECAL CO	STICKERS/DECALS	\$3,452.11	\$3,452.11
189997	235-7302-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$1,441.11	\$2,776.22
			SERVICE BLDG MAINT	\$1,335.11	
Total Division:				\$6,228.33	
Division: 3					
189947	235-7303-532.22-10	BORDEN DECAL CO	STICKERS/DECALS	\$3,452.11	\$3,452.11
189997	235-7303-532.21-11	ECO CLEAN MAINTENANCE INC	BUILDING MAINTENANCE	\$1,441.11	\$2,776.22
			BUILDING MAINTENANCE	\$1,335.11	
190074	235-7303-532.21-02	MID AMERICAN ELEVATOR CO INC	BUILDING MAINTENANCE	\$2,003.25	\$2,003.25
801421	235-7303-532.21-50	CONSTELLATION NEW ENERGY INC	4643395004	\$2,261.08	\$2,261.08
Total Division:				\$10,492.66	
Division: 4					
189947	235-7304-532.22-10	BORDEN DECAL CO	STICKERS/DECALS	\$1,726.06	\$1,726.06
189997	235-7304-532.21-11	ECO CLEAN MAINTENANCE INC	BUILDING MAINTENANCE	\$455.59	\$877.66
			BUILDING MAINTENANCE	\$422.07	
801421	235-7304-532.21-50	CONSTELLATION NEW ENERGY INC	0983023007	\$1,297.33	\$1,297.33
Total Division:				\$3,901.05	

Check Date: 2014 - 12 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, December 10, 2014
Page 30

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Total Department:				\$22,225.24	

Check Date: 2014 - 12 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, December 10, 2014
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 74 Solid Waste Dispsl SWANCC					
Division: 1					
901037	511-7401-562.21-54	SOLID WASTE AGENCY	TIPPING FEES 1-2015	\$85,862.91	\$85,862.91
Total Division:				\$85,862.91	
Total Department:				\$85,862.91	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 75 Municipal Fleet Services					
Division: 1					
189927	621-7501-551.30-01	AMERICAN PUBLIC WORKS ASSOC	PUBLICATIONS	\$86.00	\$86.00
189931	621-7501-551.21-36	AMERIGAS-PALATINE	CYLINDER RENTAL	\$53.00	\$53.00
189936	621-7501-551.31-51	ARLINGTON POWER EQUIPMENT	HARDWARE SUPPLIES	\$1.82	\$1.82
189940	621-7501-551.31-51	AUTO ZONE	VEH MAINTENANCE SUPPLY	\$21.96	\$71.91
			VEH MAINTENANCE SUPPLY	\$49.95	
189942	621-7501-551.31-51	BATTERIES PLUS LLC	BATTERIES	\$99.81	\$99.81
189955	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLY	\$44.74	\$638.13
			VEH MAINTENANCE SUPPLY	\$104.22	
			VEH MAINTENANCE SUPPLY	\$6.10	
			VEH MAINTENANCE SUPPLY	\$5.82	
			VEH MAINTENANCE SUPPLY	\$51.12	
			VEH MAINTENANCE SUPPLY	\$86.65	
			VEH MAINTENANCE SUPPLY	\$339.48	
189958	621-7501-551.31-51	CHICAGO PARTS AND SOUND	VEH MAINTENANCE SUPPLY	\$335.98	\$335.98
189961	621-7501-551.30-35	CINTAS CORP	CLOTHING	\$41.86	\$125.60
			CLOTHING	\$41.87	
			CLOTHING	\$41.87	
189962	621-7501-551.21-02	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLY	\$262.60	\$262.60
189990	621-7501-551.31-51	DOUGLAS TRUCK PARTS INC	VEH MAINTENANCE SUPPLY	\$59.80	\$174.26
			VEH MAINTENANCE SUPPLY	\$114.46	
189993	621-7501-551.21-07	DUECO INC	VEH EQUIPMENT MAINTENANCE	\$436.92	\$436.92
	621-7501-551.31-51		VEH MAINTENANCE SUPPLY	\$535.28	\$535.28
189999	621-7501-551.31-51	EJ EQUIPMENT INCORPORATED	VEH MAINTENANCE SUPPLY	\$194.50	\$194.50
190009	621-7501-551.31-51	FOSTER COACH SALES INC	VEH MAINTENANCE SUPPLY	\$787.92	\$787.92
190020	621-7501-551.31-51	GRAYBAR ELECTRIC COMPANY	VEH MAINTENANCE SUPPLY	\$65.88	\$65.88
190057	621-7501-551.21-62	LIBERTY TIRE RECYCLING	TIRE RECYCLING	\$181.07	\$181.07
190084	621-7501-551.21-07	NORTHWEST AUTO WASH	VEHICLE MAINTENANCE	\$586.25	\$586.25
190104	621-7501-551.31-51	PRECISION SERVICE PARTS	VEH MAINTENANCE SUPPLY	(\$269.20)	\$26.91
			VEH MAINTENANCE SUPPLY	\$24.58	
			VEH MAINTENANCE SUPPLY	\$15.69	
			VEH MAINTENANCE SUPPLY	\$255.84	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
190109	621-7501-551.31-65	QUANTUM LABS INC	SUPPLIES	\$235.00	\$235.00
190117	621-7501-551.31-51	RUSH TRUCK CENTERS OF ILLINOIS INC	VEH MAINTENANCE SUPPLY	\$31.41	\$98.05
			VEH MAINTENANCE SUPPLY	\$34.87	
			VEH MAINTENANCE SUPPLY	\$31.77	
190118	621-7501-551.21-07	S & S AUTOMOTIVE	VEH EQUIPMENT MAINTENANCE	\$289.00	\$289.00
190124	621-7501-551.31-65	SHERWIN ACE HARDWARE	SUPPLIES	\$7.99	\$7.99
190132	621-7501-551.31-65	STANDARD INDUSTRIAL AUTO EQUIP	WHEEL ADAPTER	\$675.00	\$675.00
190137	621-7501-551.21-07	SUBURBAN TRIM & GLASS	WINDOW GLASS INSTALL	\$55.50	\$55.50
190147	621-7501-551.31-51	TRAFIC SERVICES INC	ARROWBOARD CONTROLLER	\$235.00	\$235.00
190166	621-7501-551.31-51	WENTWORTH TIRE SERVICE	TIRES AND TUBES	\$153.31	\$757.55
			TIRES AND TUBES	\$604.24	
190173	621-7501-551.31-51	ZARNOTH BRUSH WORKS INC	VEH MAINTENANCE SUPPLY	\$940.00	\$940.00
Total Division:				\$7,956.93	
Total Department:				\$7,956.93	

Check Date: 2014 - 12 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, December 10, 2014

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 80 Pensions					
Division: 1					
901036	705-8001-631.22-05	CITIBANK	POSTAGE	\$0.48	\$0.48
	711-8001-631.22-05		POSTAGE	\$0.48	\$0.48
Total Division:				\$0.96	
Total Department:				\$0.96	

Check Date: 2014 - 12 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, December 10, 2014
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 99 Non Operating					
Division: 1					
190071	515-9901-525.40-92	METROPOLIS COMMERCIAL CONDO ASSN	BLDG RESERVE FUND 12-2014	\$1,199.90	\$1,199.90
Total Division:				\$1,199.90	
Total Department:				\$1,199.90	
TOTAL ALL FUNDS:				\$1,445,546.15	



Item: Report of the Committee-of-the-Whole Meeting of December 15, 2014 - Interview of Grace Kho

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of December 15, 2014

Interview of Grace Kho for Appointment to the Youth Commission

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of December 15, 2014 - Interview of Theresa Jordan

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of December 15, 2014

Interview of Theresa Jordan for Appointment to the Environmental Commission

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of December 15, 2014 - Interview of Dottie Hardy

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of December 15, 2014

Interview of Dottie Hardy for Appointment to the Senior Citizens Commission

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Firefighter Turnout Gear Drying Cabinets

Department: Fire

BACKGROUND

Each Arlington Heights Firefighter has custom-fitted turnout gear that is worn when responding to fires and many other emergency calls. The turnout gear is highly specialized and treated to protect Firefighters from heat and products of combustion. Firefighters have been air drying their gear by hanging it in the stations which greatly increases the "down" time before the gear can be put back in service. Tumble drying causes damage to the gear and is not recommended.

Turnout gear is very expensive and, in order to make it last to its full potential, Staff has been researching drying solutions for the specialized gear.

Staff has determined that the UniMac Firefighter's Personal Protective Equipment (PPE) Drying Cabinet would be the best solution. UniMac's cabinets hold six sets of gear and have space for 15 sets of boots and gloves. Furthermore, the cabinets meet our space requirements, and they meet the specifications of National Fire Protection Association (NFPA) Standard 1851. The cabinets permit total temperature control so that none of the gear is at risk for damage to the moisture barriers and the delicate internal fabric due to excessive temperatures. The gear is hung in the drying unit; it is not tumbled or agitated, thus preventing any potential damage or degradation to the gear.

Washburn Machinery, Inc. is the sole source provider for the UniMac PPE Drying Cabinet in our area. Washburn is the only certified UniMac distributor for equipment, parts and service in not only the Chicagoland area, but also all of Illinois. We need a local presence so the units can be serviced quickly and on site. The cost for two drying cabinets is \$11,500. There is \$16,000 budgeted in account 401-3501-572.50-15 EQ9502 for fiscal year 2015 for two turnout gear dryers. It is our intention to provide drying cabinets at each fire station by the end of fiscal year 2016.

RECOMMENDATION

It is recommended that the Village Board waive formal bidding procedures and

approve the purchase of two UniMac Firefighter's Personal Protective Equipment Drying Cabinets from Washburn Machinery, Inc. of Elk Grove Village, IL for \$11,500. The vendor has been determined to be responsible.

Bid Section

Item:	Firefighter Turnout Gear Drying Cabinets
Bid Opening Date:	N/A - Requesting bid waiver
Account Numbers:	401-3501-572.50-15
Total Budget for Specific Item:	\$16,000
Bid Amount:	\$11,500



Item: Furnishing Fire Line Meters and Associated Parts & Equipment

Department: Public Works

BACKGROUND

Public Works prepared specifications for the Furnishing of Fire Line Water Meters and Associated Parts & Equipment. Fire line meters and associated equipment will be utilized only as needed for new commercial construction and replacement of existing failed meters. The purchase of meters for new construction is reimbursed through the building permit process. Funds for the purchase of meters and associated equipment are included in the FY15 approved budget and bids were duly advertised and publicly opened November 24, 2014.

The specifications requested unit pricing for Fire Line Meters of various sizes and associated Itron Radios (remote read). The contract is for three years. The pricing is fixed for one year, with an escalator equal to one half the Consumer Price Index of the Chicago-Gary-Kenosha area if requested by the contractor.

The following bids were received (Water Resources submitted two bids, one for ductile body [lower cost] and one for stainless body meters):

Fire Line Meters HBK	Water Resources	Water Resources	Chicago United
Meters			
1) 4" Meter \$4,450	\$4,890	\$5,380	\$5,394.24
2) 6" Meter \$6,450	\$6,680	\$7,350	\$7,655.76
3) 8" Meter \$8,600	\$8,880	\$9,550	\$9,464.40
4) 10" Meter \$13,150	\$13,575	\$14,400	\$14,710.08

Itron Radio HBK	Water Resources	Midwest	Chicago
Meters	United	Meters	

5) Itron-100W ERW-1300-213 \$83	No Bid	\$69.75	\$120
6) Itron-100W ERW-1300-205 \$83	No Bid	\$69.75	\$120

Both low bidders, Midwest Meter and HBK have been determined to be responsible and their bids meet specifications.

RECOMMENDATION

It is recommended that the Village Board award a three year contract for Furnishing of Fire Line Water Meters and Associated Parts & Equipment for items 1, 2, 3, and 4 to HBK of Palatine, Illinois, who is the lowest responsible unit price bidder for those items. It is also recommended that the Village Board award a three year contract for Furnishing of Fire Line Water Meters and Associated Parts & Equipment for bid items 5 and 6 to Midwest Meter of Edinburg, Illinois, who is the lowest responsible unit price bidder for those items. All purchases within the FY15 budget year will not exceed a total amount of \$100,000.

Bid Section

Item:	Furnishing of Fire Line Water Meters and Associated Parts & Equipment
Bid Opening Date:	November 24, 2014
Account Numbers:	505-7201-561.31-02 (Water & Sewer)
Total Budget for Specific Item:	\$100,000
Bid Amount:	per unit prices



Item: Cash Contribution in Lieu of Land Dedication

Department: Finance Department

Two times per year, subject to availability of funds, the Village solicits requests from other governmental bodies for the release of monies collected from developers under the Village's Land Dedication Ordinance. As of October 31, 2014 the following summarizes the amounts collected and the requests from the other governmental bodies including their proposed designation for the use of these monies:

Arlington Heights School District 25 – To fund improvements to existing schools.

Total collected to date and requested: \$ 13,662.88

Community Consolidated School District #59 – To fund an upgrade for energy efficiency at Juliette Low School.

Total collected to date and requested: \$ 3,871.56

Prospect High School District 23 – To fund improvements to existing schools.

Total collected to date and requested: \$ 7,182.56

Township High School District 214 – To offset costs related to improvements of existing business, technology, special education and facility improvements at Hersey High School.

Total collected to date and requested: \$ 8,952.66

Arlington Heights Park District – To fund improvements and/or additions to parks.

Total collected to date and requested: \$ 80,467.80

Arlington Heights Memorial Library – To fund upcoming technology improvements.

Total collected to date and requested: \$ 6,562.44

RECOMMENDATION

It is recommended that the Village Board approve disbursement of contributions in lieu of land dedication to various local governments and approve the local governments' designation for use of the monies totaling \$120,699.90.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Land Dedication Exhibits	Exhibits

**Village of Arlington Heights
Cash Contributions in Lieu of Land Dedication
May 1 - October 31, 2014**

Date	Permit No.	Project	Elem School #25	Elem School #59	Elem School #15	Elem School #23	High School #211	High School #214	A H Park District	MP Park District	A H Memorial Library	Total
9/28/2014	14-3133	18 N Dryden Ave	\$1,490.72					\$550.10	\$4,159.49		\$334.10	\$ 6,534.41
9/28/2014	14-3134	22 N Dryden Ave	\$ 502.04					\$77.48	\$2,938.82		\$236.06	\$ 3,754.40
9/12/2014	14-2742	399 E Council Tr		\$1,490.72				\$550.10	\$4,159.49		\$334.10	\$ 6,534.41
9/3/2014	14-2338	2760 N Elm Ln				\$2,380.84		\$1,173.80	\$5,392.04		\$433.11	\$ 9,379.79
7/29/2014	14-2231	30 N Dryden Ave	\$1,490.72					\$550.10	\$4,159.49		\$334.10	\$ 6,534.41
7/29/2014	14-2232	26 N Dryden Ave	\$1,490.72					\$550.10	\$4,159.49		\$334.10	\$ 6,534.41
7/29/2014	14-1710	34 N Dryden Ave	\$ 502.04					\$77.48	\$2,938.82		\$236.06	\$ 3,754.40
7/29/2014	14-1709	38 N Dryden Ave	\$ 502.04					\$77.48	\$2,938.82		\$236.06	\$ 3,754.40
6/30/2014	13-1806	1521 E Arbor Ln	\$2,380.84			\$3,311.00		\$910.37	\$13,789.73		\$1,107.63	\$19,118.73
6/18/2014	14-936	401 N Gibbons Ave				\$1,490.72		\$1,173.80	\$5,392.04		\$433.11	\$ 9,379.79
6/17/2014	14-1358	624 N Scottsdale						\$550.10	\$4,159.49		\$433.11	\$ 6,534.41
6/3/2014	13-3400	1511 E Arbor	\$3,311.00					\$910.37	\$13,789.73		\$1,107.63	\$19,118.73
5/15/2014	13-3637	1526 S Douglas Ave		\$2,380.84				\$1,173.80	\$5,392.04		\$433.11	\$ 9,379.79
5/8/2014	13-4204	46 N Dryden Ave	\$1,490.72					\$550.10	\$4,159.49		\$334.10	\$ 6,534.41
5/8/2014	13-4205	42 N Dryden	\$ 502.04					\$77.48	\$2,938.82		\$236.06	\$ 3,754.40
			<u>\$13,662.88</u>	<u>\$3,871.56</u>	<u>\$0.00</u>	<u>\$7,182.56</u>	<u>\$0.00</u>	<u>\$8,952.66</u>	<u>\$80,467.80</u>	<u>\$0.00</u>	<u>\$6,562.44</u>	<u>\$120,699.90</u>



Arlington Heights School District 25

Stacey Mallek, Assistant Superintendent for Business, CSBO

Administration Building 1200 South Dunton, Arlington Heights, IL 60005
Phone (847) 758-4880 Fax (847) 758-4908 Email SMallek@sd25.org

December 1, 2014

Ms. Pamela Wilkiel
Finance Department
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Dear Ms. Wilkiel:

We are in receipt of your letter dated November 25, 2014 regarding land dedication monies for the period May 1, 2014 through October 31, 2014.

Please be advised that we are requesting \$13,662.88 in cash contributions, and that the monies will be used for improvements to our existing schools.

Should you have any questions, please feel free to contact me.

Respectfully,

Stacey L. Mallek
Assistant Superintendent for Business, CSBO

RECEIVED DEC 04 2014



COMMUNITY CONSOLIDATED
SCHOOL DISTRICT 59

December 3, 2014

Ms Pamela Wilkiel
Finance Department
Village of Arlington Heights
35 South Arlington Heights Road
Arlington Heights IL 60005

Ms. Wilkiel:

Thank you for the cash contributions in the amount of \$3,871.56 in lieu of land dedication, which you mention in your letter of November 25, 2014.

We are happy to accept this contribution and the funds will be used to upgrade the energy efficiency for Juliette Low School.

Sincerely,

Sue Rozenkowski
Executive Assistant
Business Services Department

RECEIVED DEC 05 2014



Prospect Heights School District 23

700 N. SCHOENBECK ROAD, PROSPECT HEIGHTS, ILLINOIS 60070

DISTRICT OFFICE

Phone (847) 870-3850

Fax: (847) 870-3896

EISENHOWER SCHOOL

Phone (847) 870-3875

Fax: (847) 870-3877

BETSY ROSS SCHOOL

Phone (847) 870-3868

Fax: (847) 870-3898

ANN SULLIVAN SCHOOL

Phone (847) 870-3865

Fax: (847) 870-8113

MACARTHUR MIDDLE SCHOOL

Phone (847) 870-3879

Fax: (847) 870-3881

December 4, 2014

Village of Arlington Heights
ATTN: Pamela Wilkiel
Admin. Asst. Finance Department
33 South Arlington Heights Road
Arlington Heights, IL 60005-1499

Dear Ms. Wilkiel:

Prospect Heights School District 23 respectfully requests the payment of cash contributions in lieu of land dedication in the amount of \$7,182.56 for the period May 1, 2014 to October 31, 2014 for the following properties:

Permit # 14-2338, 2760 North Elm Lane
Permit # 13-1806, 1521 East Arbor Lane
Permit # 14-1358, 624 North Scottsdale.

The funds received will be used for the improvement of existing schools that will serve the needs of the residents of these properties.

If you should have any questions, please give me a call at 847-870-5552.

Thank you.

Sincerely,

Luann T. Kolstad
Business Manager

RECEIVED DEC 05 2014

TOWNSHIP HIGH SCHOOL DISTRICT 214



RECOGNIZED FOR EXCELLENCE BY THE UNITED STATES DEPARTMENT OF EDUCATION

Forest View Educational Center
2121 S. Goebbert Road
Arlington Heights, Illinois 60005-4205
Telephone (847) 718-7600
Fax (847) 718-7645

December 2, 2014

Dr. David R. Schuler
Superintendent

Ms. Pamela Wilkiel
Finance Department
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Ms. Wilkiel:

Thank you for your November 25, 2014 letter in which you indicated that the Village has collected \$8,952.66 in cash contributions in lieu of land dedication for District 214 for the period of May 1, 2014 through October 30, 2014.

Our intent is to use these funds to offset costs related to improvement of existing business, technology, special education, and facility improvement projects at the John Hersey High School site.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in cursive script that reads "Cathy Johnson".

Cathy Johnson
Associate Superintendent
for Finance & Operations
Township High School District 214

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Buffalo Grove High School
Elk Grove High School
John Hersey High School
Prospect High School
Rolling Meadows High School
Wheeling High School



Forest View Alternative School
Vanguard School
Newcomer Center
Project Reclaim
Young Adult Program
Community Education



December 1, 2014

Ms. Pamela Wilkeil
Administrative Assistant, Finance Dept.
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Pam:

The Arlington Heights Park District requests \$80,467.60 in cash contributions in lieu of land dedication from May 1, 2014 through October 31, 2014. The contribution shall be considered for improvements and/or additions to the following parks:

Project	Date	Amount	Parks
18 N. Dryden Ave.	9/29/2014	\$4,159.49	Berbecker, Methodist, Recreation, Evergreen, Shaag, Windsor Drive, North School Park
22 N. Dryden Ave.	9/29/2014	\$2,938.82	Berbecker, Methodist, Recreation, Evergreen, Shaag, Windsor Drive, North School Park
399 E. Council Tr.	9/12/2014	\$4,159.49	Heritage, Carefree, Cypress, Falcon, Arlington Lakes, Kingsbridge Arboretum
2760 N. Elm Ln.	9/03/2014	\$5,392.04	Camelot, Wildwood, Centennial, Carousel, Lake Arlington, Raven, McDonald Creek, Rand-Berkley,
30 N. Dryden Ave.	7/29/2014	\$4,159.49	Berbecker, Methodist, Recreation, Evergreen, Shaag, Windsor Drive, North School Park
26 N. Dryden Ave.	7/29/2014	\$4,159.49	Berbecker, Methodist, Recreation, Evergreen, Shaag, Windsor Drive, North School Park
34 N. Dryden Ave.	7/29/2014	\$2,938.82	Berbecker, Methodist, Recreation, Evergreen, Shaag, Windsor Drive, North School Park
38 N. Dryden Ave.	7/25/2014	\$2,938.82	Berbecker, Methodist, Recreation, Evergreen, Shaag, Windsor Drive, North School Park
1521 E. Arbor Ln.	6/30/2014	\$13,789.73	Willow, Frontier, Hasbrook, Happiness, Greenslopes, Virginia
401 N. Gibbons Ave.	6/18/2014	\$5,392.04	Klehm, Carraigewalk, Methodist, Berbecker, Evergreen, Recreation
624 N. Scottsdale	6/17/2014	\$4,159.49	Klehm, Carraigewalk, Methodist, Berbecker, Evergreen, Recreation
1511 E. Arbor	6/03/2014	\$13,789.73	Willow, Frontier, Hasbrook, Happiness, Greenslopes, Virginia
1526 S. Douglas Ave.	5/15/2014	\$5,392.04	Carefree, Prairie, Heritage, Falcon, Cypress and Forest View Racquet Club
46 N. Dryden Ave.	5/08/2014	\$4,159.49	Berbecker, Methodist, Recreation, Evergreen, Shaag, Windsor Drive, North School Park
42 N. Dryden Ave.	5/08/2014	\$2,938.82	Berbecker, Methodist, Recreation, Evergreen, Shaag, Windsor Drive, North School Park

Should you have any questions, please feel free to give me a call at 847-506-7145.

Sincerely,

Alann Petersen
Director of Parks and Planning

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410 N. Arlington Heights Rd. | Arlington Heights, IL 60004 | Phone 847.577.3000 | Fax 847.577.3050 | WWW.AHPD.ORG



► adding value in your life

December 1, 2014

Ms. Pamela Wilkiel
Finance Department
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Dear Ms. Wilkiel,

Thank you for your letter of November 25 notifying the library about the contribution fees collected for the Arlington Heights Memorial Library for the period May 1, 2014 through October 31, 2014 in the amount of \$6,562.44.

This letter serves as the library's request to disburse those funds. The funds will be applied to an upcoming technology improvement for our customers.

I appreciate your assistance in processing this request. If you have any questions, please call me at 847-506-2612.

Best regards,

A handwritten signature in black ink, appearing to read "J. Kuhl".

Jason Kuhl
Executive Director

c: Board of Library Trustees

RECEIVED DEC 04 2014



Item: Resolution - Cook County Multi-Jurisdictional Hazard Mitigation Plan
Department: Fire/Legal

BACKGROUND

The Cook County Multi-Jurisdictional Hazard Mitigation Plan (HMP) was developed to prepare for specified natural hazards while responding to federal mandates set forth in the Disaster Mitigation Act of 2000.

Adoption of the HMP will facilitate eligibility for Federal Emergency Management Agency (FEMA) hazard mitigation funding. Upon adoption of Volume 1 and the VAH annex of Volume 2 of the HMP and subsequent approval by FEMA and Illinois Emergency Management Agency (IEMA), the Village will be able to apply for specified grant funding for long-term hazard mitigation measures specified in the Village's annex either before or after a disaster declaration.

The Arlington Heights Public Works and Engineering Departments have several ongoing flood hazard mitigation projects that require, and will continue to require, significant funding. While the dollar amount of any grants available varies and must be shared with other participating jurisdictions, only those communities which have adopted the plan by resolution will be allowed to apply for grants or reimbursements.

RECOMMENDATION

It is recommended that the Village Board adopt the attached Resolution Authorizing the Adoption of the Cook County Multi-Jurisdictional Hazard Mitigation Plan.

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Bid Amount:

ATTACHMENTS:

Description	Type
Cook County Multi-Jurisdictional Hazard Mitigation Plan	Resolution
Cook County Multi-Jurisdictional Hazard Mitigation Final Plan-Executive Summary	Exhibits
Village of Arlington Heights Chapter 3 of Vol. 2 HMP	Exhibits

A RESOLUTION OF THE VILLAGE OF ARLINGTON HEIGHTS
AUTHORIZING THE ADOPTION OF THE COOK COUNTY
MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

WHEREAS, all of Cook County has exposure to natural hazards that increase the risk to life, property, environment and the County's economy; and

WHEREAS, pro-active mitigation of known hazards before a disaster event can reduce or eliminate long-term risk to life and property; and

WHEREAS, The Disaster Mitigation Act of 2000 (Public Law 106-390) established new requirements for pre- and post-disaster hazard mitigation programs; and

WHEREAS, a coalition of Cook County, Cities, Villages and the Metropolitan Water Reclamation District of Greater Chicago with like planning objectives has been formed to pool resources and create consistent mitigation strategies within Cook County; and

WHEREAS, the coalition has completed a planning process that engages the public, assesses the risk and vulnerability to the impacts of natural hazards, develops a mitigation strategy consistent with a set of uniform goals and objectives and creates a plan for implementing, evaluating and revising this strategy;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: The Village of Arlington Heights adopts in its entirety, Volume 1, and Chapter 3, Village of Arlington Heights Jurisdictional Annex of Volume 2, of the Cook County Multi-Jurisdictional Hazard Mitigation Plan, (HMP) dated September 10, 2014.

SECTION TWO: The Village of Arlington Heights will use the adopted and approved portions of the HMP to guide pre- and post-disaster mitigation of the hazards identified.

SECTION THREE: The Village of Arlington Heights will coordinate the strategies identified in the HMP with other planning programs and mechanisms under its jurisdictional authority.

SECTION FOUR: The Village of Arlington Heights will continue its support of the Steering Committee and continue to participate in the Planning Partnership as described by the HMP.

SECTION FIVE: The Village of Arlington Heights will help to promote and support the mitigation successes of all HMP Planning Partners.

SECTION SIX: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 15th day of December, 2014.

:

Village President

ATTEST:

Village Clerk

**COOK COUNTY
MULTI-JURISDICTIONAL
HAZARD MITIGATION PLAN
VOLUME 1—PLANNING-AREA-WIDE ELEMENTS**

FINAL
SEPTEMBER 10, 2014

Prepared for:



Cook County
Department of Homeland Security and Emergency Management
69 W. Washington St., Suite 2600
Chicago, Illinois 60602

Toni Preckwinkle
President
Cook County Board of Commissioners

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Cook County Department of Homeland Security &
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ACKNOWLEDGMENTS

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Joseph Kostuchowski- Intelligence Officer

Donna Yuen- Executive Assistant

Bob Dunne- Training and Exercise Coordinator

The DHSEM would like to thank the Steering Committee Chairs, Sam Pulia and Sandra Frum, and Steering Committee members for their leadership and perseverance during the development of the Cook County Multi- Jurisdictional Hazard Mitigation Plan. Furthermore, DHSEM would like to thank our partner Cook County agencies, planning partners, elected officials, and community leaders for their support and participation. Through the collective effort of those who have been acknowledged and many others, Cook County has taken a significant step in its ability to prepare, respond, and mitigate natural hazards through the Cook County Multi-Jurisdictional Hazard Mitigation Plan.

***Cook County Multi-Jurisdictional Hazard Mitigation Plan
Volume 1: Planning-Area-Wide Elements***

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Hazard mitigation is the use of long-term and short-term policies, programs, projects, and other activities to alleviate the death, injury, and property damage that can result from a disaster. Cook County and a coalition of 114 planning partners (115 partners total) prepared the Cook County Multi-Jurisdictional Hazard Mitigation Plan in order to identify the risks posed by hazards and find ways to reduce their impacts. The plan reduces risk for those who live in, work in, and visit the County.

COOK COUNTY OVERVIEW

Cook County is located in northeast Illinois on the western shore of Lake Michigan (see Figure 2-1). It is the most populous of Illinois' 102 counties, with a 2013 estimated population of 5.24 million. It is the sixth largest county in the state by area, covering 946 square miles. Cook County makes up approximately 40 percent of the population of Illinois. The surrounding counties are Lake and McHenry to the north, Kane and DuPage to the west, and Will to the southwest. Lake Michigan is the county's eastern border.

Cook County is the second most populous county in the United States, after Los Angeles County. The county contains 134 municipalities, covering about 85 percent of the area of the county. The remaining unincorporated areas are under the jurisdiction of the Cook County Board of Commissioners, a 17-member board elected by district.

The planning area's economy is strongly based in the educational services, health care, and social assistance industry, followed by the professional, scientific, management, administrative, and waste management industries. Major businesses include the U.S. Government, Jewel-Osco, United Airlines, Motorola, Abbot Laboratories, Target Corporation, Walgreens, Bank One, and Sears, Roebuck and Company. Major educational and research institutions in the county include Northwestern University, Loyola University, DePaul University, the University of Chicago, and the University of Illinois at Chicago.

Cook County has experienced 19 hazard events since 1967 for which federal disaster declarations were issued. The Spatial Hazard Events and Losses Database for the United States (SHELDUS), maintained by the University of South Carolina, includes many more hazard events. For Cook County, SHELDUS lists 748 instances of monetary or human loss due to a hazard event.

PARTICIPATING PARTNERS AND THE PLANNING AREA

The responsibility for hazard mitigation lies with many, including private property owners; business and industry; and local, state, and federal government. Through multi-jurisdictional partnerships, local jurisdictions within an area that has uniform risk exposure can pool resources and eliminate redundant planning activities. Cook County opened this planning effort to all municipalities within the County. Table ES-1 lists the planning partners that participated in the planning process and are covered under this plan. The planning area was defined as all incorporated and unincorporated areas of Cook County as well as the incorporated areas of cities that cross county boundaries. The planning area boundary is shown on Figure 2-1.

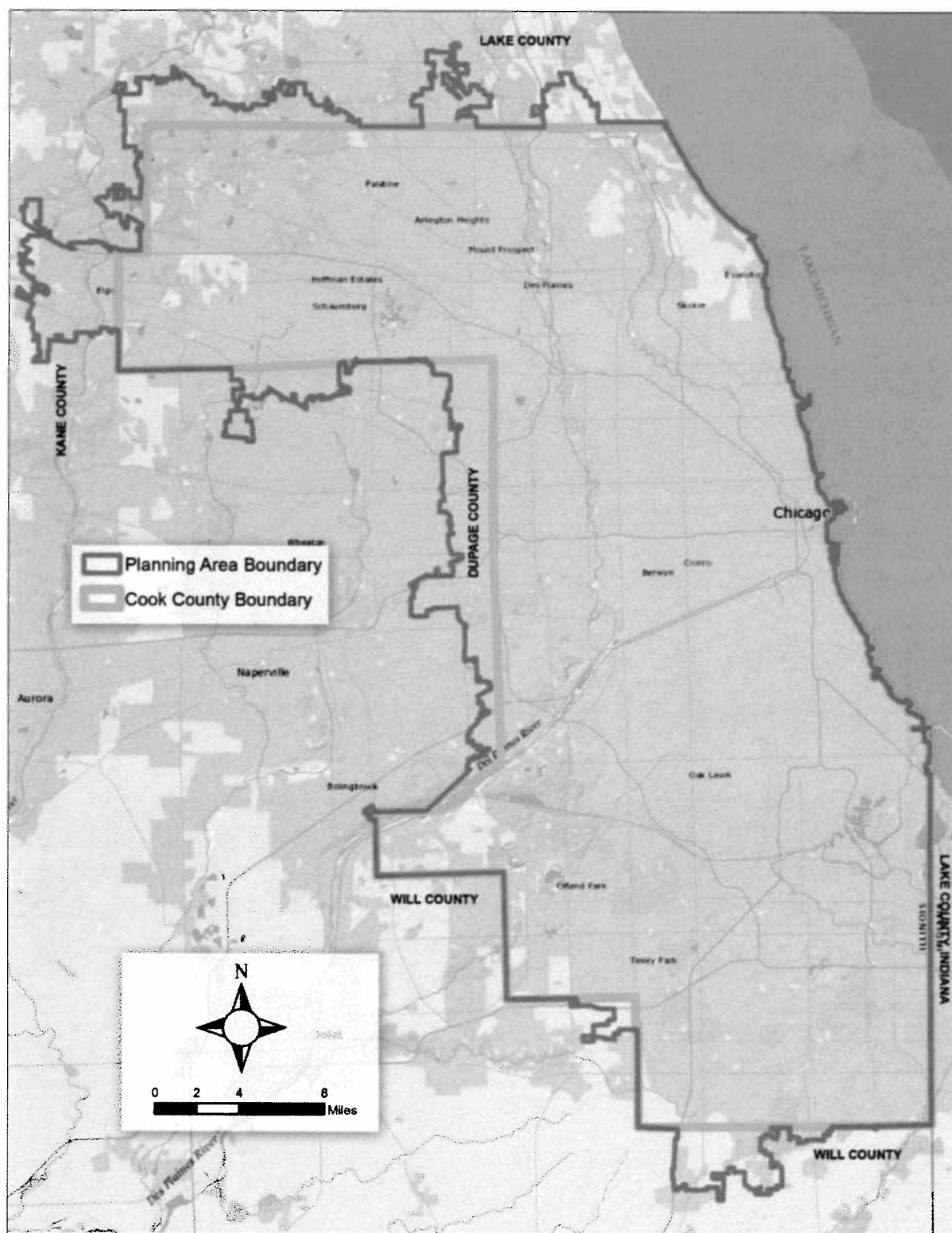


Figure ES-1-1. Main Features of the Planning Area

**TABLE ES-1.
PLANNING PARTNERS COVERED BY THIS HAZARD MITIGATION PLAN**

Village of Alsip	Village of Arlington Heights	Village of Bedford Park	Village of Bellwood
Village of Berkeley	City of Berwyn	City of Blue Island	Village of Bridgeview
Village of Broadview	Village of Brookfield	City of Burbank	Village of Burnham
City of Calumet City	Village of Calumet Park	City of Chicago Heights	Village of Chicago Ridge
Town of Cicero	Cook County	City of Country Club Hills	City of Countryside
Village of Crestwood	Village of Dixmoor	Village of Dolton	Village of East Hazel Crest
Village of Elk Grove Village	Village of Elmwood Park	City of Evanston	Village of Evergreen Park
Village of Flossmoor	Village of Ford Heights	Village of Forest Park	Village of Forest View
Village of Franklin Park	Village of Glencoe	Village of Glenview	Village of Glenwood
Village of Golf	Village of Hanover Park	City of Harvey	Village of Harwood Heights
Village of Hazel Crest	City of Hickory Hills	Village of Hillside	Village of Hodgkins
Village of Hoffman Estates	Village of Homewood	Village of Indian Head Park	Village of Inverness
Village of Justice	Village of Kenilworth	Village of La Grange	Village of La Grange Park
Village of Lansing	Village of Lemont	Village of Lincolnwood	Village of Lynwood
Village of Lyons	City of Markham	Village of Matteson	Village of Maywood
Village of McCook	Village of Melrose Park	Village of Merrionette Park	Village of Midlothian
Village of Morton Grove	Village of Mount Prospect	Village of Niles	Village of Norridge
Village of North Riverside	Village of Northbrook	Village of Northfield	Village of Northlake
City of Oak Forest	City of Oak Lawn	Village of Oak Park	Village of Olympia Fields
Village of Orland Hills	Village of Orland Park	Village of Palatine	City of Palos Heights
City of Palos Hills	Village of Palos Park	City of Park Ridge	Village of Phoenix
Village of Posen	Village of Prospect Heights	Village of River Forest	Village of River Grove
Village of Riverdale	Village of Riverside	Village of Robbins	City of Rolling Meadows
Village of Rosemont	Village of Sauk Village	Village of Schaumburg	Village of Schiller Park
Village of Skokie	Village of South Barrington	Village of South Chicago Heights	Village of South Holland
Village of Steger	Village of Stickney	Village of Stone Park	Village of Streamwood
Village of Summit	Village of Thornton	Village of Tinley Park	Village of Westchester
Village of Western Springs	Village of Wheeling	Village of Willow Springs	Village of Wilmette
Village of Winnetka	Village of Worth	Metropolitan Water Reclamation District of Greater Chicago	

PLAN DEVELOPMENT AND ORGANIZATION

The Cook County Multi-Jurisdictional Hazard Mitigation Plan was developed under a grant from the Illinois Emergency Management Agency by a planning team of Cook County Department of Homeland Security and Emergency Management staff and expert consultants, with guidance from a Steering Committee representing the planning partners and other local stakeholders. The key steps in developing the plan were as follows:

- **Coordination with Other Agencies**—Opportunities for involvement were provided to neighboring communities, local and regional agencies involved in hazard mitigation, agencies that regulate development, businesses, academia, and other private and nonprofit interests
- **Review of Existing Programs**—Existing local and state plans, studies, reports and technical information were reviewed and incorporated as appropriate.
- **Public Involvement**—Broad public participation in the planning process was provided through Steering Committee participation, use of a widely distributed questionnaire, media outreach, and public meetings.

The final plan consists of two volumes. Volume 1 includes all federally required elements of a disaster mitigation plan that apply to the entire planning area. Volume 2 includes all federally required jurisdiction-specific elements, in individual annexes for each participating jurisdiction.

MISSION, GOALS AND OBJECTIVES

The defined mission for the Cook County Multi-Jurisdictional Hazard Mitigation Plan is to “Identify risks and sustainable cost-effective actions to mitigate the impact of natural hazards in order to protect the life, health, safety, welfare, and economy of the communities of Cook County.” Mitigation goals were established as follows:

1. Develop and implement sustainable, cost-effective, and environmentally sound risk-reduction (mitigation) projects.
2. Protect the lives, health, safety, and property of the citizens of Cook County from the impacts of natural hazards.
3. Protect public services and critical facilities, including infrastructure, from loss of use during natural hazard events and potential damage from such events.
4. Involve stakeholders to enhance the local capacity to mitigate, prepare for, and respond to the impacts of natural hazards.
5. Develop, promote, and integrate mitigation action plans.
6. Promote public understanding of and support for hazard mitigation.

Thirteen objectives were established for the plan that meet multiple goals, serving as stand-alone measurements of the effectiveness of the mitigation action. Proposed mitigation actions were evaluated in part based on how many objectives they would help to fulfill.

HAZARDS ADDRESSED

The Steering Committee considered the full range of natural hazards that could impact the planning area and identified the following hazards as presenting the greatest concern:

- Dam or levee failure

- Drought
- Earthquake
- Flood
- Severe weather
- Severe winter weather
- Tornado.

Detailed risk assessments were performed for each of these hazards of concern. In addition, a brief qualitative review was conducted of technological and human-caused hazards of interest, which were not considered as critical as the hazards of concern: epidemic or pandemic; nuclear power plant incident; mass influx of evacuees; widespread power outage; hazardous material incident. A separate qualitative review also was performed for climate change.

RISK ASSESSMENT METHODOLOGY

The risk assessments of the identified hazards of concern describe the risks associated with each hazard. The following steps were used to define the risk of each hazard:

- Profile each hazard, describing the geographic area it affects, its frequency and severity, and the warning time provided before a hazard event occurs.
- Use maps of hazard impact areas to determine how many structures, facilities, and systems are exposed to each hazard.
- Assess the vulnerability of exposed structures and infrastructure based on exposure and the probability of occurrence of a hazard event. Tools such as the Federal Emergency Management Agency's (FEMA's) hazard-modeling program called Hazus-MH were used to perform this assessment for flood, dam failure, earthquake hazards, and tornado. Outputs similar to those from Hazus-MH were generated for other hazards, using maps generated by the Hazus-MH program.

A detailed inventory of critical facilities and infrastructure was developed for this plan using GIS applications. Over 6,000 facilities were inventoried and uploaded into the Hazus-MH model to support the risk assessment. Table 5-3 and Table 5-5 summarize the general types of critical facilities and infrastructure, respectively.

**TABLE ES-2.
CRITICAL FACILITIES BY JURISDICTION AND CATEGORY**

Medical and Health	Government Functions	Protective Functions	Schools	Hazardous Materials	Other Critical Functions	Total
696	79	495	2551	2476	221	6518

**TABLE ES-3.
CRITICAL INFRASTRUCTURE BY JURISDICTION AND CATEGORY**

Bridges	Water Supply	Wastewater	Power	Communication	Transportation	Dams	Total
1,499	102	143	244	209	639	31	2,867

PROFILES OF COOK COUNTY HAZARDS OF CONCERN

Dam and Levee Failure

There are 23 state regulated dams in the planning area. Ten of these dams are classified as “high hazard” which means they have significant downstream populations at risk if the dam should fail. Flooding as a result of a dam and levee failure would significantly impact properties and populations in the inundation zones. No records of dam failures in the planning area are available.

There are three levee systems in Cook County. There is no history of levee failures in the planning area. The State of Illinois experienced levee failures in 1993 and 2008. In 1993, 17 levee systems breached along the Mississippi River and the Illinois River just north of where it meets the Mississippi River. Over 237,000 acres along the rivers were flooded.

Warning time for dam or levee failure varies depending on the cause of the failure. In events of extreme precipitation or massive snowmelt, evacuations can be planned with sufficient time. In the event of a structural failure due to earthquake, there may be no warning time. Cook County and its planning partners have established protocols for flood warning and response to imminent dam failure in the flood warning portion of its adopted emergency operations plan. These protocols are tied to the emergency action plans created by the dam owners.

Important issues associated with dam and levee failure include the following:

- Federally regulated dams have an adequate level of oversight and sophistication in their emergency action plans. However, the protocol for notifying downstream citizens of imminent failure needs to be tied to local emergency response planning.
- Mapping that estimates inundation depths is needed for non-federal-regulated dams to better assess the risk associated with dam failure from these facilities.
- Most dam failure mapping required at federal levels requires determination of the probable maximum flood, which is a worst-case scenario and generally the event with the lowest probability of occurrence. For non-federal-regulated dams, mapping of dam failure scenarios that are less extreme than the probable maximum flood but have a higher probability of occurrence could better illustrate areas potentially impacted by more frequent events to support emergency response and preparedness.
- The concept of residual risk associated with structural flood control projects should be considered in the design of capital projects and the application of land use regulations.
- Addressing security concerns and the need to inform the public of the risk associated with dam failure is a challenge for public officials.
- Not all levees are reflected in the current flood mapping, which makes delineation of the hazard area difficult.

Drought

Droughts originate from a deficiency of precipitation resulting from an unusual weather pattern. If the weather pattern lasts a short time (a few weeks or a couple months), the drought is considered short-term. If the weather pattern becomes entrenched and the precipitation deficits last for several months or years, the drought is considered to be long-term. Drought generally affects large geographic areas, so drought descriptions in the hazard mitigation plan are generally for the entire State of Illinois rather than the immediate planning area of Cook County.

The most severe droughts in Illinois occurred in the summer of 1934, the summer of 1931 and 1954. All three of these events were categorized as extreme droughts. More recently, in September 1983, all 102 counties were declared state disaster areas because of high temperatures and insufficient precipitation. In 1988, 54 percent of the state was impacted by drought-like conditions, resulting in disaster relief payments to landowners and farmers exceeding \$382 million. Historical drought data for the planning area indicate there have been seven significant droughts in the last 115 years. This equates to a drought every 16 years on average, or a 6.25-percent chance of a drought in any given year.

Drought can have a widespread impact on the environment and the economy, although it typically does not result in loss of life or damage to property, as do other natural disasters. The National Drought Mitigation Center describes likely drought impacts as those affecting agriculture, water supplies, and the risk of fire.

Scientists at this time do not know how to predict drought more than a month in advance for most locations. How long a drought lasts depends on interactions between the atmosphere and the oceans, soil moisture and land surface processes, topography, internal dynamics, and the accumulated influence of weather systems on the global scale.

Important issues associated with drought include the following:

- Identification and development of alternative water supplies
- Use of groundwater recharge techniques to stabilize the groundwater supply
- The probability of increased drought frequencies and durations due to climate change
- The promotion of active water conservation even during non-drought periods.

Earthquake

An earthquake is the vibration of the earth's surface following a release of energy in the earth's crust. Earthquakes tend to occur along faults, which are zones of weakness in the crust. Earthquakes occur throughout Illinois, with most in the southern third of the state. Over 360 earthquakes have occurred in Illinois during the past 20 year, with 32 resulting in damage. Fifteen events have been recorded in Cook, DuPage, Kane, Kendall, and Will Counties since 1804. Cook County has experienced three earthquakes ranging from a magnitude of 3 (categorized as "minor") to 4.9 (categorized as "light").

The actual movement of the ground in an earthquake is seldom the direct cause of injury or death. Casualties generally result from falling objects and debris, because the shocks shake, damage or demolish buildings and other structures. Disruption of communications, electrical power supplies and gas, sewer and water lines should be expected. Earthquakes may trigger fires, dam failures, or releases of hazardous material, compounding their effects. Any seismic activity of 6.0 or greater on faults within the planning area would have significant impacts throughout the county. Earthquakes of this magnitude or higher would lead to massive failure of structures built on loose soils. Levees and revetments built on such soils would likely fail, representing a loss of critical infrastructure. These events could cause secondary hazards, including mudslides that would further damage structures.

There is currently no reliable way to predict an earthquake at any given location with any significant advance warning time. Research is being done with warning systems that use the low energy waves that precede major earthquakes to give approximately 40 seconds notice that a major earthquake is about to occur. The warning time is very short but it could allow for someone to get under a desk, step away from a hazardous material they are working with, or shut down a computer system.

Important issues associated with earthquakes include the following:

- The public perception of the earthquake risk within the planning area is low. It can be difficult to get the public to think about earthquake mitigation with little or no perceived risk.
- Most of the planning area's building stock was built prior to 1975, when seismic provisions became uniformly applied through building code applications. A building stock analysis that looks at the potential fragility of the older building stock constructed without building code influence would be beneficial in the identification of seismic mitigation projects.
- More earthquake mapping is needed for the planning area.
- Critical facility owners/operators should be encouraged to create or enhance continuity of operations plans using the information on risk and vulnerability contained in the Cook County hazard mitigation plan.
- Geotechnical standards should be established that take into account the probable impacts from earthquakes in the design and construction of new or enhanced facilities.
- The County has over 6 miles of earthen levees and revetments on soft, unstable soil. These soils are prone to liquefaction, which would severely undermine the integrity of these facilities.
- There are a large number of earthen dams within the planning area. Dam failure warning and evacuation plans and procedures should be reviewed and updated to reflect the dams' risk potential associated with earthquake activity in the region.

Flood

Flood Types and History

Two types of flooding are typical in Cook County: riverine flooding when water overflows the banks of a stream; and stormwater/urban drainage flooding, when storm runoff exceeds the capacity of local drainage systems in place to convey stormwater to a receiving body. Flood events of historical significance occurred in the Cook County region in 1849, 1855, 1885, 1938, 1952, 1954, 1957, 1961, 1973, 1979, 1986, 1987, 1996, 2001, 2004, 2010 and 2013. Since 1972, 13 presidential-declared flood events in the County have caused in excess of \$628.5 million in property damage.

In the past 20 years, stormwater/urban drainage flooding has become the principal cause of flood losses in the Cook County planning area. Urban portions of the county annually experience nuisance flooding related to drainage issues. After flooding in August 2010, FEMA provided more than \$435 million in disaster recovery, response, and mitigation in Cook and DuPage Counties, and more than 75 percent of this went to individual homeowners, most of whom suffered sewer back-ups and basement flooding caused by stormwater/urban drainage flooding. The frequency and the magnitude of stormwater/urban drainage flooding in Cook County dictated the assignment of stormwater management within the County to a single entity—the Metropolitan Water Reclamation District of Greater Chicago.

Cook County experiences episodes of river flooding almost every winter. Large floods that can cause property damage typically occur every three to seven years.

Flood Mapping

Flood studies use historical records to determine the probability of occurrence for different river discharge (flow) levels. The flood frequency equals 100 divided by the discharge probability. For example, the 100-year discharge has a 1-percent chance of being equaled or exceeded in any given year. The extent of flooding associated with a 1-percent annual probability of occurrence (the base flood or 100-year flood) is

used as a regulatory boundary by many agencies. This boundary is a convenient tool for assessing risk in flood-prone communities. For most communities participating in the National Flood Insurance Program (NFIP), FEMA has prepared a detailed Flood Insurance Study that presents water surface elevations for the 1-percent annual chance flood and the 0.2-percent annual chance flood (the 500-year flood). The boundaries of the 100- and 500-year floodplains are shown on Flood Insurance Rate Maps.

FEMA has mapped over 78 square miles of 100-year floodplain and 99 square miles of 500-year floodplain along 172 water courses in the Cook County planning area. Approximately 8 percent of the County is located within mapped 100-year floodplains.

Flood Severity

The principal factors affecting flood damage are flood depth and velocity. The deeper and faster flood flows become, the more damage they can cause. Shallow flooding with high velocities can cause as much damage as deep flooding with slow velocity. This is especially true when a channel migrates over a broad floodplain, redirecting high-velocity flows and transporting debris and sediment.

The worst-case scenario for flooding in the Cook County planning area has happened numerous times in the past. It involves intense rain storms that stall over the planning area, dropping rainfall totals in excess 6 inches over a 48-hour period (this scenario is significantly exacerbated by the presence of snow pack on the ground). This leads to both riverine and stormwater/urban drainage flooding that can overwhelm flood response capabilities in the planning area. Major roads can be blocked, preventing critical access for many residents and critical functions. High in-channel flows can cause water courses to scour, possibly washing out roads and creating more isolation problems.

Flood Warning

The Cook County flood threat system consists of a network of precipitation gages throughout the watershed and stream gages at strategic locations that constantly monitor and report stream levels. All of this information is analyzed by agencies such as Cook County Department of Homeland Security and Emergency Management (DHSEM) and Metropolitan Water Reclamation District to evaluate the flood threat and possible evacuation needs.

Floods are generally classed as either slow-rise or flash floods. Due to the sequential pattern of meteorological conditions needed to cause serious slow-rise flooding, it is unusual for a slow-rise flood to occur without warning. Slow-rise floods may be preceded by a warning time from several hours, to days, to possibly weeks. Evacuation and sandbagging for a slow-rise flood may lessen flood damage. Flash floods are more difficult to prepare for, due to the extremely short warning time given, if any. Flash flood warnings usually require evacuation within an hour. However, potential hazard areas can be warned in advance of potential flash flooding danger.

Participation in Federal Flood Programs

The NFIP makes federally backed flood insurance available to homeowners, renters, and business owners in participating communities. Cook County entered the NFIP on April 15, 1981. The effective date for the current countywide Flood Insurance Rate Map is August 19, 2008. In addition to the County, most Cook County municipalities participate in the NFIP. The planning area has 17,807 flood insurance policies providing \$3.464 billion in insurance coverage. According to FEMA statistics, 14,335 flood insurance claims were paid between January 1, 1978 and February 28, 2014, for a total of \$157.7 million, an average of \$10,970 per claim.

Twenty communities in the planning area also participate in the Community Rating System (CRS) a voluntary program that encourages floodplain management activities that exceed the NFIP requirements. The CRS requires participating communities to identify repetitive loss areas, where flood insurance claims have been paid multiple times for individual properties. FEMA identifies 1,571 such properties in the planning area as of January 31, 2014.

Issues

Important issues associated with flooding include the following:

- The 2-D, unsteady-state modeling performed by the Metropolitan Water Reclamation District is considered to be the best available flood risk data for the planning area, but it is not the basis of FEMA's current effective Flood Insurance Rate Map. The District's flood hazard data should be formatted so that can be used to support risk assessment and thus validate best available data.
- The planning area has a large percentage of policies and losses outside a mapped hazard area.
- Basement flooding is a common problem.
- The stormwater/urban drainage flooding risk is not mapped, which makes it difficult to assess this hazard, other than looking at historical loss data.
- The risk associated with the flood hazard overlaps the risk associated with other hazards such as earthquake. This provides an opportunity to seek mitigation alternatives with multiple objectives that can reduce risk for multiple hazards.
- There is no consistency of land-use practices and regulatory floodplain management within the planning area.
- It is unclear how potential climate change may impact flood conditions in the planning area.
- The concept of residual risk should be considered in the design of future capital flood control projects and should be communicated with residents living in the floodplain.
- More information is needed on flood risk to support the concept of risk-based analysis of capital projects.
- There needs to be a sustained effort to gather historical damage data, such as high water marks on structures and damage reports, to measure the cost-effectiveness of future mitigation projects.
- Ongoing flood hazard mitigation will require funding from multiple sources.
- There needs to be a coordinated hazard mitigation effort between jurisdictions affected by flood hazards in the county.
- Floodplain residents need to continue to be educated about flood preparedness and the resources available during and after floods.
- The promotion of flood insurance as a means of protecting private property owners from the economic impacts of frequent flood events should continue.
- The economy affects a jurisdiction's ability to manage its floodplains. Budget cuts and personnel losses can strain resources needed to support floodplain management.

Severe Weather

Severe weather refers to any dangerous meteorological phenomena with the potential to cause damage, serious social disruption, or loss of human life. It includes extreme heat, lightning, hail, fog, and high winds. Severe-weather events can happen anywhere in the planning area. Severe local storms are probably the most common widespread hazard. They affect large numbers of people throughout Cook County and the surrounding region when they occur. The heat wave of July 1995 was one of the worst disasters in Illinois history, with over 700 deaths statewide over five-days.

Records from the National Climatic Data Center and SHELDUS indicate approximately 500 severe weather events in the planning area between 1950 and 2013. The 169 severe weather events for the planning area from 1993 to 2013 represent an average of 8 events per year. According to the 2013 Illinois Natural Hazard Mitigation Plan, the planning area is designated as severely vulnerable to severe storms, with a high vulnerability to extreme heat.

The most common problems associated with severe storms are immobility and loss of utilities. Roads may become impassable due to flooding, downed trees, or a landslide. Power lines may be downed due to high winds, and services such as water or phone may not be able to operate without power. Lightning can cause severe damage and injury. A worst-case severe-weather event would involve prolonged high winds during a thunderstorm. Such an event would have both short-term and longer-term effects. Initially, schools and roads would be closed due to power outages caused by high winds and downed tree obstructions. In more rural areas, some subdivisions could experience limited ingress and egress. Prolonged rain could produce flooding and overtopped culverts with ponded water on roads. Flooding could further obstruct roads and bridges, further isolating residents.

Meteorologists can often predict the likelihood of a severe storm or other severe weather event. This can give several days of warning time. The Chicago Office of the National Weather Service issues severe storm watches and warnings when appropriate to alert government agencies and the public of possible or impending weather events. The watches and warnings are broadcast over NOAA weather radio and are forwarded to the local media for retransmission using the Emergency Alert System.

Important issues associated with severe weather include the following:

- Redundancy of power supply throughout the planning area must be evaluated.
- The capacity for backup power generation is limited.
- Public education on dealing with the impacts of severe weather needs to be provided
- Debris management (downed trees, etc.) must be addressed.
- The effects of climate change may result in an increase in frequency of extreme heat events.

Severe Winter Weather

The severe winter weather hazard encompasses snow, blizzards, ice storms and extreme cold temperatures and wind chill. Severe winter weather events can happen anywhere in the planning area. NOAA identifies nearly 100 severe winter weather events in the planning area since 1950, excluding snowstorms classified as less than major snowstorms. The planning area typically receives 36 inches of snow each year and can expect to experience exposure to some type of severe winter weather event at least annually.

Severe winter weather impacts can be significant. Roads may become impassable due to ice or snow. Power lines may be downed due to high winds or ice accumulation, and services such as water or phone

may not be able to operate without power. Physical damage to homes and facilities can occur from wind damage or accumulation of snow or ice. Freezing rain can cause the most dangerous conditions. Ice buildup can bring down trees, communication towers, and wires, creating hazards for property owners, motorists, and pedestrians alike. Many severe winter weather events in the planning area have resulted in the loss of life.

Meteorologists can often predict likely severe winter weather, giving several days of warning time. The National Weather Service provides public warnings on storm, snow and ice events as appropriate to alert government agencies and the public of possible or impending weather events. Watches and warnings are broadcast over NOAA weather radio and are forwarded to local media for retransmission using the Emergency Alert System.

Important issues associated with severe winter weather in the planning area include the following:

- Older building stock in the planning area is built to low code standards or none at all. These structures could be highly vulnerable to severe winter weather events such as windstorms.
- Redundancy of power supply must be evaluated.
- The capacity for backup power generation is limited.
- Isolated population centers are at significant risk.

Tornado

Tornadoes are the most violent of all atmospheric storms, and all of Illinois is susceptible to them, including Cook County. The tornado season runs March through August, although a tornado can occur in the state at any time. Many tornadoes have struck Cook County, including several within the Chicago city limits. Between 1955 and 2008, there were 92 significant tornadoes (tornadoes rated F2 or greater on a scale of F1 to F5, or that caused fatalities or injured at least 10 people). The F4-rated Oak Lawn tornado in April 1967 was the deadliest tornado in the planning area, with 33 fatalities. The only F5 tornado to ever strike the Chicago area was on August 28, 1990.

Tornadoes can cause fatalities and devastate a neighborhood in seconds. Winds can reach 300 mph and damage paths can be more than a mile wide and 50 miles long. If a major tornado were to strike within the populated areas of Cook County, damage could be widespread. Businesses could be forced to close for an extended period or permanently, fatalities could be high, many people could be homeless for an extended period, and routine services such as telephone or power could be disrupted. Buildings can be damaged or destroyed.

The local NWS office issues a tornado watch when tornadoes are possible in an area and a tornado warning when a tornado has been sighted or indicated by weather radar. The current average lead time for tornado warnings is 13 minutes. The National Weather Service has established a goal of 15 minutes in its strategic plan. Occasionally, tornadoes develop so rapidly that little, if any, advance warning is possible.

Important issues associated with tornadoes in the planning area include the following:

- Older building stock in the planning area is built to low code standards or none at all. These structures could be highly vulnerable to tornadoes.
- Redundancy of power supply must be evaluated.
- The capacity for backup power generation is limited.

- The amount of the tornado zone that contains vacant, developable land is not known. This would be valuable information for gauging the future development potential of the tornado zone.
- Declining growth rate makes it difficult for code standards to have impacts on new development.
- The planning area has insufficient suitable tornado shelters.
- Public awareness of tornado response protocols is a concern, given the area's many visitors.

QUALITATIVE REVIEW OF HAZARDS OF INTEREST

Though risk assessments were not conducted for hazards identified as hazards of interest rather than hazards of concern, each was reviewed for the hazard mitigation plan. Key findings are as follows:

- **Climate Change**—Climate change impacts on hazard events could include an increased risk for extreme events such as drought, storms and flooding, as well as more heat-related stress. In many cases, communities are already facing these problems to some degree. Information about how climate patterns are changing provides insight on the reliability of future hazard projections used in mitigation analysis.
- **Epidemic or Pandemic**—Health hazards that affect the residents of Cook County may arise in a variety of situations, such as during a communicable disease outbreak, after a natural disaster, or as the result of a bioterrorism incident. All populations in Cook County are susceptible to such events. According to national projections by the Centers for Disease Control and Prevention, a pandemic flu with a 15- to 35-percent attack rate could cause 2 to 4.5 million cases in Illinois with up to 9,000 deaths.
- **Nuclear Power Plant Incidents**—There are no nuclear power plants in Cook County. The only site within 50 miles of Cook County is the Dresden Nuclear Power Plant in Grundy County. Locations that are 10 to 50 miles from a nuclear plant are not considered to be at risk for direct radiological contamination, but could be impacted by indirect contamination entering the region via waterways, vegetation, or animals originating from within 10 miles of the plant. The Nuclear Regulatory Commission's estimate of the risk each year of an earthquake intense enough to cause core damage to the reactor at Dresden is 1 in 52,632.
- **Secondary Impacts from Incoming Evacuees**—People evacuated to the planning area from a hazard event outside the planning area can have great impacts if local receiving jurisdictions lack the capacity to handle them. The IL-IN-WI Regional Catastrophic Grant Program's 2012 Regional Hub Reception Center Plan, which includes Cook County, outlines ways to process, track, and care for evacuees and spread them out to a larger area for long-term shelter.
- **Widespread Power Outage**—Utilities that use aboveground wiring are vulnerable to damage from high wind, heavy snow, ice, rain, and vehicular accidents. All facilities considered critical infrastructure are vulnerable to utility interruptions, especially loss of power. Establishment of reliable backup power at these facilities is extremely important to continue to provide for the health, safety, and well-being of the population.
- **Hazardous Material Incident**—A hazardous material is any substance that can adversely affect safety and health. In 2013, the City of Chicago undertook a risk assessment of hazardous material transportation routes to assess risks to the city and its inhabitants in the shipment of hazardous materials through its borders. Local jurisdictions should consider conducting a risk assessment to profile the potential hazardous concerns within their jurisdiction and to further assess health and safety impacts on their population, potential economic impacts, consequences, and the overall probably or frequency of incident.

PLANNING AREA RISK RANKING

Risk rankings were performed by each planning partner to compare the probable impacts of the hazards of concern. For each community, the rankings assessed the probability of each hazard's occurrence as well as its likely impact on people, property, and the economy. A separate ranking to assess probable impacts countywide was conducted via facilitated brainstorming sessions with the Steering Committee. The results of the countywide ranking, which were used in establishing mitigation action and priorities, are summarized in Table 15-6.

TABLE ES-4. HAZARD RISK RANKING		
Hazard Ranking	Hazard Event	Category
1	Severe Weather	High
1	Severe Winter Weather	High
2	Flood	High
3	Tornado	High
4	Earthquake	Medium
5	Dam Failure	Low
6	Drought	Low

AREA-WIDE MITIGATION ACTIONS

Recommended hazard mitigation actions were selected from among alternatives presented in catalogs of hazard mitigation alternatives. The catalogs provided a baseline of alternatives that are backed by a planning process, are consistent with the planning partners' goals and objectives, and are within the capabilities of the partners to implement. One catalog was developed for each hazard of concern evaluated in this plan. Each planning partner selected its own set of recommended mitigation actions.

Cook County and the Steering Committee determined that some actions from the mitigation catalogs could provide hazard mitigation benefits countywide. Table 17-3 lists these recommended countywide mitigation actions and the priority of each action. The priorities are defined as follows:

- **High Priority**—A project that meets multiple objectives, has benefits that exceed its cost, meets eligibility requirements for a federal hazard grant program, and has funding secured or is an ongoing project. High priority projects can be completed in the short term (1 to 5 years).
- **Medium Priority**—A project that meets at least one objective, that has benefits that exceed its cost, that is grant eligible under federal hazard or other grant programs, but for which funding has not been secured. Medium priority projects become high priority projects and can be completed in the short term once funding is secured.
- **Low Priority**—A project that will mitigate the risk of a hazard, that has benefits that do not exceed the costs or are difficult to quantify, for which funding has not been secured, that is not eligible for federal hazard grant funding, and for which the timeline for completion is long term (1 to 10 years). Low priority projects may be eligible for grant funding from other programs.

**TABLE ES-5.
PRIORITIZATION OF COUNTYWIDE MITIGATION ACTIONS**

Action Number and Description	Priority
CW-1—Cook County DHSEM will develop its disaster intelligence capabilities in order to provide comprehensive support to the planning area for preparedness, mitigation, response, and recovery.	High
CW-2—Continue to support the success of the Public Safety Consortium in the following areas: mission, guidance, scope, structure, and training.	High
CW-3—Complete the countywide mass notification system project.	High
CW-4—Integrate the WebEOC into countywide operations and partner agencies.	High
CW-5—Enhance the current Cook County evacuation plan.	High
CW-6—Review the Cook County sheltering inventory (type, location, and future development based on population models).	High
CW-7—Expand the Cook County Mobile Response Team capabilities for emergency and disaster response.	High
CW-8—Create a template to promote uniformity in Emergency Operations Plans within the planning area.	High
CW-9—Develop and implement a countywide critical infrastructure security program.	High
CW-10—Develop a Cook County Community Emergency Response Team Program that is interoperable with local Community Emergency Response Team programs.	Medium
CW-11—Review outreach strategies for populations with access or functional needs to expand countywide support capabilities in all phases of the disaster cycle.	High
CW-12—Continue to promote the core competencies of the StormReady Program for increased countywide severe weather preparedness.	High
CW-13—Revisit and review all existing mutual aid agreements and memorandums of understanding and determine how new action items should be incorporated.	High
CW-14—Develop a countywide hazards task force to create a collective approach to natural hazard mitigation through the unification of plans, actions, and data.	High
CW-15—Identify and promote local, state, and federal funding sources for local flood mitigation projects.	Medium
CW-16—Consider the development of a countywide green infrastructure plan.	Medium
CW-17—Consider the development of a countywide climate adaptation strategy committee.	High
CW-18—Maintain a hazard mitigation plan website where this final plan will be housed and planning partners as well as members of the public will be able to monitor plan implementation.	High
CW-19—Support planning partner education by requesting mobile training courses covering National Flood Insurance Program and Community Rating System information during the period of this plan.	High
CW-20—Work with the Illinois Department of Natural Resources (IDNR), U.S. Army Corps of Engineers (USACE), and the Metropolitan Water Reclamation District of Greater Chicago (MWRD) to study and assess in greater detail the risk associated with stormwater/urban drainage flooding.	Medium

IMPLEMENTATION

Plan Adoption

The hazard mitigation plan will be submitted for a pre-adoption review to the Illinois Emergency Management Agency and FEMA prior to adoption by Cook County. Once pre-adoption approval has been provided, all planning partners will formally adopt the plan.

Plan Maintenance Strategy

The hazard mitigation plan includes a formal process to ensure that the Cook County Multi-Jurisdictional All Hazards Mitigation Plan remains an active and relevant document and that the planning partners maintain their eligibility for applicable funding sources. The plan's format allows sections to be reviewed and updated when new data become available, resulting in a plan that will remain current and relevant. The strategy for ongoing maintenance of the plan includes the following components:

- **Plan Implementation**—Plan implementation and evaluation will be a shared responsibility among all planning partners and agencies identified as lead agencies in the mitigation action plans. Cook County DHSEM will assume lead responsibility for implementing the plan maintenance strategy.
- **Steering Committee**—It is recommended that a steering committee remain a viable body involved in key elements of the plan maintenance strategy. The new steering committee should strive to include representation from the planning partners, as well as other stakeholders in the planning area.
- **Annual Progress Report**—The steering committee will convene to perform annual reviews. DHSEM will then prepare a formal annual report on the progress of the plan.
- **Plan Update**—The planning partnership intends to update the hazard mitigation plan on a five-year cycle from the date of initial plan adoption.
- **Continuing Public Involvement**—The public will continue to be apprised of the plan's progress through the Cook County hazard mitigation website and by copies of annual progress reports provided to the media. DHSEM has agreed to maintain the hazard mitigation plan website, and each planning partner has agreed to provide links to the website on their individual jurisdictional websites.
- **Incorporation into Other Planning Mechanisms**—All municipal planning partners are committed to creating a linkage between the hazard mitigation plan and their individual comprehensive plans by identifying a mitigation action as such and giving that action a high priority. As information becomes available from other planning mechanisms that can enhance this plan, that information will be incorporated via the update process.

CHAPTER 3. VILLAGE OF ARLINGTON HEIGHTS ANNEX

3.1 HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact

Charles C. Kramer, Asst. EMA Coordinator
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Alternate Point of Contact

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Arlington Heights, Il. 60004
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3.2 JURISDICTION PROFILE

The following is a summary of key information about the jurisdiction and its history:

- **Date of Incorporation** 1887
- **Current Population:** 75,101 as of 2010 census
- **Population Growth:** Based on the data available Arlington Heights has experienced a relatively flat rate of growth over the past 13 years. The overall population has decreased 4.21 percent since 2000.
- **Location and Description:** The Village of Arlington Heights is located approximately 25 miles northwest of Chicago and is the 12th largest municipality in Illinois. The geographical area is 16.6 square miles and is located in Northwest Cook County in Wheeling Township. Within the boundaries are numerous highways including two major expressways I-90 and Route 53. The village is essentially divided in half by the Union Pacific Railroad and lies in close proximity to O'Hare International and Chicago Executive Airports. It is bordered by Long Grover to the north, Elk Grove Village to the south, Palatine to the west, and Prospect Heights to the east. The Village of Arlington Heights is primarily an upscale residential community; however within its boundaries are two major industrial complexes, numerous commercial establishments and a major sports complex.
- **Brief History:** Arlington Heights was founded in the mid-1800s by Asa Dunton. Asa's son William Dunton was the first landowner in this small farming community. In 1853 William Dunton persuaded the Illinois & Wisconsin Railroad to make a stop and a depot in the area and he laid out a town called Dunton in the surrounding area. In 1887 the community was incorporated as the Village of Arlington Heights with a population of 1,000.
- **Climate:** The climate in Arlington Heights is typical for the mid-west. Average rainfall is 32 inches and the average snowfall is 24 inches annually. The July high temperature is 83 degrees and the January low temperature is 11 degrees. The comfort index, which is based on humidity during hot months, is 46, which is close to the national average of 44.
- **Governing Body Format:** The Village of Arlington Heights is a home rule community with a council-manager form of government that provides policy leadership by elected officials along with the administrative direction of a village manager. The Village Board is composed of eight (8) Trustees and one (1) Village President, who is the Mayor. The Village consists of

sixteen (16) departments and nineteen (19) boards and commissions. This body of Government will assume the responsibility for adoption and implementation of the plan.

- **Development Trends:** The developmental plan for Arlington Heights is low to moderate consisting primarily of the redevelopment of older residential properties especially in the downtown area. The village is landlocked so further annexations of vacant land are no longer possible. According to the plan some rezoning for redevelopment is anticipated.

3.3 CAPABILITY ASSESSMENT

The assessment of the jurisdiction's legal and regulatory capabilities is presented in Table 3-1. The assessment of the jurisdiction's fiscal capabilities is presented in Table 3-2. The assessment of the jurisdiction's administrative and technical capabilities is presented in Table 3-3. Information on the community's National Flood Insurance Program (NFIP) compliance is presented in Table 3-4. Classifications under various community mitigation programs are presented in Table 3-5.

TABLE 3-1. LEGAL AND REGULATORY CAPABILITY					
	Local Authority	State or Federal Prohibitions	Other Jurisdictional Authority	State Mandated	Comments
Codes, Ordinances & Requirements					
Building Code	Yes	No	No	Yes	ICC 2009 Ord. 11-034 8/1/2011
Zonings	Yes	No	No	Yes	(65 ILCS 5/) Illinois Municipal Code. Ord. 85-114, 9/23/1985
Subdivisions	Yes	No	No	No	Ord. 07-114, 9/23/1985
Stormwater Management	Yes	No	Yes	Yes	State regulates industrial activity from Construction sites 1 acre or larger under section 402 CWA. MWRD - TARP Ord. 07-023, 4/9/2007
Post Disaster Recovery	No	No	No	No	
Real Estate Disclosure	No	No	Yes	Yes	(765 ILCS 77/) Residential Real Property Disclosure Act.
Growth Management	Yes	No	No	No	97-038, 1997
Site Plan Review	Yes	No	No	No	Ord. 95-088, 12/4/1995
Public Health and Safety	Yes	No	Yes	No	Cook County Dept. of Public Health Ord. 95-088, 12/4/1995
Environmental Protection	No	No	No	No	

**TABLE 3-1.
LEGAL AND REGULATORY CAPABILITY**

	Local Authority	State or Federal Prohibitions	Other Jurisdictional Authority	State Mandated	Comments
Planning Documents All have been amended many times since their adoption.					
General or Comprehensive Plan	Yes	No	No	No	Ord. 97-038, 1997 could be linked
<i>Is the plan equipped to provide linkage to this mitigation plan?</i>					Yes
Floodplain or Basin Plan	No	No	No	No	
Stormwater Plan	No	No	No	No	
Capital Improvement Plan	No	No	No	No	
<i>What types of capital facilities does the plan address?</i>					N/A
<i>How often is the plan revised/updated?</i>					N/A
Habitat Conservation Plan	No	No	No	No	
Economic Development Plan	Yes	No	Yes	Yes	92-113, 97-038 11/16/92
Shoreline Management Plan	No	No	No	No	
Response/Recovery Planning					
Comprehensive Emergency Management Plan	Yes	No	No	Yes	1st 1982, amended bi. ann. Latest 2013-2014
Threat and Hazard Identification and Risk Assessment	No	No	Yes	No	Cook County DHSEM Preparing THIRA
Terrorism Plan	Yes	No	No	Yes	Emergency Operations Plan Annex Q
Post-Disaster Recovery Plan	Yes	No	Yes	Yes	Emergency Operations Plan Annex P
Continuity of Operations Plan	Yes	No	Yes	No	Emergency Operations Plan Annex A
Public Health Plans	Yes	No	Yes	No	Emergency Operations Plan Annex E

**TABLE 3-2.
FISCAL CAPABILITY**

Financial Resources	Accessible or Eligible to Use?
Community Development Block Grants	Yes
Capital Improvements Project Funding	Yes
Authority to Levy Taxes for Specific Purposes	Yes
User Fees for Water, Sewer, Gas or Electric Service	Yes
Incur Debt through General Obligation Bonds	Yes
Incur Debt through Special Tax Bonds	Yes
Incur Debt through Private Activity Bonds	Yes
Withhold Public Expenditures in Hazard-Prone Areas	No
State Sponsored Grant Programs	Yes
Development Impact Fees for Homebuyers or Developers	Yes
Other	

**TABLE 3-3.
ADMINISTRATIVE AND TECHNICAL CAPABILITY**

Staff/Personnel Resources	Available?	Department/Agency/Position
Planners or engineers with knowledge of land development and land management practices	Yes	Planning, Engineering & Community Development Departments
Engineers or professionals trained in building or infrastructure construction practices	Yes	Building and Engineering Departments
Planners or engineers with an understanding of natural hazards	Yes	Engineering & Public Works
Staff with training in benefit/cost analysis	Yes	Planning & Community Development Departments
Surveyors	No	Outsourced
Personnel skilled or trained in GIS application	Yes	Cook County GIS Consortium
Scientist familiar with natural hazards in local area	No	Outsourced
Emergency manager	Yes	Fire/ AH Emergency Management Agency
Grant writers	Yes	Planning, Community Development Departments

**TABLE 3-4.
NATIONAL FLOOD INSURANCE PROGRAM COMPLIANCE**

What department is responsible for floodplain management in your jurisdiction?	Engineering
Who is your jurisdiction's floodplain administrator? (department/position)	Engineering Dept. Director
Are any certified floodplain managers on staff in your jurisdiction?	No
What is the date of adoption of your flood damage prevention ordinance?	4/9/07
When was the most recent Community Assistance Visit or Community Assistance Contact?	12/09/05
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed? If so, please state what they are.	No
Do your flood hazard maps adequately address the flood risk within your jurisdiction? (If no, please state why)	Yes
Does your floodplain management staff need any assistance or training to support its floodplain management program? If so, what type of assistance/training is needed?	Continued training is always welcomed.
Does your jurisdiction participate in the Community Rating System (CRS)? If so, is your jurisdiction seeking to improve its CRS Classification? If not, is your jurisdiction interested in joining the CRS program?	No; No

**TABLE 3-5.
COMMUNITY CLASSIFICATIONS**

	Participating?	Classification	Date Classified
Community Rating System	No	N/A	N/A
Building Code Effectiveness Grading Schedule	Yes	4	3/27/12
Public Protection	Yes	ISO Class 2	January 2009
StormReady	Yes	Gold (countywide)	2014
Tree City USA	Yes	N/A	1980

3.4 JURISDICTION-SPECIFIC NATURAL HAZARD EVENT HISTORY

Table 3-6 lists all past occurrences of natural hazards within the jurisdiction. Repetitive flood loss records are as follows:

- Number of FEMA-Identified Repetitive Loss Properties: 3
- Number of FEMA-Identified Severe Repetitive Loss Properties: 0
- Number of Repetitive Flood Loss/Severe Repetitive Loss Properties That Have Been Mitigated: 0

TABLE 3-6. NATURAL HAZARD EVENTS			
Type of Event	FEMA Disaster # (if applicable)	Date	Preliminary Damage Assessment
Polar Vortex/ Winter Weather events	N/A	Dec 2013 – March 2014	
Severe Weather/Urban Flooding	DR-4116	April 2013	
Severe Weather/Urban Flooding	N/A	June 2012	
Severe Weather/Urban Flooding	N/A	July 2011	
Severe Weather/Urban Flooding	DR-1800	Sept. 2008	
Severe Weather/Urban Flooding	N/A	Sept. 2006	
Winter Storm	N/A	January 2005	
Winter Storm	N/A	January 2002	
Winter Storm	N/A	Feb. 2000	
Winter Storm	N/A	January 1999	
Severe Weather/Urban Flooding	DR-798	August 1987	
Severe Weather/Urban Flooding	DR-776	Sept. 1986	
Winter Storm	N/A	January 1979	

3.5 HAZARD RISK RANKING

Table 3-7 presents the ranking of the hazards of concern. Hazard area extent and location maps are included at the end of this chapter. These maps are based on the best available data at the time of the preparation of this plan, and are considered to be adequate for planning purposes.

**TABLE 3-7.
HAZARD RISK RANKING**

Rank	Hazard Type	Risk Rating Score (Probability x Impact)
1	Severe Weather/Urban Flooding	54
2	Severe Winter Weather	54
3	Flooding ^a	18
4	Earthquake	32
5	Tornado	27
6	Drought	2
7	Dam Failure	0

- a. Arlington Heights is not subject to river flooding but we are and have been affected by urban flooding issues for many years. We have subjectively placed flooding higher than its score value ranking would have put it due to our past experience. Experience has shown that our urban flooding issues are more directly connected to severe summer storms with excessively heavy rain fall rather than spring snow thawing events. Because of these issues we have grouped Severe Weather/Urban Flooding together with a risk rating of 54 since we only get the flooding along with these storms.

3.6 HAZARD MITIGATION ACTION PLAN AND EVALUATION OF RECOMMENDED ACTIONS

Table 3-8 lists the actions that make up the jurisdiction's hazard mitigation plan. Table 3-9 identifies the priority for each action. Table 3-10 summarizes the mitigation actions by hazard of concern and the six mitigation types.

**TABLE 3-8.
HAZARD MITIGATION ACTION PLAN MATRIX**

Applies to New or Existing Assets	Hazards Mitigated	Objectives Met	Lead Agencies	Estimated Cost	Sources of Funding	Timeline ^a
Action A2.1 —Construction & maintenance of the Lake Arlington retention & Wilke Rd. detention basins and the Weller Creek flood control projects.						
New & existing	Urban Flooding	1, 2, 9, 10, 13	Engineering Dept.	\$140,000,000 High	Grants, Bonds & CIP	Long Term
Action A2.2 —Construction of rear yard storm sewers in chronic flood prone areas.						
New & existing	Urban Flooding	1, 2, 9, 10, 13	Engineering Dept.	\$800,000 High	Il. Dept. of Commerce grant, CIP	Long Term

**TABLE 3-8.
HAZARD MITIGATION ACTION PLAN MATRIX**

Applies to New or Existing Assets	Hazards Mitigated	Objectives Met	Lead Agencies	Estimated Cost	Sources of Funding	Timeline ^a
Action A2.3 —Implementation of a rebate program to help owners of older homes install overhead sewers or install a sewer back up system.						
New & existing	Urban Flooding	1, 2, 6, 8, 9, 10, 13	Engineering Dept.	\$725,000 Medium	CIP	Long Term
Action A2.4 —Commission two studies, one regarding areas of chronic flooding and a second regarding a combined Storm/Sanitary sewer system in the older part of the village.						
New & existing	Urban Flooding	1, 2, 6, 8, 9, 10, 13	Public Works Dept.	\$200,000, Low	CIP	Short Term and Ongoing
Action A2.5 —Implement recommendations from studies mentioned in Action A2.4.						
New	Urban Flooding	1, 2, 6, 8, 9, 10, 13	Engineering Dept.	Study due by June 2014 Medium	CIP	Long Term
Action A2.6 —Print & distribute the 2014 Arlington Heights Multi-Hazard Emergency Preparedness Guide.						
Update of existing	All	1, 6, 8, 11, 13	Emergency Management	\$10,000, Low	General Fund	Short Term
Action A2.7 —Update, bi-annually, the Arlington Heights Emergency Operations Plan.						
Update of existing	All	1, 4, 5, 6, 8	Emergency Management	\$1,000, Low	General Fund	Short Term
Action A2.8 —Continue to improve and maintain the Everbridge Mass Notification System.						
Update of existing	All	1, 5, 6, 8, 11, 12	Admin.	\$112,000, Low	General Fund & 911 budget	Short Term and Ongoing
Action A2.9 —Where appropriate, support retrofitting, purchase, or relocation of structures in hazard-prone areas to prevent future structure damage. Give priority to properties with exposure to repetitive losses.						
Existing	All	7, 13	Village of Arlington Heights	High	FEMA Hazard Mitigation Grants	Long-term (depending on funding)
Action A2.10 —Continue to support the countywide actions identified in this plan.						
New and existing	All	All	Village of Arlington Heights	Low	General Fund	Short- and long-term
Action A2.11 —Actively participate in the plan maintenance strategy identified in this plan.						
New and existing	All	3, 4, 6	DHSEM, Village of Arlington Heights	Low	General Fund	Short-term

**TABLE 3-8.
HAZARD MITIGATION ACTION PLAN MATRIX**

Applies to New or Existing Assets	Hazards Mitigated	Objectives Met	Lead Agencies	Estimated Cost	Sources of Funding	Timeline ^a
Action A2.12 —Consider participation in incentive-based programs such as the Community Rating System, Tree City, and StormReady.						
New and existing	All	3, 4, 5, 6, 7, 9, 10, 11, 13	Village of Arlington Heights	Low	General Fund	Long-term
Action A2.13 —Maintain good standing under the National Flood Insurance Program by implementing programs that meet or exceed the minimum NFIP requirements. Such programs include enforcing an adopted flood damage prevention ordinance, participating in floodplain mapping updates, and providing public assistance and information on floodplain requirements and impacts.						
New and existing	Flooding	4, 6, 9	Village of Arlington Heights	Low	General Fund	Short-term and ongoing
Action A2.14 —Where feasible, implement a program to record high water marks following high-water events.						
New and existing	Flooding. Severe Weather	3, 6, 9	Village of Arlington Heights	Medium	General Fund; FEMA Grant Funds (Public Assistance)	Long-term
Action A2.15 —Integrate hazard mitigation plan into other plans, programs, or resources that dictate land use or redevelopment.						
New and existing	All	3, 4, 6, 10, 13	Arlington Heights Planning, Engineering & Community Development Departments	Low	General Fund	Short-term
a. Ongoing indicates continuation of an action that is already in place. Short-term indicates implementation within five years. Long-term indicates implementation after five years.						

**TABLE 3-9.
MITIGATION STRATEGY PRIORITY SCHEDULE**

Action #	# of Objectives Met	Benefits	Costs	Do Benefits Equal or Exceed Costs?	Is Project Grant-Eligible?	Can Project Be Funded Under Existing Programs/ Budgets?	Priority ^a
1	5	High	High	Yes	partial	Yes	High
2	5	Medium	Medium	Yes	Yes	Yes	Med.
3	7	High	Medium	Yes	No	Yes	High
4	7	High	Medium	Yes	No	Yes	High
5	7	High	Medium	Yes	No	Yes	High
6	5	High	Low	Yes	No	Yes	Med.
7	5	High	Low	Yes	No	Yes	Med
8	6	High	Medium	Yes	No	Yes	High
9	2	High	High	Yes	Yes	No	Medium
10	13	Medium	Low	Yes	No	Yes	High
11	2	Medium	Low	Yes	Yes	Yes	High
12	9	Medium	Low	Yes	No	Yes	Medium
13	3	Medium	Low	Yes	No	Yes	High
14	3	Medium	Medium	Yes	Yes	No	Medium
15	5	Medium	Low	Yes	No	Yes	High

a. See Chapter 1 for explanation of priorities.

**TABLE 3-10.
ANALYSIS OF MITIGATION ACTIONS**

Hazard Type	Action Addressing Hazard, by Mitigation Type ^a					
	1. Prevention	2. Property Protection	3. Public Education and Awareness	4. Natural Resource Protection	5. Emergency Services	6. Structural Projects
Dam Failure	N/A	N/A	N/A	N/A	N/A	N/A
Drought	10, 11, 15	9	6, 7, 8, 10, 11	N/A	7, 8, 10	N/A
Earthquake	6, 10, 11, 15	7, 9	6, 7, 8, 10, 11	N/A	7, 8, 10	N/A
Flooding (Urban)	1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15	1, 2, 3, 4, 5, 9, 12, 13	6, 8, 10, 11, 12, 13	1, 2, 7, 12, 13	6, 7, 8, 10, 12, 13	1, 2, 3
Severe Weather	6, 7, 10, 11, 12, 14, 15	1, 2, 3, 9	6, 7, 8, 10, 11, 12	1, 2, 12	1, 2, 7, 8, 10, 12	1, 2
Severe Winter Weather	10, 11, 12, 15	9	10, 11, 12	12	10, 12	N/A
Tornado	10, 11, 12, 15	9	10, 11, 12	N/A	10, 12	N/A

a. See Chapter 1 for explanation of mitigation types.

3.7 FUTURE NEEDS TO BETTER UNDERSTAND RISK/ VULNERABILITY

No future needs have been identified at this time.

3.8 ADDITIONAL COMMENTS

As shown in the Action Plan Matrix, Arlington Heights has been dealing with its urban flooding issues for many years. Lake Arlington, the Wilke-Kirchoff detention basins, and the Weller Creek flood control projects have provided exceptional flood prevention and control. Arlington Heights is a partner in the MWRD – TARP, better known as the “Deep Tunnel Project.” Since the completion of the Gloria Alitto Majewski Reservoir in 1998 along with the aforementioned projects, flooding in the village has been greatly reduced.

The severity of flood damage within the village depends on topography, stormwater control measures, sewer capacity, etc. In some of the older parts of the village, built prior to 1975, there are combined sewer systems. Catch basin flow restrictors installed intentionally pond water in the streets in order to reduce the flow into the sewer system, thereby reducing basement flooding/backup.

Paved roads, parking lots, sidewalks, and buildings all reduce the amount of land which can absorb water and can lead to increased urban flooding issues without sufficient regulations. Arlington Heights requires on site stormwater detention systems with flow restrictors for various sites by ordinance.

**HAZUS-MH RISK ASSESSMENT RESULTS FOR
ARLINGTON HEIGHTS**

ARLINGTON HEIGHTS EXISTING CONDITIONS

2010 Population.....	75,101
Total Assessed Value of Structures and Contents	\$13,507,001,344
Area in 100-Year Floodplain	171.72 acres
Area in 500-Year Floodplain	1,368.74 acres
Number of Critical Facilities	91

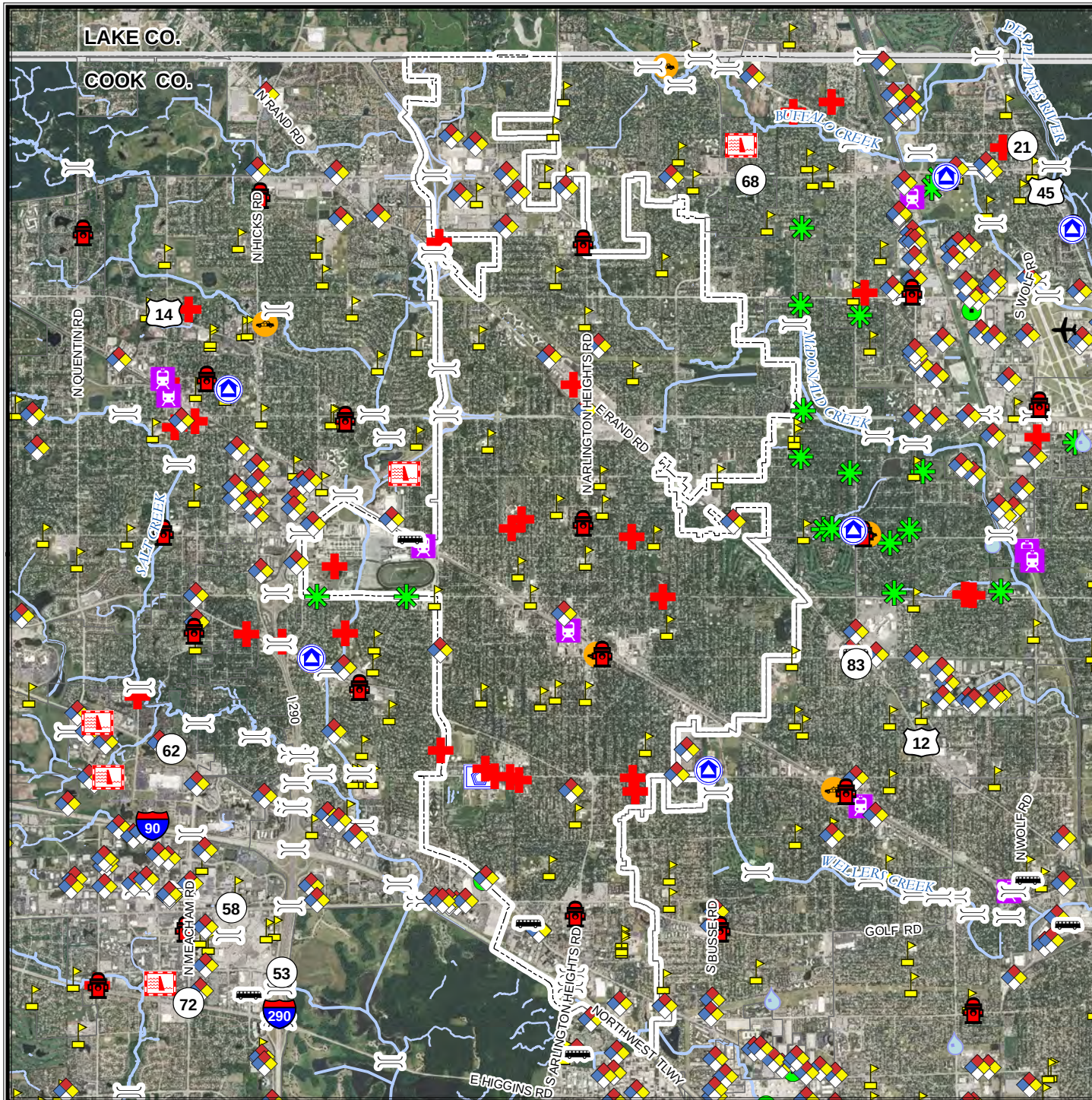
HAZARD EXPOSURE IN ARLINGTON HEIGHTS

	Number Exposed		Value Exposed to Hazard			% of Total Assessed Value Exposed
	Population	Buildings	Structure	Contents	Total	
Dam Failure						
Buffalo Creek	400	123	\$73,027,000	\$60,348,000	\$133,375,000	0.99%
U. Salt Cr. #2	0	0	\$0	\$0	\$0	0.00%
Touhy	0	0	\$0	\$0	\$0	0.00%
U. Salt Cr. #3	46	14	\$53,485,000	\$53,362,000	\$106,847,000	0.79%
U. Salt Cr. #4	46	14	\$53,485,000	\$53,362,000	\$106,847,000	0.79%
Flood						
100-Year	7	2	\$571,253	\$285,627	\$856,880	0.01%
500-Year	12,233	3,764	\$1,048,736,908	\$546,262,513	\$1,594,999,421	11.81%
Tornado						
100-Year	—	—	\$843,431,153	\$507,709,348	\$1,351,140,501	10.00%
500-Year	—	—	\$1,195,479,510	\$733,654,021	\$1,929,133,530	14.28%

ESTIMATED PROPERTY DAMAGE VALUES IN ARLINGTON HEIGHTS

	Estimated Damage Associated with Hazard			% of Total Assessed Value Damaged
	Building	Contents	Total	
Dam Failure				
Buffalo Creek	\$450,000	\$985,000	\$1,435,000	0.01%
U. Salt Cr. #2	\$0	\$0	\$0	0.00%
Touhy	\$0	\$0	\$0	0.00%
U. Salt Cr. #3	\$481,000	\$1,682,000	\$2,163,000	0.02%
U. Salt Cr. #4	\$814,000	\$2,695,000	\$3,509,000	0.03%
Earthquake				
1909 Historical Event	\$33,714,113	\$7,290,861	\$41,004,974	0.30%
Flood				
10-Year	\$0	\$0	\$0	0.00%
100-Year	\$0	\$0	\$0	0.00%
500-Year	\$118,344,585	\$54,434,879	\$172,779,464	1.28%
Tornado				
100-Year	\$84,343,115	\$50,770,935	\$135,114,050	1.00%
500-Year	\$174,540,008	\$107,113,487	\$281,653,495	2.09%

HAZARD MAPPING FOR ARLINGTON HEIGHTS



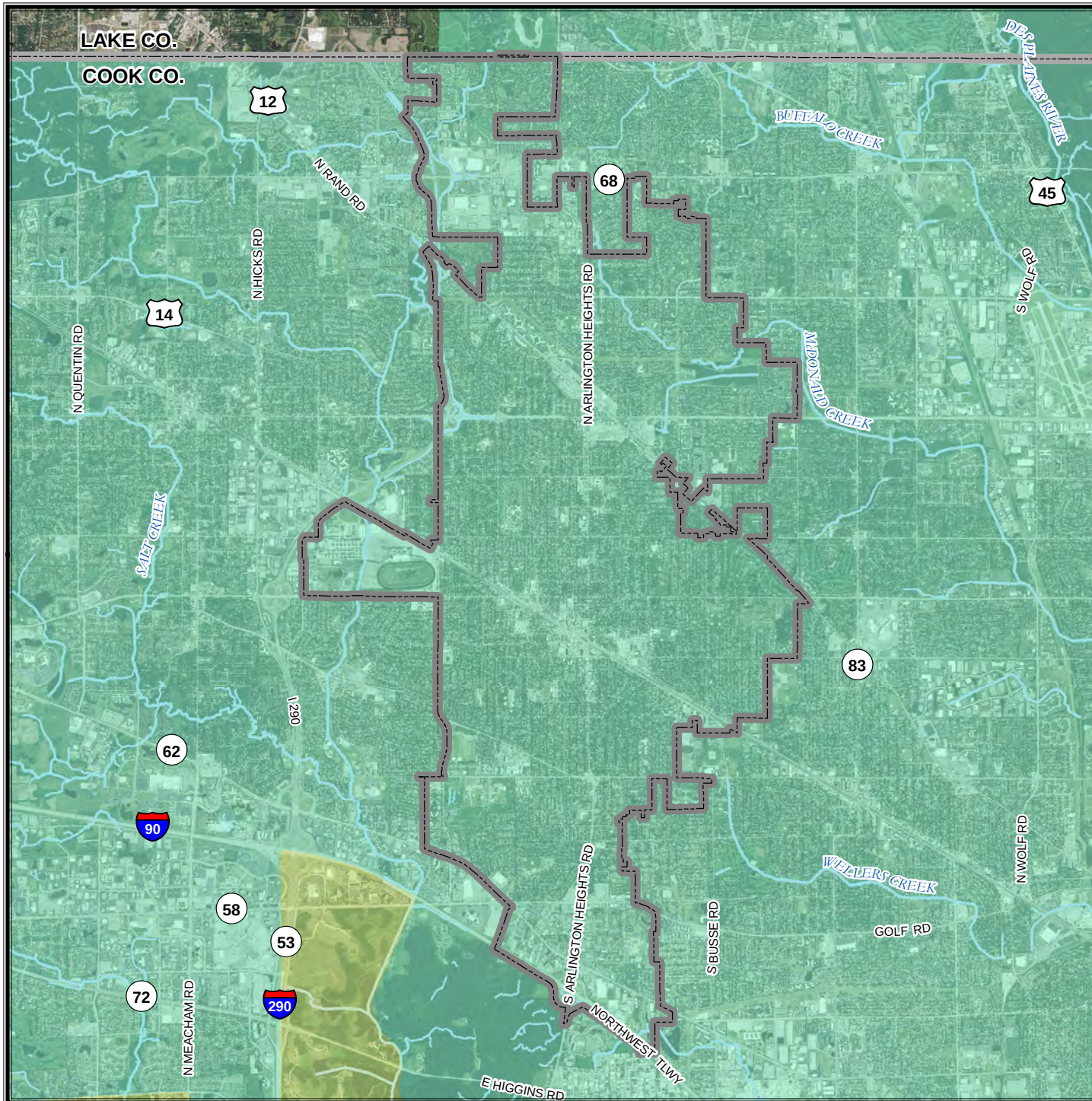
VILLAGE OF ARLINGTON HEIGHTS

Critical Facilities

-  Airport Facility
-  Bus Facility
-  Dams
-  Emergency Operations Center
-  Fire Station Facility
-  Hazardous Materials
-  Highway Bridge
-  Light Rail Bridge
-  Light Rail Facility
-  Medical Care Facility
-  Military
-  Oil Facility
-  Police Station Facility
-  Port Facility
-  Potable Water Facility
-  Rail Facility
-  Railway Bridge
-  School Facility
-  Other Facility

Base Map Data Sources:
Cook County, U.S. Geological Survey





VILLAGE OF ARLINGTON HEIGHTS

Illinois Historical 1909 Earthquake

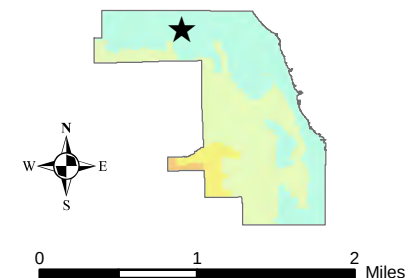
Modified Mercalli Intensity

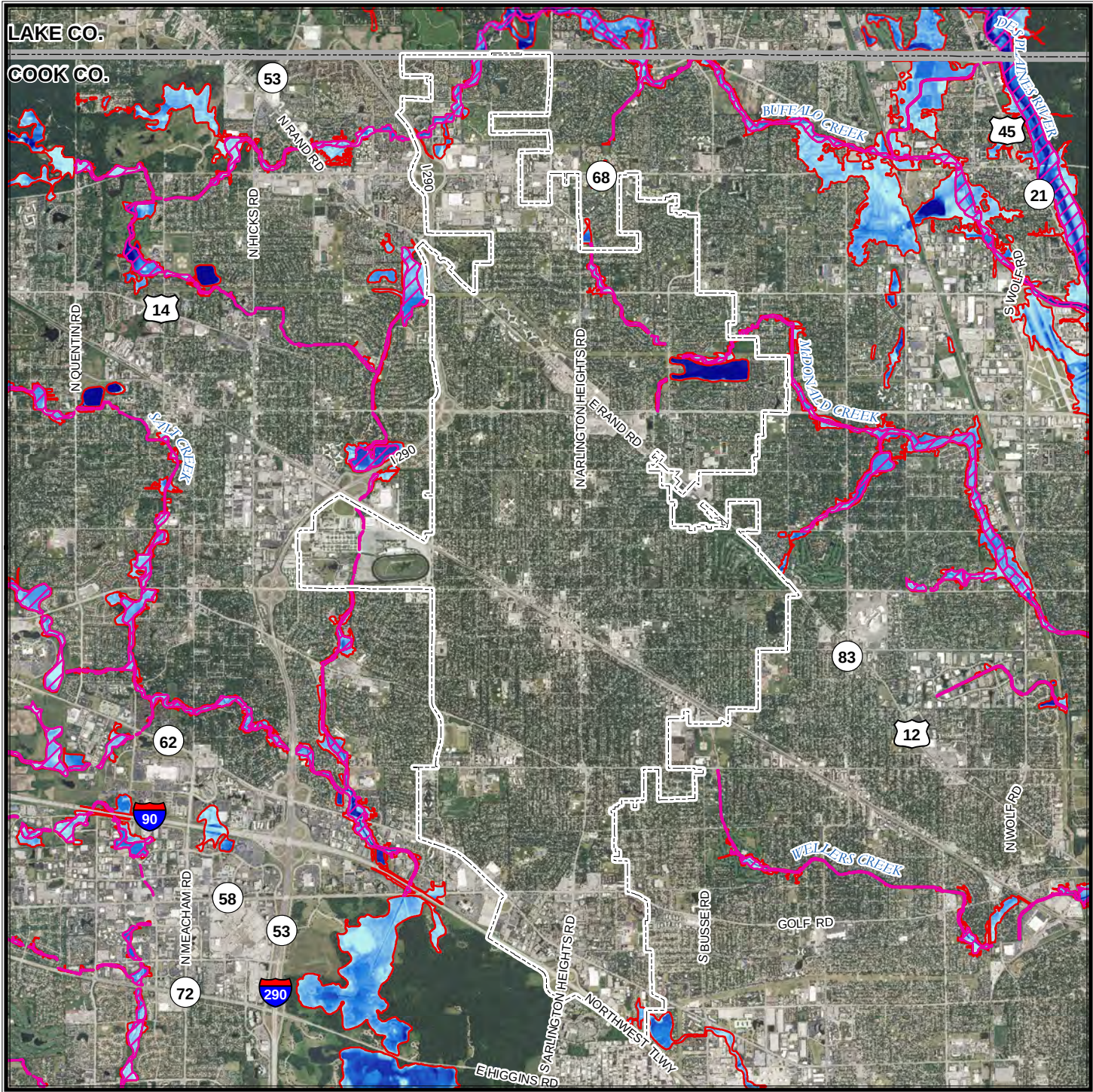
- I (Not Felt)
- II-III (Weak)
- IV (Light)
- V (Moderate)
- VI (Strong)
- VII (Very Strong)
- VIII (Severe)
- IX (Violent)
- X+ (Extreme)

Event Date of May 26, 1909. Original magnitude of 5.0; increased magnitude for analysis of 6.0. Depth: 10 km. Epicenter Lat/Long: 41.6N 88.1W

An Epicenter Map is derived from a database of historical earthquakes developed from three sources (Composite Earthquake Catalog, 2002, Earthquake Data Base, 2002, and Earthquake Seismicity Catalog, 1996). The database has been sorted to remove historical earthquakes with magnitudes less than 5.0. The Epicenter Map is based on a historical earthquake epicenter, selected from the database.

Base Map Data Sources:
Cook County, U.S. Geological Survey





VILLAGE OF ARLINGTON HEIGHTS

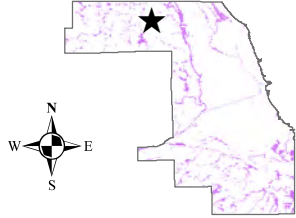
FEMA DFIRM Flood Hazard Areas

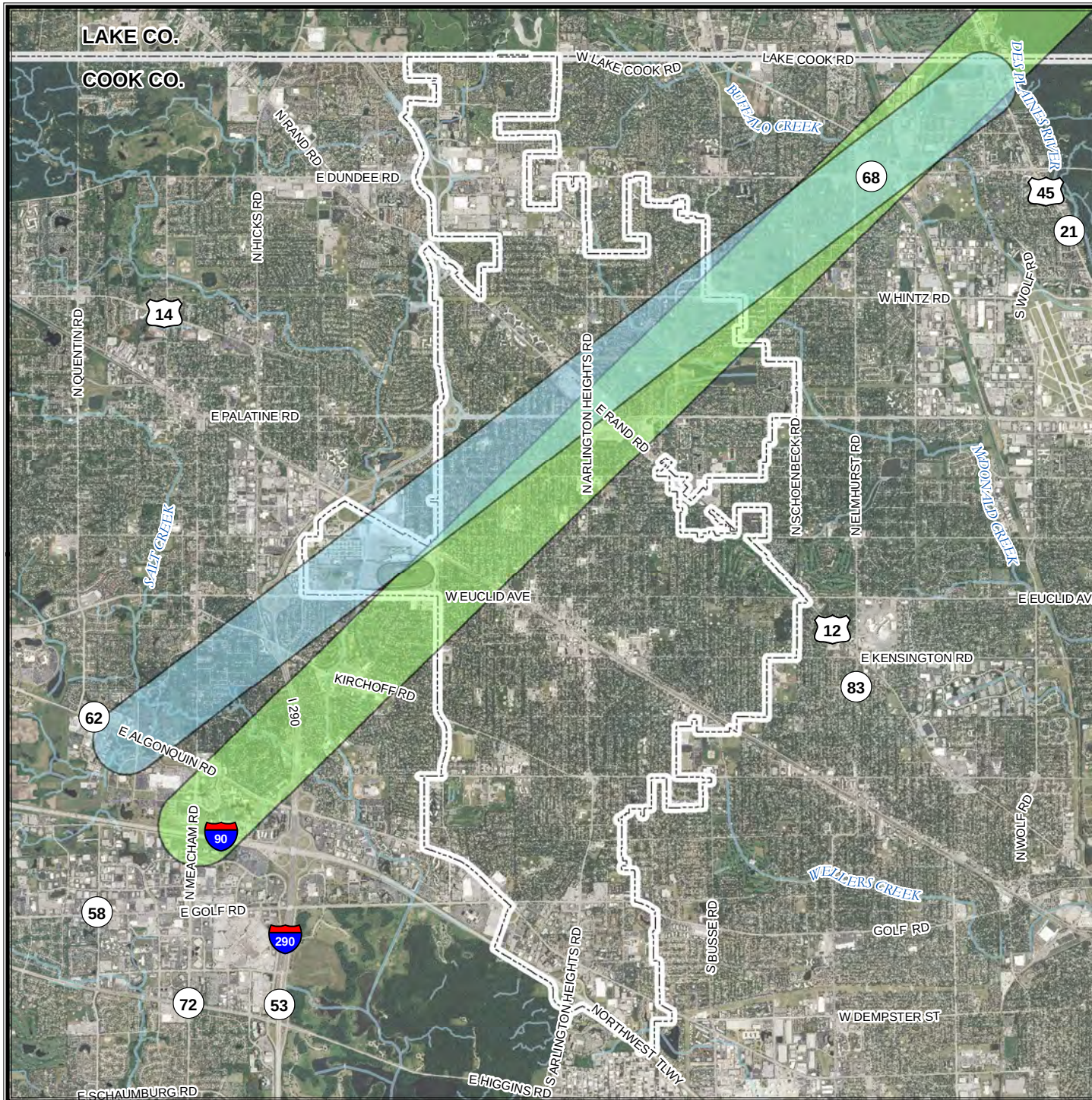
- Floodway
- 1 Percent Annual Flood Hazard
- Flood Depth
20 ft
-1 ft

Flood hazard areas as depicted on FEMA Digital Flood Insurance Rate Maps (DFIRM).

The 1 percent annual flood hazard is commonly referred to as the 100 year floodplain.

Base Map Data Sources:
Cook County, U.S. Geological Survey





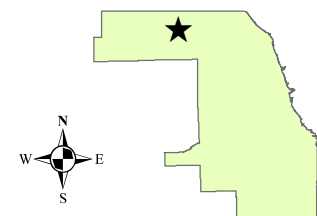
VILLAGE OF ARLINGTON HEIGHTS

100- and 500-Year Tornado Events

- 100-Year Modeled Tornado Event (F4)
- 500-Year Modeled Tornado Event (F5)

The 100- and 500-year events have been modeled based on fifty-nine years of tornado data for Cook County. The wind speeds, widths, lengths, and direction for each event were developed using existing historical tornado data. The simulated storms and their corresponding losses within this jurisdiction were used to determine the 100- and 500-year economic loss event.

Base Map Data Sources:
Cook County, U.S. Geological Survey



0 1 2 Miles



Item: Ordinance - Amendment to Mutual Aid Box Alarm System Agreement

Department: Fire/Legal

BACKGROUND

The Village's participation with surrounding fire departments to provide/receive mutual aid when necessary was established by the Mutual Aid Box System (MABAS) Agreement, adopted by the Village in 1989. It has been determined that an Addendum to the Agreement is necessary in order to set forth a guide for recouping and making financially whole communities who provide mutual aid for a prolonged period of time (more than eight consecutive hours) to a stricken community. The intent is not to start charging for mutual aid on a daily basis, but to put our Village in compliance with FEMA policy. Without the Addendum, FEMA policy considers mutual aid assistance without an assigned cost to be "volunteer work," and, therefore, non-reimbursable for federal funds for Declaration of Disaster responses. With this Addendum, our Village will be in compliance with the FEMA Recovery Policy and remain eligible for federal mobilization and deployment reimbursements.

RECOMMENDATION

It is recommended that the Mutual Aid Box Alarm System First Addendum to MABAS Master Agreement, be approved.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Mutual Aid Box Alarm System Addendum	Ordinance
Mutual Aid Box Alarm System Addendum	Agreement

**AN ORDINANCE AUTHORIZING AN ADDENDUM TO
MUTUAL AID BOX ALARM SYSTEM AGREEMENT**

WHEREAS, the Constitution of the State of Illinois, 1970, Article VII, Section 10, authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance; and

WHEREAS, the “Intergovernmental Cooperation Act,” 5 ILCS 220/1 et seq., provides that any power or powers, privileges or authority exercised or which may be exercised by a unit of local government may be exercised and enjoyed jointly with any other unit of local government; and

WHEREAS, Section 5 of the “Intergovernmental Cooperation Act,” 5 ILCS 220/5, provides that any one or more public agencies may contract with any one or more public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the contract is authorized by law to perform, provided that such contract shall be authorized by the governing body of each party to the contract; and

WHEREAS, the parties hereto are units of local government as defined by the Constitution of the State of Illinois, 1970, Article VII, Section 10, and the Intergovernmental Cooperation Act; and

WHEREAS, the Village President and Board of Trustees of the Village of Arlington Heights have determined that it is in the best interests of the Village of Arlington Heights and its residents to enter into an Addendum to the Mutual Aid Box Alarm System Agreement to secure to each the benefits of mutual aid in fire protection, firefighting, rescue, emergency medical services and other activities for the protection of life and property from an emergency or disaster and to provide for communications procedures, training and any other necessary functions to further the provision of said protection of life and property from an emergency or disaster.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the Village President and the Village Clerk be and are hereby authorized and directed to execute an Addendum to the Mutual Aid Box Alarm System Agreement, a copy of said Addendum being attached hereto and being made a part hereof.

AYES:

NAYS:

PASSED AND APPROVED this 15th day of December, 2014.

ATTEST:

Village President

Village Clerk

MUTUAL AID BOX ALARM SYSTEM FIRST ADDENDUM TO MABAS MASTER AGREEMENT

This First Addendum to the Mutual Aid Box Alarm System ("MABAS") Master Agreement in the State of Illinois, last amended prior to 2000, is meant to incorporate in its entirety the terms included within the Master Agreement except as specifically changed herein. In the event there is a conflict between the terms and conditions of the Master Agreement and this Addendum, this Addendum shall be controlling.

As the cost of lending mutual aid support has increased in recent times, communities have determined it necessary to agree in advance on cost reimbursement issues prior to the occurrence of an actual emergency. Mutual aid agreements such as the MABAS Master agreement have served as the foundation for navigating cost issues and engaging in these agreements prior to the emergency avoid post-emergency concerns on cost reimbursement.

SECTION FIVE – Compensation for Aid is amended to read as follows:

Equipment, personnel, and/or services provided to this Agreement shall be at no charge to the party requesting aid for the first eight (8) consecutive hours of aid provided to the Stricken Unit; however, any expenses recoverable from third parties shall be equitably distributed among responding parties. Day to day mutual aid should remain free of charge and the administrative requirements of reimbursement make it unfeasible to charge for day-to-day mutual aid. Nothing herein shall operate to bar any recovery of funds from any state or federal agency under any existing statute.

Any Aiding Unit is empowered to and may charge a Stricken Unit for reimbursement for costs of equipment, personnel, and/or services provided under this Agreement for terms of more than eight (8) consecutive hours under the following terms and conditions:

1. The amount of charges assessed by an Aiding Unit to a Stricken Unit may not exceed the amount necessary to make the Aiding Unit whole and should only include costs that are non-routine in nature.
2. The Aiding Unit must assess no more the "usual and customary" charges for personnel costs pursuant to a collective bargaining agreement, benefit ordinance or compensation policy.
3. The fee structure for apparatus and equipment shall be based on FEMA or OSFM rate schedules. If a particular piece of apparatus or equipment is not listed within the FEMA / OSFM rate schedules, a market rate for reimbursement shall be established.

4. In no event shall the amount assessed by an Aiding Unit to a Stricken Unit exceed the amount of fees permitted to be assessed under Illinois law.
5. Aiding Units must invoice the Stricken Unit within thirty (30) days after the completion of the emergency; once thirty (30) days pass, the aid shall be considered to be a donation of service.
6. Mutual Aid and assessing costs for mutual aid cannot in any way be conditioned upon any declaration of a federal disaster.

Member Units are encouraged to consider the adoption of internal policies establishing procedures for cost reimbursement on MABAS mobilizations pursuant to established MABAS procedures for collection and submission of funds.

The Signatory below certifies that this First Addendum to the MABAS Master Agreement has been adopted and approved by ordinance, resolution, or other manner approved by law, a copy of which document is attached hereto.

Political Entity/Agency

President/Mayor Signature

ATTEST:

Date

Clerk/Secretary Signature

MABAS DIVISION: _____



Item: Ordinance - Special Use Permit - Aurelio's Pizza

Department: Planning/Legal

An Ordinance Granting a Special Use Permit for a Restaurant and a Variation from Chapter 28 of the Arlington Heights Municipal Code
(Aurelio's Pizza, Esplanade Shopping Center, 2944 W. Euclid Avenue)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Special Use Permit - Aurelio's Pizza	Ordinance

**AN ORDINANCE GRANTING A
SPECIAL USE PERMIT FOR A RESTAURANT
AND A VARIATION FROM CHAPTER 28 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 14-021, pursuant to notice, conducted a public hearing on November 12, 2014 on a request for a special use permit for a 5,075 square foot sit-down restaurant, with a total indoor seating area of 1,954 square feet and indoor seating capacity of 183 seats and an outdoor seating area of 400 square feet and a total outdoor seating capacity of 25 seats, located in the Esplanade Shopping Center at 2944 W. Euclid Avenue, Arlington Heights, Illinois, which property is located in a B-3 General Service, Wholesale and Motor Vehicle District; and

WHEREAS, the President and Board of Trustees have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting the request, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights; and

WHEREAS, the President and Board of Trustees hereby find that the proposed establishment of a restaurant in that location will be desirable for the public convenience and that such facility will be compatible with other uses in the vicinity of the site,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That a special use permit for a 5,075 square foot sit-down restaurant, with a total indoor seating area of 1,954 square feet and 183 seats and an outdoor seating area of 400 square feet and a total outdoor seating capacity of 25 seats, in a B-3 General Service, Wholesale and Motor Vehicle District, is granted for the property legally described as:

Lot 9 (except the North 40 feet thereof) in Arlington Park Office Centre, being a subdivision of part of the Northwest $\frac{1}{4}$ of Section 25 and part of the Northeast $\frac{1}{4}$ of Section 26, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded May 23, 1980 as Document Number 25466742, in Cook County, Illinois.

also described as:

Part of Lot 9, Arlington Park Office Centre, Village of Arlington Heights, Cook County, Illinois, being more particularly described as follows:

beginning at a found 1/2 " iron pipe at the Southwest corner of said Lot 9, thence North 00 degrees 05 minutes 24 seconds East, 150.00 to a found 3/4" iron pipe; thence North 07 degrees 52 minutes 47 seconds West, 100.98 feet to a property corner lying 0.51 feet North and 0.13 feet West of a found 3/4" rebar; thence North 00 degrees 05 minutes 24 seconds East, 80.32 feet to a found 1/2" iron pipe, thence South 89 degrees 54 minutes 34 seconds East 683.18 feet to a set 3/4" rebar; thence South 18 degrees, 59 minutes, 36 seconds west, 163.79 feet to a set 3/4" rebar; thence thence South 07 degrees 39 minutes 47 seconds West, 156.73 feet to a set 3/4" rebar; thence North 89 degrees 54 minutes 36 seconds West, 92.09 feet to a set 3/4" rebar; thence South 84 degrees 22 minutes 46 seconds West, 201.00 to a set 3/4" rebar; thence North 89 degrees 54 minutes 36 seconds West, 303.37 feet to a found 1/2" iron pipe at the point of beginning.

P.I.N. 02-25-100-034-0000

and commonly described as 2944 W. Euclid Avenue, Arlington Heights, Illinois, which shall be in compliance with the following plans:

Floor Plan, prepared by Soos & Associates, Inc., dated September 26, 2014, consisting of sheet A101;
Center Plan, consisting of one sheet;

copies of which are on file and available for public inspection with the Village Clerk.

SECTION TWO: That a variation from Chapter 28, Section 6.12-1(2)(a), Traffic Engineering Approval, For Projects Requiring Plan Commission Review, waiving the requirement for a traffic study and parking analysis prepared by a qualified professional engineer is hereby granted.

SECTION THREE: That the special use permit and variation granted by this Ordinance is subject to the following conditions, to which the Petitioner has agreed:

1. The interior seating area for the restaurant shall be limited to 1,954 square feet with a maximum of 183 seats and the outdoor seating area shall be limited to 400 square feet with a maximum of 25 seats.
2. The proposed parking shall be installed prior to final occupancy being granted for the restaurant and must meet all applicable Code requirements.

3. The applicant shall provide a tree survey and preservation plan and work with staff to determine the replacement ratio at building permit.

4. As a part of the permit application, the applicant shall provide calculations to show the additional volume of required detention that will be generated by additional parking spaces. The existing site was permitted under Metropolitan Water Reclamation District (MWRD) Permit #08-076. The calculations for the existing site shall be reviewed by the MWRD engineer and any modification to the MWRD permit shall be coordinated with the MWRD through the Village's Engineering Department.

5. The Petitioner shall comply with all Federal, State and Village codes, regulations and policies.

SECTION FOUR: That the Director of Building of the Village of Arlington Heights is directed to issue permits for the facility herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County, Illinois.

AYES:

NAYS:

PASSED AND APPROVED this 15th day of December, 2014.

Village President

ATTEST:

Village Clerk

Special Use:AureliosPizza



Item: Resolution - SWANCC - Director/Alternate Director

Department: Manager/Legal

Resolution Appointing a Director and Alternate Director to the Solid Waste Agency
of Northern Cook County
(Randall Recklaus, Village Manager, to serve as Alternate Director)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
SWANNC - Director/Alternate Director	Resolution

RESOLUTION APPOINTING A DIRECTOR
AND ALTERNATE DIRECTOR TO THE
SOLID WASTE AGENCY OF NORTHERN COOK COUNTY

BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, AS FOLLOWS:

SECTION ONE: The Village of Arlington Heights is a member of the Solid Waste Agency of Northern Cook County ("the Agency") and, pursuant to the Agency Agreement establishing the Agency, is entitled to appoint a Director and one or more Alternate Directors to the Board of Directors of the Agency.

SECTION TWO: The President and Board of Trustees of the Village of Arlington Heights appoints Village President Thomas W. Hayes as the Village's Director on the Board of Directors of the Agency and appoints Village Manager Randall Recklaus as its Alternate Director, in each case for a term expiring April 30, 2015, or until his or her successor is appointed.

SECTION THREE: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 15th day of December, 2014.

Village President

ATTEST:

Village Clerk



Item: Budget Amendment –Fire and Police Commission Exam Fund

Department: Human Resources

BACKGROUND

The Fire and Police Commission Examination budget account covers testing for: entry level Police Officers and Firefighters, Promotional Police Sergeant, Promotional Fire Lieutenant and the processing of entry level Police and Fire candidates for polygraph and psychological exams. This line item is budged at \$25,900. As a result of a FY14 bill which arrived well into FY15 and was thus paid out of FY15 funds, this account does not have sufficient money for this fiscal year.

Staff recommends that \$18,000 be transferred from the Village's Contingency Account to the Fire and Police Commission Examinations account to pay the \$14,580 invoice to Selection Works and the remaining to cover anticipated examinations for the processing of Fire and Police candidates. This amendment should be sufficient to complete the necessary testing for the balance of the fiscal year.

RECOMMENDATION

It is recommended, that the Village Board amend the FY15 Fire and Police Commission Examinations account by an increase of \$18,000 which will include payment of the \$14,580 invoice to Selection Works, LLC, with the funds for this increase being transferred from the Village's Contingency Account.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: I-Cubed/Food Commissary - 2920 N. Arlington Heights Rd. - PC#14-018

Department: Planning & Community Development

Requested Action

A Land Use Variation to allow "Bakery Products, Wholesale and Production" in the M-1 district.

Variations Identified

Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic and parking analysis from a Certified Traffic Engineer.

Recommendation

A public hearing was held by the Plan Commission on October 8, 2014 where Commissioner Drost moved and Commission Ennes seconded:

A motion to recommend to the Village Board of Trustees the approval of PC#14-018, a Land Use Variation to allow "Bakery Products, Wholesale and Production" in the M-1 district, and a variation from Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic and parking analysis from a Certified Traffic Engineer.

This approval is contingent upon compliance with the recommendations of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated October 2, 2014:

1. The Land Use Variation is limited to I-Cubed Enterprises/ Food Commissary only and food prep shall be limited to Savory Salads.
2. The trash dumpster on the site will be internally located if permitted, or screened from public ways, and surrounding uses and secured with fencing, sealed and moved to the north side of the loading dock.
3. If the Village determines that the proposed use results in the emission of objectionable odors in quantities so as to be readily detectable by an observer at any point on the boundary line of any premises or beyond, then the Petitioner will

need to incorporate addition measures and/or improvements that will address the odor issue. The exhaust venting should be moved as far north as possible.

4. Once the food preparation schedule is determined, the frequency of the trash pick-up will be increased so that trash placed in the receptacle will not remain in the receptacle for more than 48 hours.

5. The site shall be monitored for any issues relative to resident concerns such as odor, rodents, traffic and trash.

6. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

Roll Call Vote: Commissioner Drost, Ennes, Sigalos, Warskow and Chairman Lorenzini voted in favor, and Commissioner Dawson voted against. Motion carried.

Commissioner Dawson comment:

My comment is that I'm not against the project. I just don't feel that there was enough information here tonight for me to recommend it to the Village Board. If there were more information, if the owners had been here; I don't feel the special use criteria was clearly enough set out for me to make the recommendation. With more information, it would have been a yes.

Chairman Lorenzini comment:

My comment is that I relate very well to one of the residents who said this wasn't here when we moved in. But I guess the thing that's kind of the tipping point for me is that there really is no definition, a good definition for this in the code, should it be in M-1 or in M-2. It's an M-2 by default but it sounds like it could very well be an M-1. And I think the Petitioner is making every effort they can to make this a satisfactory situation. And I would also ask Latika if, maybe if you can look into if there is any type of Village rodent control program. It looks like the, this area could use it, whether or not this facility is here or not.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Memo with attachments	Correspondence

Petitioner Communication_12-5-14	Correspondence
Petitioner Communication_10-15-14	Correspondence
Information provided by neighbors after neighborhood meeting	Correspondence
Staff Report	Report
PC Minutes 10/08/14	Minutes
Location Map	Exhibits
Plat of Survey	Exhibits
Floor Plan_Revised	Exhibits
Odor Control & Trash Letter	Correspondence
Land Use Variation Justification	Correspondence
Business Operation Details	Correspondence
Department Comments	Correspondence
Response to Department Comments-1	Correspondence
Response to Department Comments-2	Correspondence
Neighbor Letter-1	Correspondence
Neighbor Letter-2	Correspondence
Neighbor Letter-3	Correspondence
PC Timeline Tracker	Correspondence

MEMORANDUM

TO: Charles Witherington-Perkins
Director of Planning and Community Development

CC: Bill Enright
Deputy Director of Planning and Community Development

FROM: Latika Bhide
Development Planner

DATE: December 10, 2014

RE: PC 14-018, I-Cubed Enterprises/Food Commissary
Follow-up on the issues raised during and after the Plan Commission hearing.

I-Cubed Enterprises/Food Commissary is seeking a Land Use Variation to allow “Bakery Products, Wholesale and Production” in the M-1 district at 2910 N. Arlington Heights Road. The petition was heard at the October 8, 2014 Plan Commission meeting, at which the Commission made a recommendation for approval of the request. This item was postponed to the December 15, 2014 Village Board meeting at the petitioner’s request to allow them time to provide additional information.

Residents from the Burr Oak neighborhood met with Village staff after the Plan Commission hearing on October 28, 2014. The residents expressed their concerns about odors, catering, wild animals attracted by the odor, as well as the size of the proposed kitchen. Materials submitted by the residents are attached to this memo.

The memo summarizes the issues that were discussed during the Plan Commission hearing.

I. FOLLOW UP ON ISSUES DISCUSSED AT THE PLAN COMMISSION HEARING

Plan Commission/Resident Questions:

Members of the Plan Commission had questions relative to the Illinois Department of Public Health Food Service Sanitation Code and Village Health Department requirements. The following clarifications were provided by the Health Services Department.

- Q1. How are violations of the Food Service Sanitation Code handled by the Health Department? If violations are not corrected, or not corrected within a specified time, can the facility be shut down?
- A1. Violations of the Food Service Sanitation Code are documented on an inspection form and provided to the owner/operator. If violations that constitute a substantial hazard to the public health are not corrected, a food operation may be closed. Violations that are not a substantial hazard and aren't corrected in a timely fashion may result in the issuance of citations for Court.
- Q2. Per the Food Service Sanitation Code, is it acceptable to store garbage indoors until such time as it is picked? If not, would it be acceptable per the Code to store the garbage within the loading dock on the site until it is picked up?
- A2. Refuse may be stored indoors, but must be kept in rodent-proof containers with tight-fitting lids and away from prep areas.

In response to this issue, Condition #2 as recommended by the Plan Commission states that: The trash dumpster on the site will be internally located if permitted, or screened from public ways, and surrounding uses and secured with fencing, sealed and moved north of the loading dock.

Since the Code allows indoor trash areas, Staff recommends, consistent with the Plan Commission motion the following modified condition #2: Based on the response from the Health Department, the condition can be modified as follows: **An indoor refuse storage area must be provided for this use.**

At this time, the petitioner has indicated that they agree and intend to incorporate an indoor refuse area within their tenant space. Please see the attached letter, dated October 15, 2014. A schematic plan for the indoor refuse area has been provided.

It should be noted that many developments downtown have indoor refuse storage areas that include restaurant garbage. These include:

- Panera Bread
- California Pizza Kitchen
- Alt Thai
- Wildfish
- Jimmy John's
- La Roca Tapas
- Peggy Kinnane's
- Armand's
- Tuscan Market
- Ttowa

The food service operations at Arlington International also include an indoor refuse storage area.

- Q3. For an outdoor garbage enclosure, are there any code restrictions against requiring a roof enclosure? Are garbage bins with sealed lids acceptable?
- A3. No roof is required for outdoor garbage enclosures. Refuse containers must have lids that are kept closed. The Building Division may have separate requirements (fire suppression) for a roof over a refuse storage area. The petitioner has agreed to provide an indoor refuse area within their tenant space. Please see the attached letter dated October 15, 2014 and a schematic plan for the indoor refuse area, dated December 5, 2014.
- Q4. Has the Health Department received any complaints from the residents in the Luther Village or The Moorings regarding odors or garbage from their kitchen facilities?
- A4. No. The Health Department has not received any complaints from the residents in the Luther Village or The Moorings. There are a total of 668 dwelling units at the Luther Village and two campus restaurants. There are 293 dwelling units at The Moorings.
- Q5. Will catering services be provided at this facility?
- A5. There was discussion at the Plan Commission hearing regarding Savory Salads catering events and the possibility of operating catering services out of this location. The petitioner's application did not indicate that a catering establishment was being requested at this location. The petitioner has indicated that the fulfillment of catering orders is not going to be taken, completed, or delivered at or directly from the commissary. Any catering services will be sourced out of the Savory Salads retail location, which is permitted. Per their written statement (dated October 15, 2014, attached) the purpose of the food commissary is not to accommodate or increase the catering business.

Per Chapter 28, Zoning Regulations, Catering Establishments are defined as: A facility whose primary purpose is to provide food, generally in large quantities, for banquets or for special events which are held off the premises not including a carry-out restaurant or a sit-down restaurant. Catering Establishments are permitted as a Special Use in the B-1 district and are permitted by right in the B-2, B-3, and B-4 districts. Therefore, Catering Establishments are not permitted in the M-1 district at this location. To allow a catering establishment at this location would require the approval of a land use variation. The Petitioner has indicated that no catering will occur at the commissary, although this would be difficult to enforce.

Though several restaurants within the Village provide catering services, there are no stand-alone catering establishments in the Village.

- Q6. From the resident's testimony, it appears that there is a rodent/ coyote/ skunk problem in the area at this time. Does the Village have an animal control program?

- A6. The Police Department has two Animal Wardens available to assist residents as well as businesses, with Domestic and Wildlife issues. The Village does not have a rodent control program. It was indicated by the Animal Wardens that the skunks are quite busy at this time of the year, trying to fatten up to keep warm over the winter. It was also indicated that coyotes are everywhere. The Village does not do anything unless the animals (skunks and coyotes) are sick or injured. The property owner always has the option of hiring a private trapper at their own cost. However, it must be noted that with coyotes, if you remove any animals from a certain area, it will cause the number in litters to go up to replace the population which in turn could cause an increase in coyotes in the area.
- Q7. One of the residents asked if the Food Service Sanitation Code requires the equipment (in the Food Commissary) to be sterilized? If yes, where/how are the chemicals disposed?
- A7. No. There is no requirement for equipment to be sterilized.

Odors

Attached for your reference are two memos from the Health Department, dated March 20, 2013 and April 5, 2013 addressing concerns raised by the Plan Commission relative to cooking odors. Based on previous code enforcement cases that have gone to court, it is difficult to enforce odor conditions.

Grease Traps

At the Plan Commission hearing, the petitioner alluded to the possibility of locating the grease trap indoors, if permitted by Code. At this time, no building permit plans have been submitted for this use. Therefore, it has not been established whether an external or internal grease trap will be used. However, if an exterior grease trap is used, it will not attract rodents because it is an underground system that is contained and sealed.

The grease trap should be located as far north as practically feasible.

M-2 vacancy

The proposed use is permitted by right in the M-2, Limited Heavy Manufacturing District. At the Plan Commission hearing, there was discussion relative to the vacancy rate for property zoned M-2 in the Village. There is approximately 2.8 million square feet of M-2 zoned property in Arlington Heights. Approximately 370,375 square feet of space, amounting to 13.3% is estimated to be vacant. Most of the M-2 zoned property is located at the far south end of the Village along Algonquin Road and Golf Road.

Other Issues:

Loading, Delivery and Refuse provisions in the Zoning Ordinance

Per Chapter 28, Zoning Regulations, in the B-1, B-2, B-3, and B-4 districts, all deliveries and loading related activities, as well as parking lot sweeping in the service area, directly abutting a residential property, is not permitted between the hours of 10:00 p.m. and 7:00

a.m. There are no restrictions on delivery or loading operations in the Manufacturing districts. The Village Board could consider imposing similar restrictions for this use.

The Village requires the screening of all refuse areas using walls, fencing, planting or a combination of these. The garbage enclosure was originally proposed to be located outdoors. The petitioner has since indicated that they intend to incorporate an indoor refuse area within their tenant space. Please see the attached letter dated October 15, 2014 and a schematic plan for the indoor refuse area, dated December 5, 2014.

Savory Salads at 215 N. Hough Street, Barrington

The Food Commissary is intended to prep food for the existing Savory Salads restaurant in Barrington and the proposed Savory Salads restaurant in Arlington Heights at the Esplanade Center on Euclid Avenue.

- Staff contacted the Planning and Community Development Department for the Village of Barrington on October 15, 2014 regarding the existing Savory Salads location in Barrington. The feedback received was positive. It was indicated that Savory Salads is a really great business. The Village of Barrington has had no issues with them. They are very well liked in the community. The citizens/people really like them and their business continues to grow and increase. The Village of Barrington has not had any Health issues with Savory Salads.
- Food facilities within Lake County in Barrington are inspected by the Lake County Health Department. Inspection Reports for food facilities in Lake County are available on their website. The restaurant passed all inspections in 2013 and 2014.

Other Similar Facilities

It should be noted that other facilities such as Jewel Osco also have kitchen facilities on-site and also provide cake and party trays.

- The Jewel Osco located at 440 East Rand Road is located immediately south of the residential properties on Circle Hill Drive.
The distance between the store and the residence to the north is located approximately 80 FT.
- The Jewel Osco located at 1860 South Arlington Heights Road is located immediately to the east of the single family properties on Surrey Park Lane.
The distance between the store and the residence to the west is located approximately 95 FT.
- The Jewel Osco located at 122 N. Vail Avenue is located near residential development to the west and south.
Residential properties are located 57.5 FT to the west and 111 FT to the south.

The Health Department has indicated that they have not received any complaints regarding rodents or odors relative to the Jewel Osco stores listed above. Also, there are

many restaurants located in close proximity to residential.

By comparison, the Commissary (not including the office portion) would be located approximately 108 feet from the property line, and approximately 160 feet from the residence to the south and approximately 250 feet from the residence to the east. The interior refuse area will be located approximately 160 feet from the property line and approximately 217 feet from the residence to the south.

Former Use of Building

- The prior tenant of 2910 N. Arlington Heights Road (tenant space in question) was Optimal Energy LLC. Optimal Energy is an installer of geothermal heating and cooling systems. Per staff's understanding, the business was involved at this location in designing/engineering the heating and cooling systems and fabricating sheet metal into duct work required for the systems.
- Prior to Optimal Energy, the tenant at this location was Sedecal USA, Inc. (2001). The company is involved in Original Equipment Manufacturer (OEM) design and manufacturing of high frequency X-Ray generators and X-Ray systems. Per their business license, at this location, the business conducted sales and service for X-Ray Medical devices.

Other Commissaries

Staff contacted the Environmental Health Division within the Community Development Department at Elk Grove Village to enquire about the food commissaries located in the Village. The Food Commissary for 'Sweet Tomatoes', which is a restaurant specializing in salad bar, specialty salads, soups, pasta, and breads, is located in the Village within a Restricted Industrial (I-1) district. The property at 875 Cambridge Dr. is surrounded by other I-1 properties. The Commissary serves their 6 Chicagoland locations. It was indicated to staff that the facility is approximately 10,000 square feet in area. Elk Grove staff indicated that he had not received any odor, pest or garbage complaints for this use. The commissary is not adjacent to residential uses.

II. MEETING WITH NEIGHBORS

On October 28, 2014, Planning and Community Development staff met with the neighbors from the Burr Oak neighborhood. The residents expressed concerns about home values, odors and smells from the Commissary operation, and the health and safety concerns due to wild animals being attracted due to odors.

The residents also expressed concerns regarding the size of the kitchen as well as the equipment proposed for the kitchen. The residents further expressed concern regarding any catering from this location. The information provided by the residents is attached to this memo.

III. CONFERENCE CALL WITH PETITIONER

On November 6, 2014, Planning and Community Development staff held a conference call with Stephanie Jameson, the operator of Savory Salads/Food Commissary and

Attorney Dominic Buttitta. Based on the concerns expressed by the residents, staff asked the petitioner to provide additional information, specifically related to the size of the kitchen and the various equipment. The petitioner has provided a response, dated December 5, 2014, which is attached.

The petitioner has indicated that the larger floor area would allow them to buy required items in bulk to save cost and reduce deliveries. Also, due to the Illinois Department of Public Health (IDPH) regulations, they are required to store meat and cheese separately from produce, therefore requiring ample sized coolers/freezers. The petitioner is proposing floor mixers instead of the table top mixers currently used, to mix a larger quantity of dough. Because of the small window for baking, the larger revolving ovens are necessary to simultaneously fit all dough in the oven. The petitioner has also indicated that they are proposing four (prep) tables to avoid congestion and the need to sanitize and resanitize surfaces. The three and four compartment sinks are per the IDPH requirements.

The petitioner has indicated that at this time there will be two employees at the Commissary. The petitioner has estimated that at an absolute maximum, the employees at the commissary would not exceed ten, wholly depending upon demand.

Further, the petitioner has stated that they have no intention of running night shifts and it is currently the policy of the company to be closed on Sundays. All prep work is proposed to be done from Monday to Saturday during daytime hours.

IV. OPTIONS

The Village Board could consider the following options:

- A. Concur with the Plan Commission recommendation with modified Condition #2: ~~The trash dumpster on the site will be internally located if permitted, or screened from public ways, and surrounding uses and secured with fencing, sealed and moved to the north side of the loading dock.~~ **An indoor refuse storage area must be provided for this use.**
- B. Deny the petitioner's request.
- C. Concur with the Plan Commission recommendation with modified Condition # 2, listed above with additional conditions as follows:
 - a. All deliveries and loading related activities, as well as parking lot sweeping in the service area, directly abutting a residential area, shall not be permitted between the hours of 10:00 p.m. and 7:00 a.m.
 - b. The grease trap should be located as far north as practically feasible.

- c. The hours of operation for the commissary will be limited to Monday to Saturday between 7:00 a.m. to 7:00 p.m. The commissary shall not operate a night shift and no Sunday operation is permitted.

V. RECOMMENDATION

In efforts to address nearby residents concerns while still allowing this new business and building occupancy, the following modified Plan Commission recommendation could be considered by the Village Board:

1. The Land Use Variation is limited to I Cubed Enterprises/Food Commissary only and food prep shall be limited to Savory Salads.
2. ~~The trash dumpster on the site will be internally located if permitted, or screened from public ways, and surrounding uses and secured with fencing, sealed and moved to the north side of the loading dock.~~ **An indoor refuse storage area must be provided for this use.**
3. If the Village determines that the proposed use results in the emission of objectionable odors in quantities so as to be readily detectable by an observer at any point on the boundary line of any premises or beyond, then the petitioner will need to incorporate additional measures and/or improvements that will address the odor issue. The exhaust venting should be moved as far north as possible.
4. Once the food preparation schedule is determined, the frequency of the trash pick-up will be increased so that trash placed in the receptacle will not remain in the receptacle for more than 48 hours.
5. The site shall be monitored for any issues relative to resident concerns such as odor, rodents, traffic and trash.
6. The Petitioner shall comply with all Federal, State and Village codes, regulations and policies.
7. **All deliveries and loading related activities, as well as parking lot sweeping in the service area, directly abutting a residential area, shall not be permitted between the hours of 10:00 p.m. and 7:00 a.m.**
8. **The grease trap should be located as far north as practically feasible.**
9. **The hours of operation for the commissary will be limited to Monday to Saturday between 7:00 a.m. to 7:00 p.m. The commissary cannot operate a night shift and no Sunday operation is permitted.**

Attachments:

- Aerial Image, 2910 N. Arlington Heights Road
- Email from David Zajicek, Hinshaw and Culbertson, dated 10-16-2014
- Memo, from Sean Freres, Environmental Health Officer, dated 3-20-2013
- Memo, from Sean Freres, Environmental Health Officer, dated 4-5-2013
- Petitioner Communication, dated 12-05-14
- Petitioner Communication, dated 10-15-2014
- Information provided by neighbors after neighborhood meeting

COLLEGE DR

ARLINGTON HEIGHTS RD

LOADING
DOCK

FOOD
COMMISSARY

OFFICE

250 FT

160 FT

108 FT

160 FT

217 FT

Schematic Sketch



Bhide, Latika

From: RZinkann@hinshawlaw.com on behalf of DZajicek@hinshawlaw.com
Sent: Thursday, October 16, 2014 10:54 AM
To: Bhide, Latika
Cc: Dominic J. Buttitta, Jr.; brian@astrotech.com.hk
Subject: I-Cubed Land Use Variation

Ladika -

In response to your request for information relative to I-Cubed's request for a land use variation, the property owner's (Astrotech, Inc., hereinafter called AST), prior tenant of the approximate 13,000 sq. ft. premises now being leased by I-Cubed was used for HVAC consulting and contracting work including office, warehouse, show room, and fabrication. No manufacturing was involved. The fabrication consisted of buying sheet metal, cutting it and configuring it into typical HVAC duct work, much like we all have in our homes.

Regarding vacancy, AST realized in December of 2012 that the prior tenant would not be extending its lease after expiration on September 30, 2013. Accordingly, AST hired a broker to begin looking for a replacement tenant and found none until approximately 15 months later in March of 2014, being I-Cubed. During the 15 month drought, there were very few inquiries. The reason being that the premises is small and one of many similar premises for rent in "C" type office/warehouse buildings in the Arlington Heights area. Moreover, this particular premises had an untypical office/warehouse ratio of approximately 30% office/70% warehouse instead of the typical 10/90 or 20/80, at most. Moreover, there is no drive-in truck dock available to this premises and, moreover, the dock is shared with AST. This has always been a negative factor with other potential tenants. AST was fortunate to find a potential tenant, I-Cubed, with the visionary and unique concept of a hybrid office and food preparation use closely fitting a 30/70 ratio and no need for a private drive-in dock.

So, the question isn't really one of absolute vacancy but rather a question of tenant interest. If I-Cubed had not appeared on the scene, AST would most likely still be looking for a tenant.

I hope this sufficiently responds to your questions. If not, feel free to contact me.

David E. Zajicek, Partner

4343 Commerce Court, Suite 415, Lisle, Illinois, 60532
Tel: 630-505-4167 | Fax: 630-505-0959
E-mail: dzajicek@hinshawlaw.com



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Memorandum

To: James McCalister, Director of Building & Health Services
C: Matt Dabrowski, Development Planner
From: Sean Freres, Environmental Health Officer
Date: March 20, 2013
Re: Manpasand: PC 12-022

The following is a response to a request from the Planning & Community Development Department to address concerns of the Plan Commission regarding the expansion of Manpasand Restaurant.

Manpasand opened in March, 2002. In November, 2006, the Health Department received an anonymous complaint about cooking odors. An inspection was conducted and it was observed that the cooking equipment, surfaces and hood filters were in need of cleaning. The cleaning was done and no additional complaints were received at that time. At a December, 2006 Village Board meeting, a couple complained to the Board that odors from Manpasand have been an ongoing problem. In March, 2007 the Health Department received complaints from owners of three different homes adjacent to the shopping center where Manpasand is located. A citation was issued to the business owner for permitting the emission of an objectionable odor. The three complainants appeared in court as witnesses. After seven court appearances, the case was non-suited by the Village Prosecutor because the Village could not sustain a burden of proof that Manpasand presented a viable odor nuisance.

There have been two other food service nuisance odor complaints that staff can recall. In August 1994, a citation was issued to a restaurant for nuisance odors. After four court appearances, the defendant was found not guilty of permitting the emission of nuisance odors. The court stated that since the property was zoned for a restaurant, and the exhaust equipment was operating properly, no violation existed. The other complaint involved a large coffee bean roasting operation. The Village Board at that time had a condition with the operators that if complaints were received, and they were unable to resolve them, they would cease the operation. Complaints were received and the company moved their operation to an adjacent community.

The equipment in Manpasand's kitchen ranges in age from eleven years to much more recent. The two original cooking hoods were removed and replaced with one large hood in May 2011, after a fire occurred. The filters in the hood are used to extract the grease, which also helps remove the odors. This is what Manpasand, along with any other food service that cooks in Arlington Heights uses to control odors. The hood complies with current State and Village regulations, and has been operating normally during routine inspections.

There are manufacturers of cooking hoods that make odor reduction units that claim to "eliminate or reduce odors to an acceptable level." The newer technologies advertised to reduce odors have not been evaluated by a third party and staff is not aware of a system of this type being installed in Arlington Heights. There is nothing in the Village or State codes that would require a food service facility to install such a system.

Memorandum

To: James McCalister, Director of Building & Health Services
cc: Matt Dabrowski, Development Planner
From: Sean Freres, Environmental Health Officer
Date: April 5, 2013
Re: Manpasand Restaurant- 644 E. Golf Rd.

This memo is in response to the memo sent by Planning & Community Development on April 1, 2013, regarding concerns raised by the Plan Commission relative to cooking odors. The Environmental Health Officers have reviewed the letter sent by Affiliated Realty and Management Company and concur with their findings.

1. Manpasand did install a new hood in 2011.
2. Additional odor control systems are expensive and cannot guarantee the elimination of cooking odors.
3. Requiring additional odor control systems on all new or expanding restaurants would be expensive, and may cause restaurants to relocate to other communities.

In addition, as stated in the memo to you dated March 20, 2013, the Village has prosecuted two restaurants in the past under the Village's Nuisance Odor code unsuccessfully. In one of the cases, the Judge stated that since the property was zoned for a restaurant, and the exhaust equipment was operating properly, no violation existed. The other case was non-suited by the Village Prosecutor because the Village could not sustain a burden of proof that the restaurant, Manpasand, presented a viable odor nuisance.

CB
CARPONELLI BUTTITA
A Limited Liability Company
ATTORNEYS AT LAW

RECEIVED

DEC - 5 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ROSS S. CARPONELLI
ATTORNEY

117 SOUTH COOK STREET
2ND FLOOR
BARRINGTON, ILLINOIS, 60010
TEL: 847.382.4000
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ADDITIONAL OFFICE LOCATIONS IN:

CHICAGO, ILLINOIS

&

ROSELLE, ILLINOIS

(BY APPOINTMENT ONLY)

DOMINIC J. BUTTITA, JR.
ATTORNEY

December 5, 2014

Village of Arlington Heights
Department of Planning & Community Development
33 South Arlington Heights Rd.
Arlington Heights, Illinois 60005

Re: **Additional Information: Trash Area, Equipment & Kitchen Details, Hours of Operation**
Application for Land Use Variation
I-Cubed Enterprises, Inc.
2910 N. Arlington Heights Road, Arlington Heights, Illinois 60010

Dear Department of Planning & Community Development,

Pursuant to your offices direction, the following represent additional information, submitted on behalf of I-Cubed Enterprises, Inc. pertaining to the above referenced application for Land Use Variation.

Size/Specifications of Trash Area (Loading Area)

As stated in previous correspondence, as well as during preliminary village meetings, the proposed area for refuse storage and removal is the indoor loading dock area located within the commissary space. ***Exhibit A***, attached hereto, illustrates a complete floor plan of the food commissary, wherein the loading dock area is shown in black. The dimensions of the loading area measure fifty-six (56) feet in length by sixteen and one-half (16 ½) wide. The required dumpster to be located within this area measures six and a half (6 ½) feet in length by three and three-fourths (3 ¾) feet wide. An illustration showing the dimensions of the loading area along with the dimensions of the dumpster is attached hereto as ***Exhibit B***. Additionally, photographs of the storage area, depicting the size and feasibility of storing refuse indoors prior to pick-up, are attached hereto as ***Exhibits C, D, and E***.

Size/Specifications of Equipment

The current cooler at the Savory Salad's Barrington location measures approximately six (6) feet by seven (7) feet. These units are filled to capacity and Petitioner has to take deliveries of produce two (2) to three (3) times per week as the current cooler cannot accommodate any additional product. In order to illustrate this problem, photographs of Savory Salad's Barrington cooler, freezer, and package area are attached hereto as ***Exhibits F, G, and H***, which illustrates ingredients that will be required to be kept on hand at the food commissary in order to support Savory Salad's current menu.

Furthermore, as the currently proposed food commissary is Petitioners response in attempting to remedy the delivery, storage, and operational efficiency issues of Savory Salad's, Petitioner intends to install coolers and freezers which can alleviate these concerns. Thus, the estimated size of the cooler to be installed in the commissary is eight (8) feet wide by twenty (20) feet in length, and the estimated size of the freezer is eight (8) feet wide by fourteen (14) feet in length. According to Petitioners research and history of operation, utilization of this size cooler and freezer is required and will remedy all present and future product storage concerns.

Justification for Size and Amount of Equipment Required for Operation

The Illinois Department of Public Health (hereinafter referred to as "IDPH") requires that meat and cheeses be stored separately from produce. Hence, installing ample size storage equipment (coolers/freezers) is required to abide by IDPH requirements. Additionally, a food operation having a lack of required space is often required to pay a premium due to lack of space, which is currently the situation at Savory Salad's Barrington location. With the ability to buy multiple cases at one time, there is a cost savings per unit. For example, 1 case of olive oil is \$63.60, if Petitioner were able to buy upwards of 5 cases the price falls to \$58.00 per case. Because we make large quantities of vinaigrettes, and go through at least 1 case of olive oil at our current store per week, Petitioner needs the ability to be able to store bulk amounts.

Further, the dimensions of a case of lettuce has a 30"x36" footprint. Currently, Savory Salad's Barrington, which is half the size of Savory Salad's Arlington Heights, goes through two (2) cases daily. By using this data to approximate the requirements of operating the additional Arlington Heights location, Petitioner could easily go through six (6) cases per day between the two stores in just lettuce for salads. This does not include space it takes to store lettuce that is chopped and washed before it is delivered to the different stores. Currently Savory Salad's Barrington has to take two (2) to three (3) deliveries per week solely due to the lack of space. Thus, by having the proposed additional space at the food commissary, Petitioner would be able to minimize the amount of deliveries because of available space as well as reduce labor costs incurred in

checking deliveries and constantly having to store produce.

Additionally, in the course of operation at Savory Salad's, Petitioner also proofs and bakes their croissants. Petitioner purchases their croissant inventory through the company Bakemark, which has a five-hundred dollar (\$500.00) minimum order. Each croissant case is 18"x39" and costs \$30.39. Therefore, just to fulfill a minimum order in croissants, which is one of the only items that Petitioner buys through that company but is a large staple of our business, it would require a total of sixteen (16) cases.

Finally, the mixers that Petitioner is proposing are floor mixers. Currently Petitioner has a table top mixer and has to mix panini bread dough, flat bread dough, chocolate chip cookies, and snicker doodle cookies daily. Operating in this manner requires huge amounts of labor because not only can only one person use the mixer at a time, but the current mixer will not support mixing more of each item. For this reason, Petitioner has allowed for two (2) mixers which are twice the size of our current mixer. Larger equipment reduces labor times and costs exponentially. If Petitioner can have one (1) person prepare eight (8) panini loaves at one (1) time versus four (4), then they will only have to mix once every two (2) days. At the same time, a larger revolving oven is necessary because there is a small window of time for fermenting and proofing prior to baking, and if the dough is mixed simultaneously it has to all fit into one (1) oven. The other combi-oven referenced on the drawings is to cook vegetables for our vegetarian sandwiches, our tortilla strips, croutons, roast beefs, hanger steaks, bacon and chicken.

In order to further justify Petitioners need for ample sized equipment and space in the commissary, photographs of Savory Salad's current cooler, freezer, and storage area at the Barrington Savory Salad's are attached hereto as ***Exhibits F, G, and H***, respectively.

Function of Kitchen

As far as how the commissary will function, deliveries will come in via the loading dock and will be immediately migrated into the dry storage area of the commissary, the freezer, or refrigerator.

The "mixing room" is contained because Petitioner has been advised that the mixers and dough rolling should be kept separate from the ovens and refrigeration equipment as it could have a very negative impact. The oven revolving deck is for cooking bread, flatbread doughs, the bread that comes with salads. The combi-oven is for vegetables and proteins as stated supra. The four (4) tables are referenced on the drawings because currently Petitioner uses one (1) table at Savory Salad's Barrington causing constant congestion which results in the requirement to sanitize and re-sanitize surfaces. It also is much safer to be able to spread out while chopping, or using knives. The four (4) compartment sink is for dishes, and the IDPH mandates that the sink be able to fit the largest pot or pan that needs to be washed in the facility. The three (3) 3 compartment sink is for

washing produce and meats. The soup kettles are referenced because cooking large pots of soup become a safety hazard because they can be incredibly heavy to lift. Finally, the soup kettle has a system in which the person making the soup can tip the kettle with a level to pour the soup out.

Savory Salad's Product List

Attached hereto are product lists, identified as Exhibit ? thru ?, which will be required during operation of the food commissary:

- *Exhibit I* – Meats
- *Exhibit J* – Dairy
- *Exhibit K* – Frozen Bread Products
- *Exhibit L* – Canned & Dry, Spices & Pickles
- *Exhibit M* – Packaging
- *Exhibit N* – Soap & Paper

Amount of Employees at Commissary

Due to the fact that the stores that we open solely dictates the amount of employees needed at the commissary, and costs of labor effects bottom line profitability, it is Petitioner's desire to keep this number as minimal as possible. This also illustrates another reason why Petitioner desires larger equipment at the commissary, so as to reduce the amount of employees needed to satisfy demand. For Petitioner's current two (2) stores, Barrington and Arlington Heights (pending), Petitioners business plan only allows for two (2) employees to be producing at the commissary. It is also pertinent to note that due to size of the commissary and space required for efficient operation, Petitioner estimates that at an absolute maximum, employees at the commissary would never exceed ten (10), and that would wholly depend on the demand of product the pending Arlington Heights location will require, which by current estimates appears as an impossibility.

Days & Hours of Operation & Locations to Service

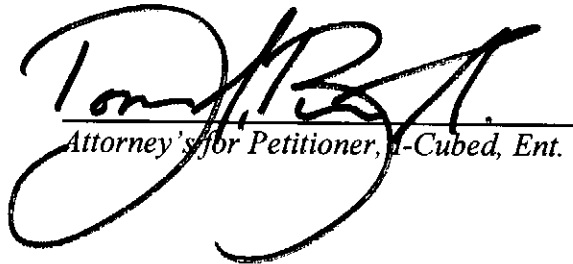
Petitioner currently manages all of the production of the food at Savory Salads. Petitioner prepares the prep lists and has to very closely monitor all of the food being produced to safeguard quality and consistency as well as food loss. Petitioner has no intention of running night shifts, and it is currently the policy of the

company to be closed on Sundays. Therefore, all prep work would have to be done Monday-Saturday during daytime hours.

In addition, do to the fact that Savory Salads is not a larger-scale production facility, and would only be using this facility for food preparations for the Barrington and pending Arlington Heights locations, Petitioner has absolutely no reason to be running nightshifts. Further, Petitioner does not currently, and will not in the future, ever serve as a food supplier for other independently owned and operated restaurants. The purpose of the commissary is to supply Savory Salads, and Savory Salads alone with their required food product.

Respectfully Submitted,

CARPONELLI & BUTTITTA, LLC



Attorney's for Petitioner, I-Cubed, Ent.

cc: (1) David E. Zajicek
Hinshaw & Culbertson, LLP

(2) I- Cubed, Enterprises

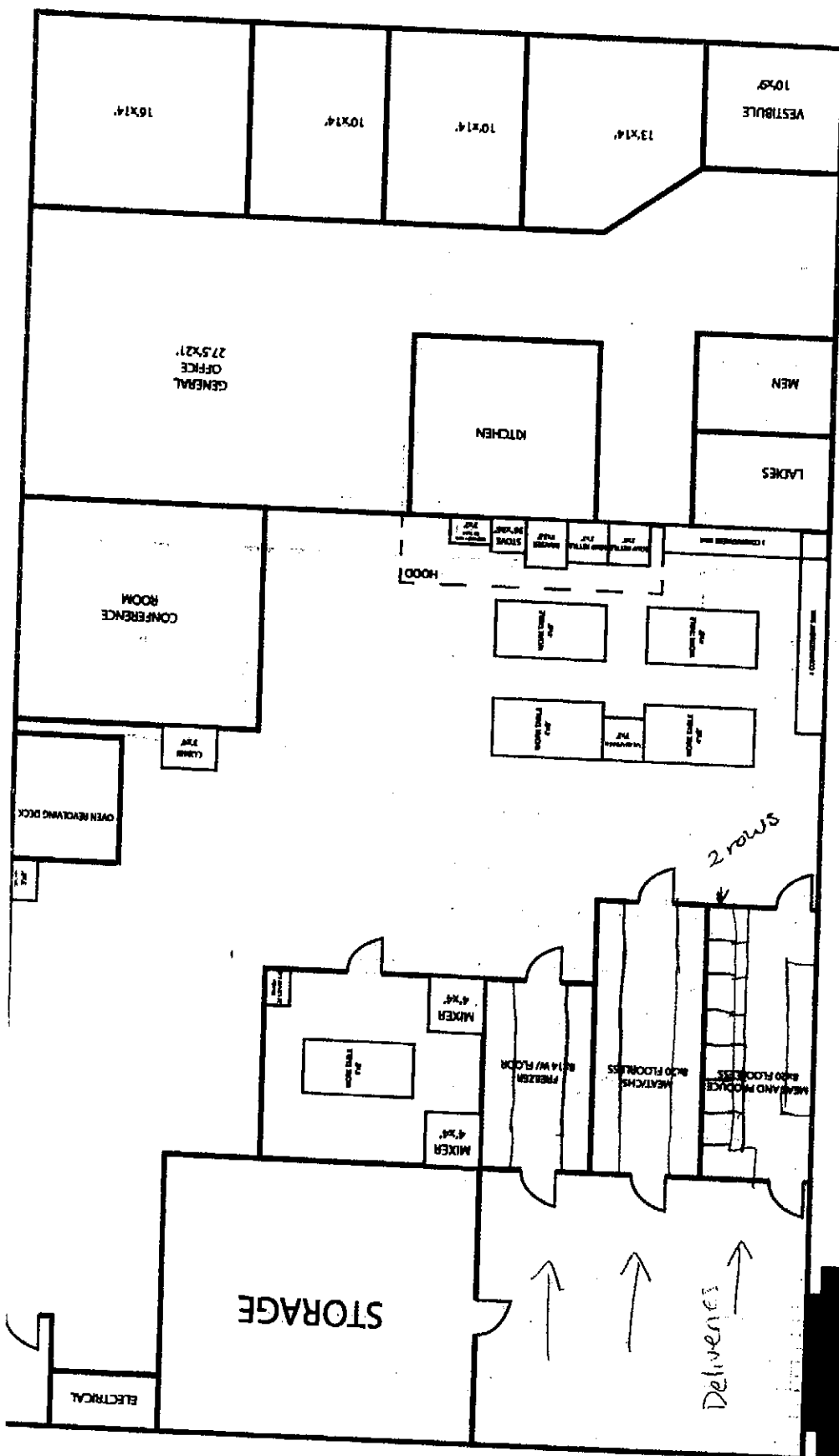
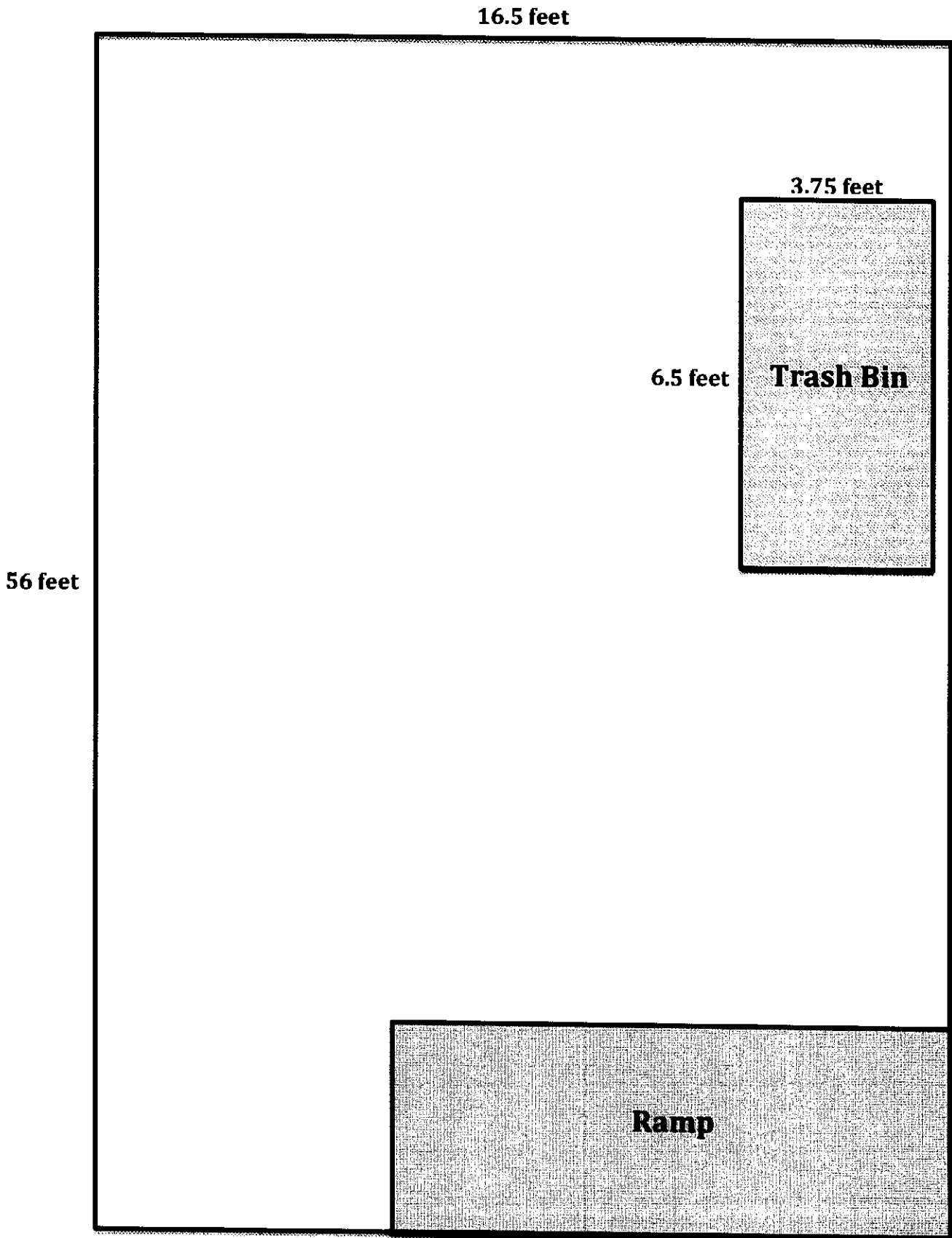
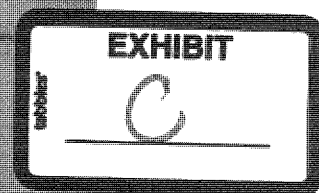
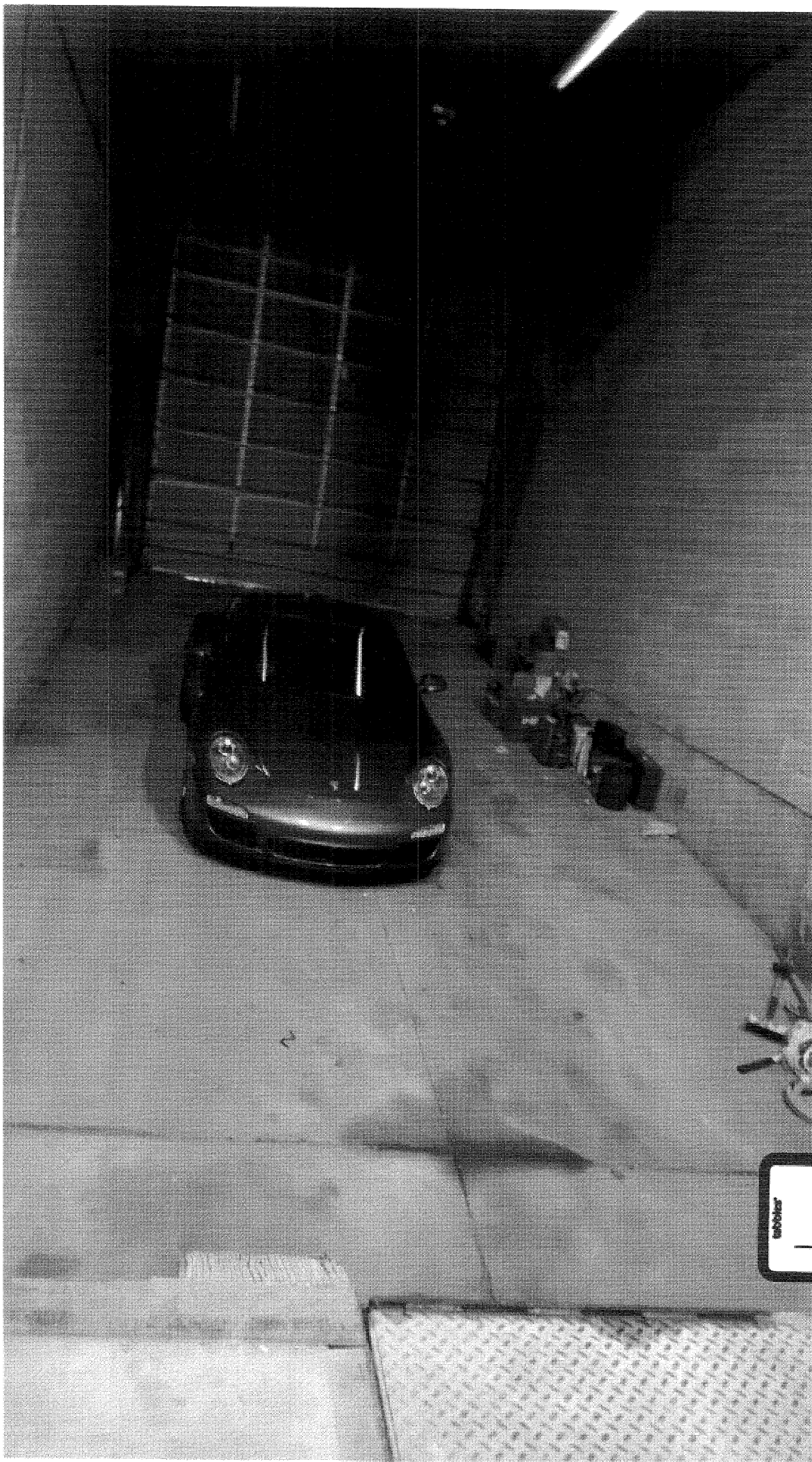
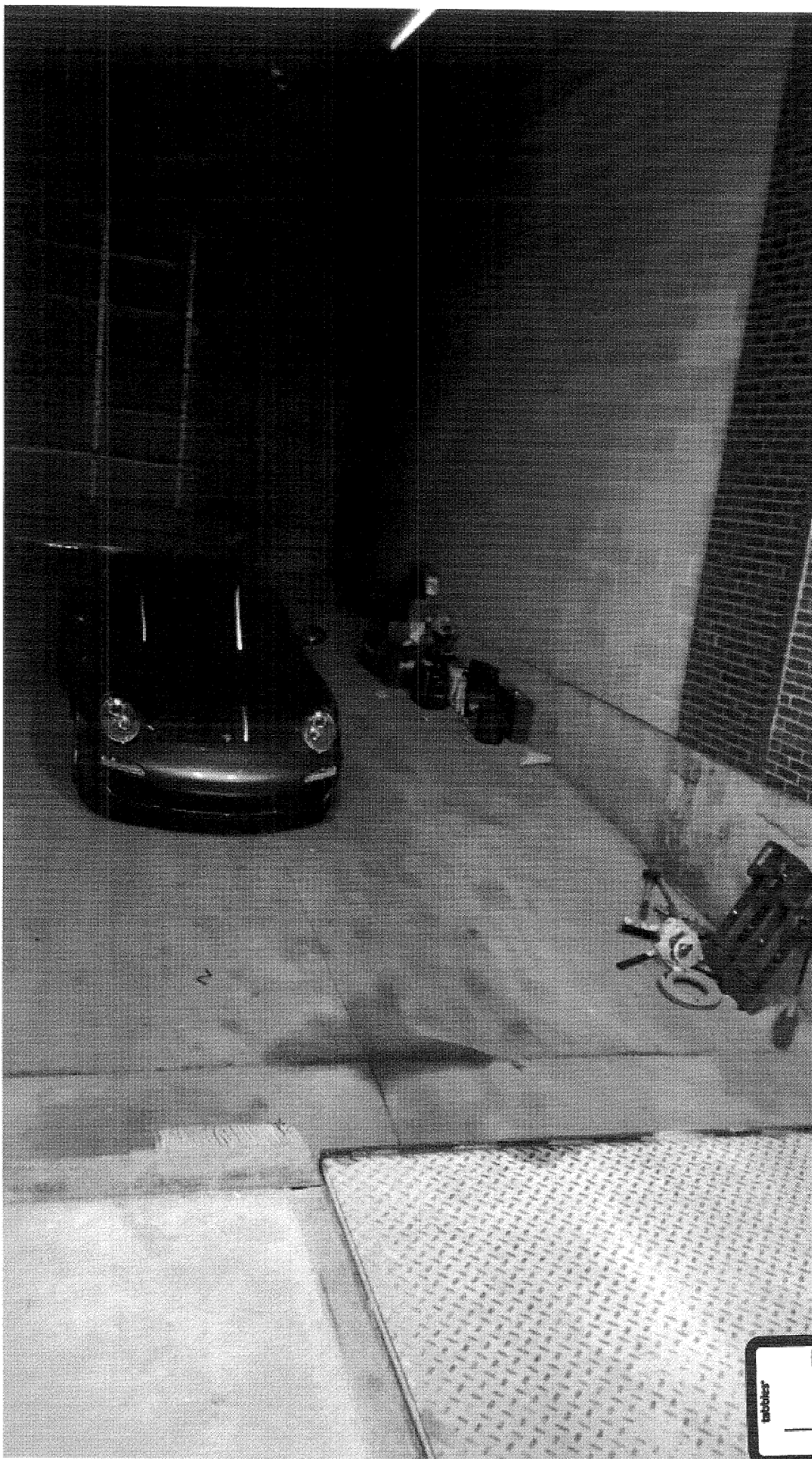


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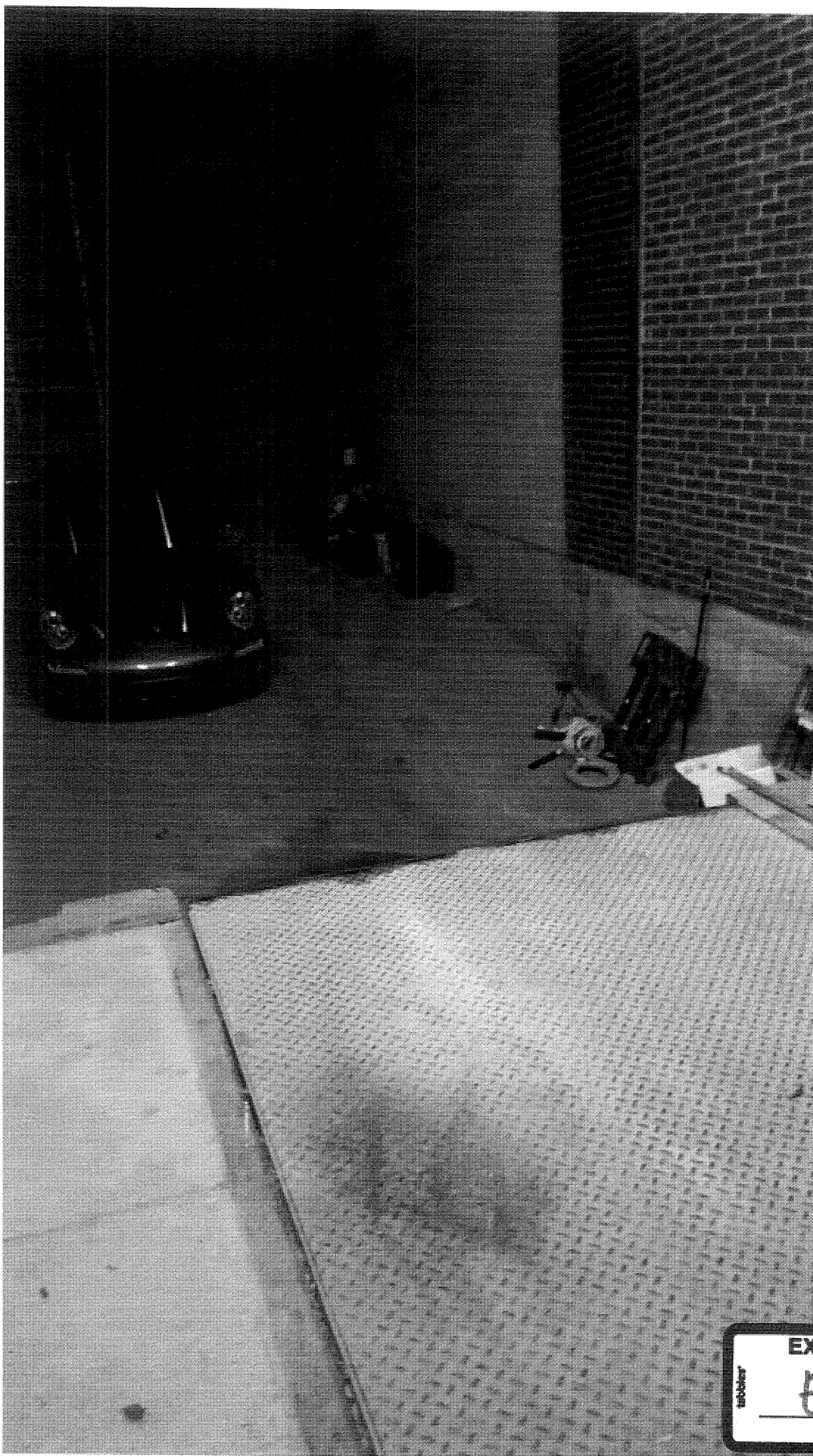




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Champ Pak
#1
KRAFT No-Leak Food Container
4.375" x 3.5" x 2.5"
ITEM: 0731
CT. 450 / SLEEVE 9/50
Southern Champion Tray, LP
FilloLay
Good food

EXHIBIT
H

Meats List

Bacon

Chicken Breast Boneless Skinless

Turkey Carolina (3 breast) Oven Roasted

Ham Black Forrest

Prosciutto

Roast Beef Bottom Round Flat

Steak Hanging Tender

Sausage-Breakfast Sausage

Turkey Ground



Dairy

American Cheese 160 slice
Asiago
Bleu Cheese
Butter unsalted
Butter Pats
Buttermilk
Cheddar Grated
Cream Half & Half
Cream Heavy Whipping
Cream Cheese
Gouda
Eggs
Feta
Milk Vitamin D
Mozzarella Ovolini
Mozzarella Shredded Low Moisture
Parmesan Grated
Parmesan Shaved
Pepper Jack
Provolone
Salad Cole Slaw
Salad Pasta
Salad Potato
Spinach Artichoke Spread
Swiss
Tziaziki Sauce



Frozen Bread Products

Baguette-Long 8-10 oz

Baguette-Short 3-4 oz

Croissants-Proof and bake 1 oz

Croissants-Proof and bake 3.75 oz

Danish Dough Slabs

Pitas-6 in.

Pretzel Bun-Burger Bun Size

Pretzel Bun-Mini

Tortilla Corn

Tortillas Flour 13 Inch

Tortilla Flour small

Wraps- Spinach Flour

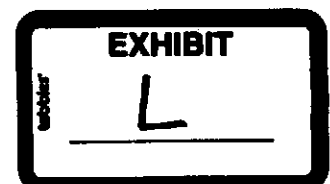
Wraps- Tomato Flour

EXHIBIT

K

Canned & Dry, Spices & Pickles

Anchovy Paste
Base-Chicken Le Gout
BBQ Sauce-Sweet Baby Rays
Beverages-Coke Can
Beverages-Crush Can
Beverages-Diet Coke Can
Beverages-Diet Dr. Pepper Regular Can
Beverages-Diet Pepsi Regular Can
Beverages-Dr Pepper Regular Can
Beverages-Lacroix Can
Beverages-Pepsi Regular Can
Beverages-Pink Lemonade Country Time
Beverages-Sprite Can
Beverages-Water Bottled
Beverages-Yellow Lemonade Country Time
Brownie Mix
Canned Corn
Canned Crushed Tomatoes
Canned Diced Tomatoes
Canned Rotel Tomatoes
Chocolate Chips-Bitter Sweet
Chocolate Chips-Milk
Chocolate Chips-Semi Sweet
Cocoa
Cornmeal
Corn Starch
Craisins
Cream of Tartar
Crisco
Dijon Mustard Grey Poupon
Flour Hi-Gluten
Flour Patent
Golden Raisins
Honey
Horseradish Prepared
Jelly
Ketchup
Lays 1 oz chips



Canned & Dry, Spices & Pickles

Olives Kalamata Pitted
Olives Sliced
Mayo Hellmann's Real
Miss Vicky's BBQ
Miss Vicky's Salt & Vinegar
Miss Vicky's Sea Salt
Miss Vicky's Jalapeño
Molasses
Muffin Mix
Olive Oil Extra Virgin Pegasus
Olive Oil Virgin
Orzo
Packets-Splenda
Pan Spray
Pasta Ditalini
Pickles Deli- 275-325
Salt Kosher
Salt Table
Spices-Baking Powder
Spices-Baking Soda
Spices-Black Pepper
Spices-Cayenne Pepper
Spices-Cinnamon Sticks
Spices-Cracked Black Pepper
Spices-Garlic Powder
Spices-Granulated Garlic
Spices-Italian
Spices-Onion Powder
Spices-Oregano
Spices-Paprika
Spices-Season Salt Lawrys
Spices-Sesame
Spices Taco Seasoning
Sugar Brown
Sugar Powdered
Sugar White
Syrups-Caramel
Syrups-Dark Chocolate
Syrups-Vanilla

Canned & Dry, Spices & Pickles

Syrups-White Chocolate

Vanilla for Cookies

Vegetable Oil (Wesson)

Walnuts

Worcestershire Lea Perrins

Packaging List

#3 boxes-southern champion
#1 boxes-southern champion
3 lbs paper bags
10 lbs paper bags
18 inch trays black circular
Aluminum-Aluminum Pan Full
Aluminum-Aluminum Lid Full
Aluminum-Aluminum Pan Half
Aluminum-Aluminum Lid Half
Aujus Cups
Aujus Lids
Bakery Boxes 14x10x4
Bakery Boxes 7x7x4
Coffee Cups-Hot Cups 12 oz
Coffee Cups-Hot Cups 16 oz
Coffee Stirrers
Catering Bowl-160 oz Black Plastic
Catering Bowl 320 oz Black Plastic
Cups-Plastic 9 oz
Cups-Plastic 12 oz
Cups-Plastic 16 oz
Cups-Plastic 20 oz
Cutlery-Forks heavyweight
Cutlery-fork/knife kits
Cutlery-Knives medium heavyweight
Cutlery-Soup Spoons-medium heavyweight
Cutlery-Serving spoons for catering
Cutlery-Serving forks for catering
Cutlery-Plastic Tongs for catering
Flatbread Boxes/Pizza Box 10x1 1/2 in.
Java Jackets
Lids-Plastic 662
Lids-Plastic 626
Lids-Coffee
Menus
Muffin Cups



Packaging List

Napkins
Packets-mayo
Packets-mustard
Packets-Domino Sugar
Packets-Splenda
Packets-Equal
Packets-Sugar in the raw
Receipt Paper- Non-Thermal 3 in.
Receipt Paper-Thermal 3.13 in.
Sandwich Paper 12x18 butcher paper
Souffle cups-2 oz
Souffle lids-for 2 oz cups
Soup Cups-8 oz with lids
Soup Cups 12 oz with lids
Straws
Tea-Organic 333-Intelligentsia
Tea-earl grey-Intelligentsia
Thank You Bags
Wax Paper Junior Size- 8x10

Soap & Paper-Production Products

Aluminum Foil
Garbage Bags-40-45 Gallon
Garbage Bags-smaller
Gloves-Plastic
Muffin Mit
Paper-Paper Towels
Paper-Toilet Paper
Panliners
Portioning Bags- 18x24in
Portioning Bags- 4x2x12in
Portioning Bags- 6.5x8in
Seran Wrap
Soap-Bleach
Soap-Degreaser Oven
Soap-Detergent
Soap-Floor Cleaner
Soap-Hand Soap
Soap-Murphy's Oil
Soap-Pinesol
Soap-Sanitizer Tablets-Quaternary Ammonia
Soap-Stainless Steel Cleaner
Soap-Windex
Sponge
Stainless Steel Scrubbies
Stickers-Mon-Fri



CARPONELLI BUTTITTA
A Limited Liability Company
ATTORNEYS AT LAW

ROSS S. CARPONELLI
ATTORNEY

DOMINIC J. BUTTITTA, JR.
ATTORNEY

117 SOUTH COOK STREET
2ND FLOOR
BARRINGTON, ILLINOIS, 60010
TEL: 847.382.4000
FAX: 847.382.4003

ADDITIONAL OFFICE LOCATIONS IN:
CHICAGO, ILLINOIS
&
ROSELLE, ILLINOIS
(BY APPOINTMENT ONLY)

October 15, 2014

Village of Arlington Heights
Department of Planning & Community Development
33 South Arlington Heights Rd.
Arlington Heights, Illinois 60005

**Re: Additional Information: Removal/Storage of Refuse & Catering Services
Application for Land Use Variation
I-Cubed Enterprises, Inc.
2910 N. Arlington Heights Road, Arlington Heights, Illinois 60010**

Dear Department of Planning & Community Development,

Pursuant to your offices direction, the following represent additional information, submitted on behalf of I-Cubed Enterprises, Inc. with regards to the storage/removal of refuse as well as catering services pertaining to the above referenced application for Land Use Variation.

Removal/Storage of Refuse

It has come to the attention of Petitioner, I-Cubed, that all refuse generated pursuant to the operation of the food commissary can be stored indoors until the day garbage pick-up is scheduled. According to the Arlington Heights Health Department, refuse can be stored indoors if:

1. The refuse is stored away from the food prep area in a separate location.
2. All refuse is stored in rodent proof containers with tight fitting lids.

Hence, assuming the validity of this action as relayed by the Health Department, Petitioner, I-Cubed, hereby acknowledges the feasibility of storing refuse inside until it is scheduled to be removed by the garbage collection company. Furthermore, I-Cubed hereby agrees and fully intends to incorporate this mode of storing and removing refuse from the food commissary, and, in satisfying this concern, I-Cubed will conform with all

Village requirements, code requirements, and any requirements provided thru necessary permits or requests by the Village Health Department.

As an aside, it is pertinent to note that with refuse being able to be stored inside, all concerns voiced both by the Village, as well as neighboring constituents, concerning both the potential creation of refuse odors and the luring/increase of rodents being drawn to the area, is completely alleviated.

Catering Services

Petitioner, I-Cubed, wishes to clarify any misunderstanding, questions, or concerns regarding catering services offered by Savory Salads. First, there is a misunderstanding that Savory Salads provides catering to the hotel industry. Originally, when Savory Salads first came into existence many years ago, Savory Salads had some hotel accounts, which required them to supply box lunches to hotels. However, as of today's date, Savory Salads does not currently have any hotel accounts, nor has not had any hotel accounts whatsoever over the past five (5) years. Hence, while at its inception Savory Salads accommodated hotel-catering requests, that course of business has long been non-existent in their business operations. Specifically, there are no margins which favor hotel-catering within Savory Salads business operations.

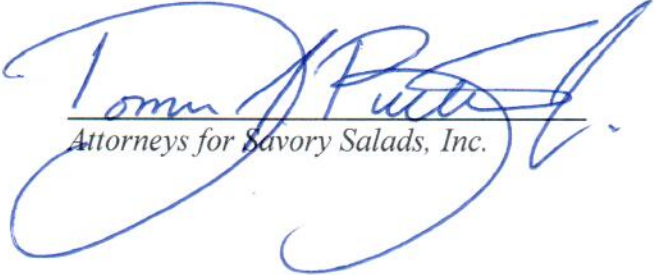
Next, any catering services are sourced out of the Savory Salad's retail locations, not the food commissary. The food commissary is used purely for the preparation those food items previously discussed. Again, once the food is prepped at the commissary, it is dispersed, via standard automobile/truck, to the Savory Salads retail stores. Any additional aspects of catering, including, mixing of ingredients, packaging, etc., is all to be done at the Savory Salads retail establishment, not the commissary. In order for Savory Salads achieve their goal of providing customers with the freshest and most quality food product available, sandwich and salad ingredients must be incorporated directly prior to delivery to the customer, which, by virtue of delivery location, must be done at the Savory Salads retail locations, not the commissary. Note that a sandwich/salad final prep area is not even going to be incorporated at the commissary, so the final building/completing of sandwiches and salads must be completed at the retail stores so Savory can accomplish their goal of providing fresh product. Furthermore, the fulfillment of catering orders is not going to be taken, completed, or delivered at or directly from the commissary. The commissary is purely for food prep for the retail stores, where the prepped product is brought to the retail store, followed by the retail store then selling directly to, finalizing food incorporation, and filling catering orders of the customer.

Finally, it is pertinent to note that, at the present time, catering services of Savory Salads have been minimal. The purpose the food commissary is not to accommodate their catering business, nor is it to increase their catering business, as catering has been far from Savory Salad's primary objective for many years. While

Savory Salads does offer catering to their customers as a courtesy, as most food establishments do, their primary focus is on offering fresh and quality food products at their retail locations, and the operation of a food commissary creates a more costs effective means of accomplishing this goal.

Respectfully Submitted,

CARPONELLI & BUTTITTA, LLC



Tom J. Butta
Attorneys for Savory Salads, Inc.

Bhide, Latika

From: Rob Brill <rob@robbrill.com>
Sent: Tuesday, October 28, 2014 7:08 PM
To: Bhide, Latika
Subject: 2910 N. Arlington Heights Road - Land Use Variation
Attachments: SSManta.jpeg; SSFB2.jpeg; SSFB7.jpeg; SSFB5.jpeg; SSFB4.jpeg; SSFB1.jpg; SSFB3.jpeg

Latika,

Thank you and your fellow department members for taking the time to meet with us, answer our questions, and listen to our concerns. In response to your request for us to provide you with some of the information we discovered regarding the potential catering activities not outlined in the original variance petition, I am attaching several screen captured images from the Savory Salads facebook page denoting the significant catering portion of their business. Also included are several links to newspaper articles describing the owners' business plans and intentions along with a description of their past and future business goals. I am also attaching a link to their company website which depicts a large catering menu with over 40 items. Hopefully, this information in conjunction with the information we provided to you earlier at the meeting, will assist you in further investigating the discrepancies we outlined in the proposed business plan and the excessively large proposed kitchen.

<http://www.suntimes.com/photos/galleries/12590578-417/savory-salads-catering-to-barringtons-taste.html#.VFAsPfnF9pt>

http://patch.com/illinois/barrington-il/savory-salads-set-to-open-in-barrington#.VEVfy_l4q-M

Thank you again,

Robert C Brill
1439 Mill Creek Drive
Village of Buffalo Grove



Savory Salads Inc.

June 1, 2010

Stop in and grab a sandwich from our refrigerators at Burnham or Dusable Harbor!!

Like · Comment · Share



Savory Salads Inc.

May 10, 2010

sent out 1547 box lunches this week! Help us reach the 2000 mark!

Like · Comment · Share



ing (17 photos)

Savory Salads Inc.
January 28, 2010



Savory Salads Inc. added 10 photos to the album Catering.
November 25, 2012



Savory Salads Inc.

September 25, 2013

Check out our new catering menu!!

Mini Croissant & Pretzel Bun Trays 12 pieces tray \$12.99, 24 pieces tray \$24.99, 36 pieces tray \$36.99 Add \$4.00 for large trays with beef Roast Beef Asiago Croissant Roast beef, asiago cheese, tomato, onion, and red pepper sauce Chicken Salad Croissant Chicken salad, tomato, onion, and red pepper sauce Vegetarian Roast beef, asiago cheese, tomato, onion, and red pepper sauce Tuna Salad Croissant Tuna salad, tomato, onion, and red pepper sauce	Wrap Trays 12 pieces tray \$12.99, 24 pieces tray \$24.99, 36 pieces tray \$36.99 Add \$4.00 for large trays with beef Southern Style Wrap Chicken, cheddar, tomato, onion, and red pepper sauce Mediteranean Wrap Chicken, cheddar, tomato, onion, and red pepper sauce Vegetarian Roast beef, asiago cheese, tomato, onion, and red pepper sauce Tuna Salad Croissant Tuna salad, tomato, onion, and red pepper sauce	Flatbreads 12 pieces tray \$12.99, 24 pieces tray \$24.99, 36 pieces tray \$36.99 Add \$4.00 for large trays with beef Vegetarian Roast beef, asiago cheese, tomato, onion, and red pepper sauce Chicken Salad Croissant Chicken salad, tomato, onion, and red pepper sauce Vegetarian Roast beef, asiago cheese, tomato, onion, and red pepper sauce Tuna Salad Croissant Tuna salad, tomato, onion, and red pepper sauce	Boxed Lunches 12 pieces tray \$12.99, 24 pieces tray \$24.99, 36 pieces tray \$36.99 Add \$4.00 for large trays with beef Gourmet Boxed Lunch Roast beef, asiago cheese, tomato, onion, and red pepper sauce Executive Boxed Lunch Chicken, cheddar, tomato, onion, and red pepper sauce Vegetarian Roast beef, asiago cheese, tomato, onion, and red pepper sauce Tuna Salad Croissant Tuna salad, tomato, onion, and red pepper sauce	Salads 12 pieces tray \$12.99, 24 pieces tray \$24.99, 36 pieces tray \$36.99 Add \$4.00 for large trays with beef Vegetarian Roast beef, asiago cheese, tomato, onion, and red pepper sauce Chicken Salad Croissant Chicken salad, tomato, onion, and red pepper sauce Vegetarian Roast beef, asiago cheese, tomato, onion, and red pepper sauce Tuna Salad Croissant Tuna salad, tomato, onion, and red pepper sauce	Desserts 12 pieces tray \$12.99, 24 pieces tray \$24.99, 36 pieces tray \$36.99 Add \$4.00 for large trays with beef Triple Chocolate Chip Cookie Triple chocolate chip cookie Chocolate Chip Cookie Chocolate chip cookie Fresh Baked Muffins Fresh baked muffins Chocolate Chip Chocolate chip Bacon Muffin Bacon muffin	Salads 12 pieces tray \$12.99, 24 pieces tray \$24.99, 36 pieces tray \$36.99 Add \$4.00 for large trays with beef Vegetarian Roast beef, asiago cheese, tomato, onion, and red pepper sauce Chicken Salad Croissant Chicken salad, tomato, onion, and red pepper sauce Vegetarian Roast beef, asiago cheese, tomato, onion, and red pepper sauce Tuna Salad Croissant Tuna salad, tomato, onion, and red pepper sauce
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Like · Comment · Share



Savory Salads Inc.
March 8

ing Greek salad!! Delicious! Let us feed your group! #savorysalads
10 #yummy #catering



Savory Salads Inc.
February 24

a little Monday catering! #savorysalads #journeycare #barrington
dwichtrays #pretzelbun #60010



ads

**wiches, salads, treats, and coffee creations. Even
box lunches!**

i fruit cup distributor at water parks. It has since expanded
tels around chicago-land, and providing sandwiches
rst retail location at 215 N. Hough Street in Barrington

lads will offer a full line of gourmet sandwiches, deli
gnature baked items, as well as fresh tossed salads



Savory Salads catering to Barrington's taste

Like 1 Tweet 1 Share 0 g+1 0 7

BY STEPHANIE KOHL skohl@pioneerlocal.com May 24, 2012 11:02AM

Updated: June 29, 2012 9:39AM

It took an internship with a law firm for South Barrington resident Stephanie Jameson to realize it wasn't the right path for her.

Following her internship, Jameson studied abroad in England and traveled through Europe with some family members and got to eat food from all over.

"That was clearly more fun to me and when I came back, I said 'I need to re-assess,'" she said.

The 2004 Barrington High School graduate will open Savory Salads at 10:30 a.m. today (Thursday), the first of what she hopes will be several Savory Salads restaurants with her father George Jameson. Savory Salads, 215 N. Hough St., Barrington, first began as a catering company in 2009, started by the two Jamesons. They began their catering company providing fruit cups and boxed lunches to hotels and other places.

"And then it stuck," the younger Jameson said.

Coming from a Greek home, there was always food around, so Jameson got to know her way around a kitchen and its ingredients. Savory Salads offers more than 15 different sandwiches, paninis and wraps, seven salads, soups and crepes among other things. The restaurant also has a breakfast menu of croissants, muffins and Intelligentsia coffee among its offerings.

All the recipes used in the store are homemade family recipes and everything is baked, cut and chopped daily, offering a freshness that others don't offer, Jameson said. Savory Salads will still cater, too.

All of the sandwich sauces and salad dressings are homemade. Fresh baked croissants, panini bread and baguettes are made daily.

The restaurant even makes its own croutons. The roasted red pepper sandwich sauce is the most popular, according to Jameson.

"I just kind of grew a passion for food," Jameson said of the change in direction of her life. "It really just evolved."

Fresh baked cookies and cupcakes will also be available on special at the restaurant, also homemade with family recipes.

"It's a lot of fun to see people's faces and get a good response," Jameson said. "If this store succeeds, I want to keep going... This is just a start on my mission."

Savory Salads regular hours will be 7 a.m.-8 p.m. Monday through Saturday, although hours will likely be 10:30 a.m.-7:30 p.m. Monday through Saturday for the first week of business.

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Illinois Will this stock explode? Can you turn \$1,000 into \$100,000?



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Jury awards \$26.3M to 4 Illinois riverboat casinos in Blagojevich-linked case

Man once convicted of felony removed from school board — twice

Cop in botched Koschman case found soft landing on AG staff

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09 DEC 2014

34° Overcast

Savory Salads Set to Open in Barrington

The new restaurant, owned by Barrington area residents Stephanie and George Jameson, is located on Hough and Washington Streets.

By Morgan Delack (Patch Staff) (/users/morgan-delack)

☺ May 2, 2012 at 4:51pm | 



The windows are caked in steam and the aroma of fresh bread wafts through the Hough Street building. Stephanie Jameson is in the kitchen at her new restaurant, Savory Salads, putting the final touches on the menu choices.

“The chairs will arrive next week,” said the 26-year-old resident of South Barrington, and Barrington High School graduate. “Fingers crossed, we’ll be open by next weekend.”

Savory Salads, located on the corner of Hough and Washington Streets, is the brainchild of Stephanie Jameson and her father, George Jameson. Started in 2009 as a catering company, the pair catered box lunch orders (sometimes up to 750 people) to hotels and conferences in the area.

“With the catering company, we never saw people’s reactions. This will be more fun; being able to see the people experience our food,” she said.

Perfected through the critical palettes of hotel executive chefs and time-tested recipes of her mother and others, Jameson plans to offer an extensive menu.

Fresh is the keyword at Savory Salads. In addition to their signature salads, the restaurant will offer freshly sliced sandwiches with daily baked bread, crepes, sticky buns, muffins, cupcakes, American Espresso with Intelligentsia coffee, and fresh-squeezed orange juice, just to name a few.

“I come from a Greek family. We love to cook,” said Jameson. She says that everything is made from scratch at the restaurant, including the salad dressings.

Landing at the corner of Hough and Washington was no fluke. The space at 215 N. Hough was previously occupied by a Great Clips.

“My dad said; I’m telling you. You should look at the Great Clips (location),” she said. The pair spent many hours researching locations. “We’d sit in parking lots for hours and count the number of people going into a certain location,”

Jameson said. "We wanted to chose a location that had high traffic and was also near another food-related business."

Purchased in January 2011, the Jamesons had originally planned to open the restaurant a few months later. Stephanie says they had to completely tear out the floor and rip the walls out to the cinder blocks, which set their opening back by over a year.

Through many hours of physical labor, Stephanie has created an experience that she hopes will bring customers back several times each week.

"We want people to experience food the way it should be." From the hand-hammered copper accents to the coffee wall & tabor décor to the entire restaurant's design, everything has a purpose. Looking around at many months of hard labor, Jameson said, "I never dreamed it would look like this."

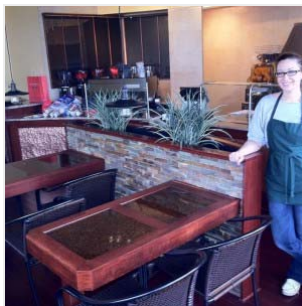
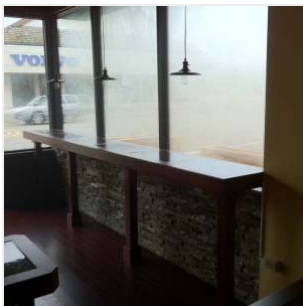
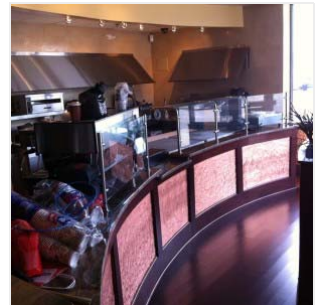
The restaurant seats 18 people inside, which includes a bar with electrical outlets for laptops. The outside area will seat 12 people and also includes electrical outlets for customers to use. Since Jameson knows that most of her customers will take their meals on the go, she has future plans to offer a mobile app that will allow customers to place their order through their mobile devices and have it ready by the time they arrive.

Jameson says the Barrington community has been extremely supportive to the business and they're looking forward to opening. If the restaurant is successful, the father and daughter pair would like to eventually franchise the business and expand their presence into the country. Jameson is cautious about expanding, saying, "It's very important to me to keep the quality."

The restaurant will be open seven days a week from 7 a.m. to 9 p.m. For more information, visit their website (<http://www.savory-salads.com>) or their Facebook Fan Page (<https://www.facebook.com/pages/Savory-Salads-Inc/278242168959>).

Love Barrington Patch? Sign up for our newsletter (<http://barrington-il.patch.com/newsletter>) and join us on Facebook (<https://www.facebook.com/BarringtonILPatch>)!

PHOTO GALLERY





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FROM THE WEB

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40 Celebs Who Went Broke

PressRoomVIP

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: October 8, 2014
Date Prepared: October 2 2014
Project Title: I Cubed Enterprises (Food Commissary)
Address: 2910 N. Arlington Heights Road

BACKGROUND INFORMATION

Petitioner: Dominic J. Buttitta, Jr.
Address: 117 South Cook Street, 2nd Floor
 Barrington, IL 60010

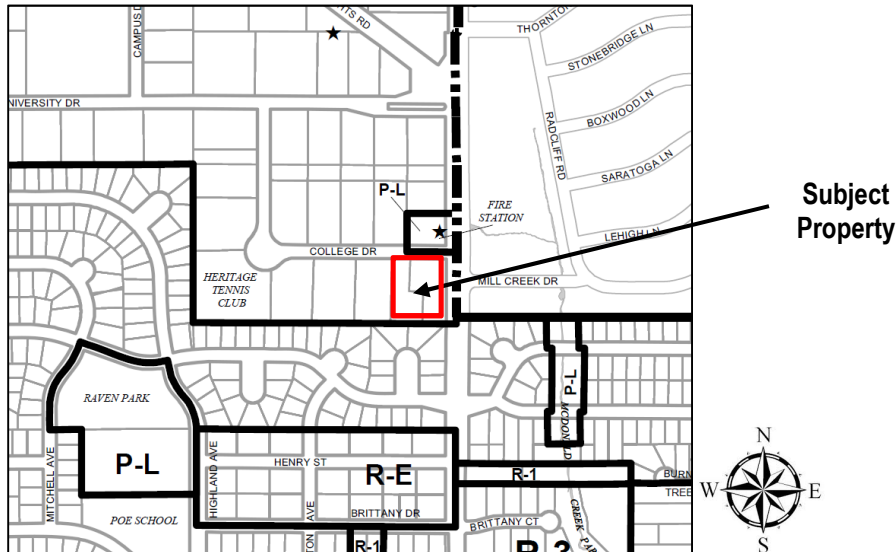
Existing Zoning: M-1, Research, Development, and Light Manufacturing District

Requested Action:

- A Land Use Variation to allow "Bakery Products, Wholesale and Production" in the M-1 district.

Variations Identified:

- Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic and parking analysis from a Certified Traffic Engineer.

**Surrounding Properties**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	P-L, Public Land	Fire Station No. 4, Church	Government, Commercial
South	R-3, One-Family Dwelling District	Single Family Residential	Single Family Detached
East	Village of Buffalo Grove		
West	M-1, Research, Development, and Light Manufacturing District	Industrial Building (Vacant)	R&D, Mfg., Warehouse

Summary

The subject property is approximately 2 acres in area with a free-standing building totaling just over 25,000 square feet in tenant space that is divided equally among office and warehouse space. I-Cubed Enterprises (Food Commissary) will occupy an approximately 6,270 square feet tenant space at this location. The other tenants at this location are Astrotech International

(5,500 SF), a Hong Kong based electronics manufacturing company with 2 employees and Vimex International Corporation (13,500 SF) a circuit board components manufacturer with 8 employees. The existing parking lot is located along the perimeter of the building on the east, south and west sides and has 58 parking spaces that are accessible via two driveways along Arlington Heights Road and College Dr.

I-Cubed Enterprises manages and operates Savory Salads, which is a quick, casual, restaurant specializing in Panini's and salads. Savory Salads currently has one location in Barrington and are seeking a Special Use Permit to open a second location in Arlington Heights. Approximately 4,220 square feet (or 67%) of the tenant space at this location will be used as a Food Commissary. Deliveries will be received at this location and prepped for distribution to Savory Salads locations. Food prep would include chopping of lettuce, produce, etc. as well as cooking of roast beef and chicken. Once prepared and packaged, the items would be distributed to Savory Salads locations. This use is classified as "Bakery Products, Wholesale and Production" and is permitted only in the M-2, Limited Heavy Manufacturing district. The petitioner was informed that a land use variation would be necessary to allow this use to operate at this location.

Zoning and Comprehensive Plan

The site is currently zoned M-1 Research, Development, & Light Manufacturing District. Because the use is not permitted in the M-1 district; therefore the petitioner must submit a written justification based on the following hardship criteria:

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and**
- **The plight of the owner is due to unique circumstances; and**
- **The variation, if granted, will not alter the essential character of the locality.**

The Village's Comprehensive Plan designates this property as 'R&D, Mfg., Warehouse'.

The applicant has indicated that items to be prepared in the Food Commissary will include chopping of produce, roast meats and freshly baked bread. It is their contention that due to the nature of the products, none of these items would produce odors that would tend to linger nor be significantly noticeable during preparation. Additionally, ventilation systems will be installed in the commissary to dissipate the large majority of any odors. They have also indicated that there will be an increase in the frequency of trash pick-up/removal at the property immediately upon commencement of food preparation. Any odors produced by the food prep operations and the potential for attracting animals are concerns for the co-tenants and the single-family residences are located immediately to the south of this property. If both these are adequately addressed, then the use can be compatible with the co-tenants and surrounding properties.

Plat and Subdivision Committee

On September 17, 2014, the Plat and Sub Committee met to discuss the project. The subcommittee felt that this was a good location for this use and was overall supportive of the use, but that the petitioner needed to address any potential odors and trash disposal.

Building and Site Related Issues

The Petitioner is not proposing any exterior modifications therefore Design review is not required. With respect to the interior improvements, all applicable Code requirements such as fire separation, required bathroom facilities, etc. must be met. The Petitioner will be required to comply with all applicable accessibility, building, health, odor and life safety code requirements.

Single-Family residences are located immediately to the south of the property in question. The distance between the building at 2910 N. Arlington Heights Road and residence to the south (118 E. Burr Oak Dr.) is approximately 125 feet. Within their tenant space, the food prep area is located to the north, further away from the residences. The applicant has indicated that items to be prepared in the Food Commissary will include chopping of produce, roast meats and freshly baked bread. It is their contention that due to the nature of the products, none of these items would produce odors that would tend to linger nor be significantly noticeable during preparation. The applicant has indicated that as they are awaiting decision on this Petition prior to investing in material for the commissary, at this time the make, model, or specifications of the ventilation systems that would be installed in the commissary are unknown. However, they have indicated that the ventilation system ultimately installed would be commercial grade and would provide more than the required amount of ventilation to dissipate odors and to alleviate

any concerns. With regards to trash pick-up, the petitioner has indicated that they intend to increase the frequency of trash pick-up/removal at the property immediately upon commencement of food preparation. As opposed to standard once (1) a week trash pick-up, it is their intention, depending on demand and the days food preparation is actually occurring at the location, to have trash pick-up two to three times a week. Therefore, refuse will not grossly accumulate at any time at the location, nor will it linger in the receptacle while waiting for pick-up. They have estimated that any trash placed in the receptacle would typically be removed within a twenty-four period, with a maximum in receptacle to removal time not to exceed forty-eight (48) hours.

Staff would advise the Petitioner that it shall be unlawful to cause or to knowingly permit the emission of objectionable odors in quantities so as to be readily detectable by an observer at any point on the boundary line of any premises or beyond. If the Village determines that the proposed use does not comply with the aforementioned code requirement, then the Petitioner will need to incorporate addition measures and/or improvements that will address the odor issue.

Traffic & Parking Related Issues

Per the Zoning Code, Warehouses and Storage require one space for each two employees plus one space for each vehicle used in the conduct of the enterprise. At this time, the applicant has indicated that the Commissary would employ 3-4 employees. There would also be a vehicle used to deliver the prepped food to the restaurant locations. Therefore, the Commissary would therefore require three (3) parking spaces. The office component is required to provide 1 parking space per 300 SF of gross floor area. Therefore, 7 parking spaces are required for the office portion of the use. Exhibit A attached to this report lists the total parking requirement for this site. Including I-Cubed Enterprises/Food Commissary, the total parking demand for this center is 17 spaces, creating a surplus of 41 spaces.

Per the Zoning Ordinance, a Traffic and Parking analysis is required for projects seeking a Land Use Variation 5,000 square feet or more in floor area and located along a major or secondary arterial street.

The applicant has indicated that the proposed commissary would initially receive no more than two (2) deliveries per week: one (1) from Cisco and one (1) from Lee's Produce. At no point in time would deliveries exceed four (4) deliveries total, and that would only be if additional Savory Salads are opened and a need exists. Both Cisco and Lee's Produce deliver their products in standard small "box-type" trucks, not semi-trucks. All deliveries would be scheduled to occur on the same day around the same time during the week, resulting in actual deliveries occurring either once or twice a week. If multiple deliveries are required, delivery days would be staggered so as not to have deliveries occur on back-to-back days.

Once prepared and packaged, said items would then be distributed to the Savory Salads location via car or standard pick-up truck. Distribution of prepped product from the Commissary to each Savory Salad store would occur either once a day or once every two (2) days, depending upon demand.

The following variations are requested:

- **Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic and parking analysis from a Certified Traffic Engineer.**

Based on the surplus of parking spaces, the delivery schedule outlined by the applicant and the availability of the existing loading dock, staff supports the requested variation.

Recommendation

The Staff Development Committee recommends approval of a Land Use Variation to allow "Bakery Products, Wholesale and Production" in the M-1 district along with a variation from Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic and parking analysis from a Certified Traffic Engineer. This approval shall be subject to the following conditions:

1. The Land Use Variation is limited to I-Cubed Enterprises/ Food Commissary only and food prep shall be limited to Savory Salads.
2. The trash dumpster on the site will be screened from public ways and surrounding uses and secured with fencing.

3. If the Village determines that the proposed use results in the emission of objectionable odors in quantities so as to be readily detectable by an observer at any point on the boundary line of any premises or beyond, then the Petitioner will need to incorporate additional measures and/or improvements that will address the odor issue.
4. Once the food preparation schedule is determined, the frequency of the trash pick-up will be increased so that trash placed in the receptacle will not remain in the receptacle for more than 48 hours.
5. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

_____, October 2, 2014

Bill Enright, Deputy Director of Planning and Community Development

C: Diana Mikula, Interim Village Manager
All Department Heads

Exhibit A
Parking Analysis for Astrotech Center
2906-2920 N. Arlington Heights Road

Space	Use	CODE USE	SF	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKIN G REQUIR ED
2906 N. Arlington Heights Road	Astrotech International (Electronics Manufacturing)	Establishments Engaged in Production, Processing, Cleaning, Servicing, Testing or Repair of Materials, Goods or Products, or Engaged in Research and Development	5,500 (2 employees, 1 vehicle)	5,500	½ employees + 1/vehicles used for the business	2
2910 N. Arlington Heights Road	Food Commissary	Warehouses and Storage	4,220 (4 employees, 1 vehicle)	4,220	½ employees + 1/vehicles used for the business	3
	I-Cubed Office	Office	2,050	2,050	300	7
2920 N. Arlington Heights Road	Vimex (Circuit Board Components)	Establishments Engaged in Production, Processing, Cleaning, Servicing, Testing or Repair of Materials, Goods or Products, or Engaged in Research and Development	13,500 (8 employees, 1 vehicle)	13,500	½ employees + 1/vehicles used for the business	5
	Total		25,270			17
	<i>Total Provided</i>					58
	Surplus / (Deficit)					41

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PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: I CUBED ENTERPRISES/FOOD COMMISSARY - PC #14-018

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
8th day of October, 2014, at the hour of 7:30 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
MARY JO WARSKOW
TERRY ENNES
GEORGE DROST
SUSAN DAWSON
JOHN SIGALOS

ALSO PRESENT:

Latika Bhide, Development Planner

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CHAIRMAN LORENZINI: Okay. The second item on the agenda is I Cubed Enterprises/Food Commissary, PC #14-018. Is the Petitioner here?

MR. BUTTITTA: Yes.

CHAIRMAN LORENZINI: Would you step forward please? We'll swear you in for this one.

(Witness sworn.)

CHAIRMAN LORENZINI: Okay. Court reporter, do you need the name and address again?

COURT REPORTER: No, sir.

CHAIRMAN LORENZINI: Okay, we'll skip that part. Has the Petitioner read the conditions on this issue?

MR. BUTTITTA: I have.

CHAIRMAN LORENZINI: Thank you. And would you please give a presentation of what you're going to do with this petition?

MR. BUTTITTA: Yes. Again, as you're aware, I Cubed Enterprises is here today requesting a land use variation at the property located at 2910 North Arlington Heights Road. That is the physical address of I Cubed Enterprises.

Currently, I Cubed occupies approximately 6,000 square feet, that is approximate, at which time, currently, the front 2,000 square feet of the premises is used for I Cubed, their offices, their administrative staff, okay. Now, let me rewind for one second because it's important to understand what I Cubed does.

Okay. I Cubed basically manages three different types of business, okay. One is in the fire alarm industry. One is in the data or internet industry, okay. And the third one is the management of Savory Salads, okay.

The president and CEO of I Cubed is Mr. George Jameson, J-a-m-e-s-o-n. Mr. Jameson also is connected with Savory Salads as well as the fire company as well as the data, okay. They're all basically an umbrella around I Cubed that manages all three of these.

Now, I Cubed entered into a lease with Astrotech who is currently the owner of the property, okay. Entering that location and that agreement, there was discussions of the potential of allowing I Cubed to utilize the front 2,000 square feet for their executive type offices for their operations. Obviously, a 6,000 square foot location is very large, okay. I Cubed is not a large company, it is not even a 10-person company. Approximation of employees is probably anywhere between 3 and 5, depending on who actually comes in.

So, the intention of wanting to use that front 2,000 square feet in that regard and the reason why we're here today is to consider using the rear 4,000 square feet as a food commissary for Savory Salads. It's important to note that the actual physical units, or the actual physical space, the front will be considered I Cubed, the rear will be considered Savory Salads. They will not be considered

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one, so to speak, they will be operated differently to where there's different aspects of each, okay.

Obviously, we're here because that location at 2910 North Arlington Heights Road currently requires a land use variation in order to open a food commissary at that location. We obviously have submitted a plethora of documentation to the Board to review and answer many of their comments. I'm going to touch on a couple of important things that I know that the Board will want to know about as well as how operations will take place.

To begin, the basis of the food commissary is to provide a location for Savory Salads to prepare certain types of food items to bring to their Savory Salads locations. Those locations include the Barrington location as well as the hopefully new Savory Salads on Euclid Avenue. Okay. Currently, the locations that they have at Barrington as well as the location of Euclid Avenue, the size of those locations, while they justify acceptance as being able to prepare certain amounts of food in-house and seating and obviously distribute that food, the physical ability to prepare all the food is hindered by the size of those locations, which brings us to the reason why we are here today requesting this variation.

To solve why they need this variation is, obviously, Savory Salads, they do homemade bread, they make homemade soup, they make homemade salads, fresh vegetables. All these things have to be prepared for the restaurant, okay. In the size of restaurants that they have, they may have a one-gallon dough mixer that would allow them to make a certain amount of bread when in fact they need 10 gallons of dough of bread that day which obviously requires someone to have to be baking bread the entire day nonstop, morning, noon and night. That's something that we're trying to alleviate by them doing it, to make it more cost efficient.

In addition, in being in a location like Barrington as well as the Euclid property, obviously the location of retail space, the cost of having additional retail space in order to fulfill those requirements is vastly increased versus a location like 2910 North Arlington Heights Road where you can be able to have a location like that, prepare that food, and not be paying an exorbitant amount to have retail space on Euclid Avenue, okay.

Now, what I Cubed would be using, or what Savory Salads would be using, the rear 4,000 square feet at the location for primarily would be to prepare the food for Savory Salads. What does that encompass? Well, it encompasses lettuce, tomatoes, onions, salad products, the making of homemade salad dressing, cooking of soups, bread, possibly the roasting of, roast beef or turkey. That would be the extent of it. There would not be anything else that would be further done out there, besides possibly baking chocolate chip cookies as they also provide fresh baked cookies.

Once the product is prepared at the 2910 property,

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this would be the mode of the operation. Okay, first of all, as far as product being delivered to the 2910 property, any product being delivered, there's only two, Savory Salads has two suppliers for their product, for their vegetables and so forth and so on. Those products are delivered in standard box type trucks. They are not delivered in semis. This is not a huge franchise organization. Again, Savory Salads is not a franchise, it would be considered a mom and pop shop. So, the types of, the size of produce being brought in, being delivered is not something that is on a daily basis as a normal large operating restaurant would be or a franchise would be. It's standard box trucks that would be delivering on as-needed basis. Those deliveries would also take place at normal times, likely between the hours of 9:00 and 5:00 upon a delivery date, okay.

At the same time, once that food is brought in and is properly stored and prepared pursuant to any health standards and code procedures which Savory Salads would fully comply with completely in being able to operate in this location, the prepared food would then be distributed to their store locations. The food is not going to be distributed, picked up then by another box truck and brought to Savory Salads. Again, this is a mom and pop type location. It would likely be distributed by a standard car, by the owner's daughter who manages both stores, by another employee in a standard car. It will not be an industrial type truck or any sort of box truck that would be again picking up and bringing it to the locations. It basically would be hand delivered.

Now, the next thing I want to address is what I feel to be what's going to be, in my readings of comments, a concern of the Board's in general, okay. And that is, first off, I want to start with the issue of trash, okay. First of all, I Cubed fully intends, number one, currently there is a trash bin located on the property, okay. That trash bin, it is I Cubed's intention to move that trash bin approximately 200 feet to the north end of the property towards College Avenue, okay. That will move any trash that much farther from any neighboring residential property that is to the south, okay.

In addition to that, it is I Cubed's full intention to screen the trash area, to keep it under lock, to keep it clean, to abide by any and all Village code, regulations and policies regarding the screening of any trash receptacles on a property. In addition to that, as far as the garbage is concerned, as far as what will be put into the trash can, for starters, I Cubed and in turn Savory Salads has agreed to, that they are intending to double bag, number one, all of their trash. Any trash that is generated from the operation of the food commissary will be double bagged. Not only that, but any trash that is then going to be deposited into the trash receptacle would be deposited at such a time that is allowed to be put in there as close to pickup as possible, okay.

Now, obviously there's food and health regulations

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that affect the standing of garbage, so you can't store garbage inside in a food commissary. However, when cans fill up, and being that this is only for two stores so we are not talking about a gross amount of garbage that is going to be generated here, it would be then placed in the receptacle. It is I Cubed's intention that once they know how the operation is going, to be able to have that trash picked up as soon as possible. Obviously if they know that they are going to be operating the commissary on Monday and Wednesday, they can certainly schedule trash pickup to be Monday night and Wednesday night, okay. At this point, they don't know what the schedule of the operation will be. However, at any point in the operation, Savory Salads and I Cubed fully intend to never have the time between depositing into the receptacle and pick-up exceed 48 hours. 48 hours is an extremely short period of time for garbage to be anywhere.

Now, there's going to be a couple of things. Number one, the garbage, remember, is double bagged. What that is going to do, first of all, is that is going to cut down on any potential odor that could be emitted from the trash,, okay. Number two, not only does it cut down on the odor that would be sensible to humans but any odor that could possibly be emanated and scented by any surrounding animals in the area. That will make it that much more difficult, okay. In addition, by being in the trash receptacle for no longer than 48 hours, that would prohibit the lingering of any trash which would in turn result in little to no odor to result in the trash. And with the trash being picked up, again, that relates to the fact that there is just not enough time for this trash to linger in such a way as to cause an odor, an infestation or any other sort of odor concern there.

In addition, as far as the inside commissary, it's Savory Salads' intention to provide industrial type hoods which are known to dissipate the large majority of any odors that would be caused by the actual food preparation inside of the commissary. Now, it's important to note that the primary food that will even utilize these hoods would only be the baking of fresh baked cookies, bread, roast beef or possibly turkey, none of which are things that emanate such an odor that is offensive to the senses or noxious in any sort of way. Frankly, with the ventilation systems that would be installed there, and I can't give you an exact make or model of those systems as depending on the approval of this variation, we'd then go to the next step of designing and again getting Village approval with regards to those vents. But I can tell you that those vents are known to dissipate the large, very large majority of odors that are generated from cooking, okay. I believe that that itself would dissipate any concern for odors itself right there.

So, again, the odors caused by the actual food prep I believe will be non-existent by the installation of the commercial grade hoods that would be installed, okay. Next, the odor caused by

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the garbage would be dissipated by the double bagging, it will be dissipated by the frequency of pickup. I Cubed fully intends to keep the area clean and sanitary and abide by all Village code, any sort of regulations that are required for them to have which includes screening, which also includes moving the garbage can more than an additional 200 feet from its currently location.

In addition, I'll also touch on this as well, is the potential for a grease trap being located on the property. Now, a grease trap can be installed in one of two locations. It can be installed on the exterior adjacent to the garbage can which, if it would be installed there, would be fully fenced, fully shielded. And again, I Cubed has the full intention of keeping the whole area clean in such a way that would inhibit any sort of infestation or anything that could possibly occur from there.

Now, there is the possibility also, if it's required by code and if it's approved by code, many times you locate a grease trap indoors. That would be, is a possibility if it would be approved under Village code. I can't comment as to that as I know it differs in different areas. But obviously, if that is possible, I Cubed is willing to consider that and is willing to do that if that appeases this Board.

In sum, I'll close with this, is that first off, it is I Cubed's request by the Board and have made this request in writing, number one, that the food commissary, if approved at this location, be limited to Savory Salads and I Cubed, meaning that if Savory Salads or I Cubed were to vacate these premises, that this requested land use variation be terminated and the property would revert back to its original pre-approval status quo so to speak, okay. Additionally, again the trash dumpster will be screened from public ways and surrounding uses and will be secured with fencing.

In addition, if the Village determines that, as a result of the commissary, an emission of objectionable odors are in fact emitted, Savory Salads and I Cubed agrees to incorporate any additional measures to make necessary improvements and will address the odor issue immediately upon the Board's or the Village's recommendations and requirements. Again, trash will be picked up within 48 hours that it is deposited into the receptacle to pickup time at the location. And finally, the Petitioner agrees to comply with all federal, state and Village codes, regulations and policies regarding the operation of the food commissary, procure any necessary permits on the property, and any other regulations or codes that the Village would deem necessary in this location. Thank you.

CHAIRMAN LORENZINI: Thank you. You may have your seat. Latika, have all the proper notices been given to the residences?

MS. BHIDE: Yes.

CHAIRMAN LORENZINI: Okay, thank you. Would you give us your Staff report?

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MS. BHIDE: Thank you. The Applicant, I Cubed Enterprises/Food Commissary, is seeking a land use variation to allow "Bakery Products, Wholesale and Production," in the M-1 District at 2910 North Arlington Heights Road. They are also seeking a variation from the requirement for a traffic study and parking analysis from a certified traffic engineer.

As you can see, the site is located at the southwest corner of Arlington Heights Road and College Drive. The site itself is approximately 2 acres in area and the building is approximately 25,000 square feet. The Applicant will occupy about 6,270 square feet at this location. The other tenants, there are two other tenants here, Vimex which is involved in circuit board components, and Astrotech which is an electronics company.

Approximately 67 percent of the tenant space, or 4,220 square feet, is proposed to be used for the food commissary. This use is classified as "Bakery products, Wholesale and Production," which is the closest use in land table, in the permitted uses table. And that use is permitted in the M-2 District whereas this property is zoned M-1, therefore requiring a land use variation.

The Applicant has indicated that deliveries will be received at this location, food will be prepped, and then the prepped food will be distributed to potentially two Savory Salads locations. As they have indicated in their application, the food prep would include chopping of produce, cooking of roast beef and chicken, baking breads and apparently baking cookies as we heard tonight. Any odor because of the food prep and the potential to attract animals would be the concerns for the co-tenants as well as the surrounding property owners. So, both have to be adequately answered for this use to be compatible at this location.

The Applicants have stated that because of the nature of the food prep, none of the items would produce odors that could linger significantly. But they have also committed to adding a commercial grade ventilation system to dissipate any food odors. The Plan Commission can additionally require, this is not in the Staff report, but they can additionally add a condition that the kitchen and the venting be located as far north as possible to keep it away from the residences that are to the south.

With regards to trash pickup, they have indicated that it is their intention to have trash pickup two to three times a week, depending on their schedule, such that the maximum removal time is no more than 48 hours.

With this location, they anticipate deliveries to be two times a week and no more than four deliveries total even if an additional restaurant was added. They have indicated it would be using standard box trucks, not a semi truck, and that if multiple deliveries are to occur, then they will be staggered so that they are not on back-to-back days. Once food is prepped and packaged, the food would then

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be distributed using a car or a standard pickup truck either once a day or once every two days.

As you can see in the parking chart here, the required parking for this entire building is 17 spaces. There are 58 spaces provided on site, so there is a surplus of available parking. Staff supports the variation from the requirement to provide the traffic study and the parking analysis based on the delivery schedule that the Petitioner has submitted, the availability of the loading dock, and the surplus of the parking spaces.

Here are some pictures of the site. The first to the top left is the entrance. The top right is the loading bay. And the bottom picture is the picture of the south property line as it adjoins the residences there.

The conditions of recommendation are that the land use variation be limited to I Cubed Enterprises/Food Commissary only, and that any food prep will be limited to just Savory Salads so they couldn't prep for other restaurants. The trash dumpster has to be screened from public ways and surrounding uses and has to be secured with fencing. And to the Petitioner's comment, the Plan Commission can add a condition that the dumpster enclosure be located north of their loading dock so it's as far away as possible from the residences which are to the south. If there are any objectionable odors at the boundary line, then the Petitioner will have to incorporate additional measures or improvements and address that. And again, as I said before, the Plan Commission can definitely add to this condition that any venting be as farther north as possible. You know, once the food preparation schedule is determined, then the frequency of the trash pickup will have to be increased so that trash will not be stagnant in the receptacle for more than 48 hours, and that they have to comply with all federal, state, Village codes, regulations and policies.

CHAIRMAN LORENZINI: Thank you. Could we have a motion to include the Staff report into the public record?

COMMISSIONER DROST: Yes, I'll make that motion. And Latika, the two food suppliers, there is reference to Lee Foods and Cisco. Cisco is spelled with a C-i-s-c-o, is that S-y-s-c-o? Is this Sysco?

MS. BHIDE: It could be. It could be S-y-s-c-o.

COMMISSIONER DROST: Yes, and maybe the Petitioner can help.

MR. BUTTITTA: I believe so.

COMMISSIONER DROST: S-y-s-c-o? Yes, not the server company, okay. So, we can make that correction in your report then.

MS. BHIDE: I will.

CHAIRMAN LORENZINI: Do we have a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: Could we have a voice vote? All in favor?

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(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, thank you. Now we'll go to questions from the Plan Commissioners again. Commissioner Sigalos, would you like to start?

COMMISSIONER SIGALOS: Yes, I will. Can you, Latika, can you bring up the site plan? This one here, yes. And then can you show us the location, I'm having a hard time looking at the floor plan.

MS. BHIDE: Sure.

COMMISSIONER SIGALOS: The proposed floor plan for I Cubed as to where that will be in this overall building.

MS. BHIDE: Sure. So, Arlington Heights Road, sorry, north is up. This is Arlington Heights Road and College Drive is here. This space here is occupied by Vimex. And then this space on the bottom is divided in two; the west is occupied by Astrotech, and then the right would be occupied by the I Cubed/Food Commissary use. The loading dock comes in here. So, the residences are located here on the south.

So, if you go to the next page, again the north is up, this is Arlington Heights Road. College Road would be somewhere up here, and the residences are down here.

COMMISSIONER SIGALOS: And where would the proposed trash enclosure be? I heard it was going to be moved 200 feet away?

MS. BHIDE: So, I think what they're saying is that, you know, currently there is no fencing or enclosure for the trash enclosure. There is just a rolling bin sitting on the site. One of the recommended conditions is that there has to be a fence around the trash enclosure and the fence be secured. But rather than having it here next to the residences, there is room here farther north. There is, you know, next to the parking spaces, there is, back there. So, if it could be moved up here, if it would be that much farther away from the residences. It would be north of the loading dock that comes in here.

COMMISSIONER SIGALOS: So, Staff is suggesting this be a fenced enclosure?

MS. BHIDE: Yes, Staff is requiring that this be a fenced enclosure.

COMMISSIONER SIGALOS: Would a masonry enclosure be more appropriate to keep rodents out and so forth?

MS. BHIDE: That's certainly something the Plan Commission can recommend, that it be a masonry enclosure with a gate.

COMMISSIONER SIGALOS: And I'm to understand that the food preparation is there only for the two Savory Salads locations, the one in Barrington and the new location that was just approved earlier today in Arlington Heights?

MR. BUTTITTA: That's correct, yes.

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COMMISSIONER SIGALOS: Would there ever be an intention to supply food to other restaurants?

MR. BUTTITTA: There would never be --

COMMISSIONER SIGALOS: Not owned by I Cubed or Savory Salads, but I mean let's say Subway or whatever?

MR. BUTTITTA: I could say, an absolute I can say is that there will never be any intention to ever supply food to any other vendor, any other restaurant besides Savory Salads at any point in time ever.

COMMISSIONER SIGALOS: I'm not in the restaurant business or food prep business, but it seems like 4,000 square feet is an awful lot of space for food preparation for these two types of restaurants.

MR. BUTTITTA: Well, that relates back to my comment regarding the cost of increasing space at a retail establishment versus an establishment like this. You are able to have a comfortably sized location here. 4,000 square feet is a significant amount of space, but being able to utilize that back 4,000 square feet with the front 2,000 for your offices, it allows you to have a cost effective method of preparing your food versus doubling your amount of retail space that you need which in turn would ultimately make the operation of the restaurant be very, very difficult on a cost basis.

COMMISSIONER SIGALOS: No, that I understand. But right now you have the one location in Barrington.

MR. BUTTITTA: Right.

COMMISSIONER SIGALOS: Is that food prepared there at that location or is there an offsite prep location?

MR. BUTTITTA: There is not currently an offsite prep location. Currently, the food is prepared there. Part of the reason why I Cubed and Savory is looking to do this is because they literally have to be at the location 24 hours a day, seven days a week, in order to satisfy what they need. Again, being able to have, my example of being able to bake three loaves of bread at a time causes them to have to bake bread all day everyday versus being able to bake 20 loaves of bread at a time and be done with it and satisfy their need. And they are not able to do that in their current locations.

COMMISSIONER SIGALOS: But again, the food that you're preparing almost, I mean it doesn't have a long shelf life. I mean the salad, they may wilt, I mean you have to --

MR. BUTTITTA: Right.

COMMISSIONER SIGALOS: -- right away and serve it right away. Same thing with bread. The cookies I suppose would last a little bit longer. But these are all things that would be baked and then consumed right away, correct?

MR. BUTTITTA: Correct.

COMMISSIONER SIGALOS: I don't have other questions at this point.

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CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: I have to just jump on kind of what you're saying. I was a little, I'm confused. I'm not necessarily against the plan, but I'm just a little confused by it, about how they're only going to be open twice a week if all of this is perishable fresh foods.

MR. BUTTITTA: Well, let me clarify that. What I was saying was that depending on their demand, it will depend on how many days that they actually need to prep food there. Obviously this is a new thing for Savory Salads, okay. If they realize that they need to prep Monday, Wednesday and Friday, that will be the days that they do that. If they need to prep Monday, Tuesday, Wednesday, Thursday, Friday, those are the days that they would do that as well. They just don't know at this point what the demand will be.

But regardless of whatever the demand will be, the conditions of the garbage removal and how it's transported stay the same. Does that answer your question?

COMMISSIONER DAWSON: It does, but I usually like to have a little bit more information already figured before a Petitioner comes to the Board. That's just me and not everyone up here agrees with that. So, this kind of 'we're going to figure it out as we go along' is a little troubling for me, especially since it puts a burden on the Village to have to constantly monitor what's going on. Also, just, I can't understand why you're trying to fit this into this 4,000 square foot space. There's lot of vacancy in the area I think. I don't understand why there perhaps isn't a better fit for a smaller space or, you know, a better area for it. But that's your preference, if you want to buy or rent a space that's too big for you, that's not really my concern.

Going into the trucks, what is the current, you know, the area need for trucks? It would seem like there are other trucks going around this area. Is that, do you have any idea?

MR. BUTTITTA: There certainly are. It is an, directly to the north as you can see on the map is actually an industrial type area. Businesses like, I believe it's G.W. Berkheimer, people like that, industries like that, where there is plenty of trucks that are going down College Drive. It is not a truck-free, by trucks I mean significantly large trucks. This is not a new area for trucks to go through in any way, shape or form. The trucks that would be coming for our purposes wouldn't be those type of trucks though. It would be standard box trucks.

COMMISSIONER DAWSON: Right. And so, I think you just answered my next question which is the trucks tend, they go down College Drive, right, so they wouldn't be coming off Arlington Heights Road onto this little road. I mean would we be able to control the flow of trucks or tell our trucks -- wait, let me get close to that microphone, to come down College to try to keep it away from these

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houses here?

MR. BUTTITTA: Absolutely. The actual entrance off of Arlington Heights Road is much more of an entrance that would be used for going into Astrotech or to I Cubed's actual executive offices, okay. It's I Cubed's full intention, first off, they want to be able to accommodate, or Astrotech wants to accommodate them by allowing them to consider this use. They want to be able to return that favor, so to speak, to Astrotech by not having trucks go through there.

Now, again, we're not talking about an exorbitant amount of trucks. We're talking about maybe one truck. However, those trucks would enter off College Drive and that would be the instructions that they would have so there would not be any trucks I believe that would enter off Arlington Heights Road.

COMMISSIONER DAWSON: I'm wanting to listen to obviously the neighbors that are here to talk about it. I like the idea, I like the fact you're trying to think out of the box. I like the concept of the restaurant because fresh food is really hard to come by when you're trying to go out to lunch and, you know, the only options you have are fast food.

I can see the challenges. The rent in your retail space has got to be exorbitant. So, we've got cheap rent here, I mean I think it's an interesting concept. It's just not as, it's a little not fleshed out for me, but it's an interesting concept and I see where you're going and why you're trying to do it. So, I'll wait, I'll reserve until I hear more comments from the neighbors.

MR. BUTTITTA: And if I could just add one comment to one of your concerns. The reason why I'm unable to provide exact demand today is because obviously we don't know what the demand of the Savory Salads-Esplanade is going to bring. Now, obviously we hope that it would do great and we hope that everyone would want to go there, everyone would want to eat there, okay. What we do know is our past experience with the Barrington store and what we do know is that operations as they sit with only having prep done in the store are making it next to impossible to operate in normal times and really be able to be as profitable as they can be in that location. They have that experience.

You know, assuming, if there was a hypothetical that Savory Salads at the Esplanade becomes the number one Arlington Heights place to be, obviously that directly correlates to why we're doing this, okay. It allows us to be prepared for that. This is more of a, I agree that it's preliminary before having really the knowledge that you're referring to, and I agree with you with that. But it's Savory's full intention that this is going to be needed. And again, with the cost savings of being in a location like this versus in the retail center at the Esplanade, it makes it able to happen.

COMMISSIONER DAWSON: All right.

CHAIRMAN LORENZINI: Commissioner Drost?

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COMMISSIONER DROST: Yes. Latika, for the record, what does the Health Department do when it gets complaints about rodents or other undesirables, insects, vermins, I'm reading the neighbor's letter, critters, creatures from spreading and infesting our residential neighborhoods? What's the process here?

MS. BHIDE: All right. I mean --

COMMISSIONER DROST: I mean I saw a rat, what do I do?

MS. BHIDE: I know that any food prep area has to be in compliance with the Illinois Department of Public Health's Food Service Sanitation Code. I am not as familiar with that code as I should be today. But I think, I would think that if complaints were made about rodents, presumably the code is designed to handle those kind of complaints, to require improvements that do not cause critters and rodents. And the Health Department would investigate that to see, you know, if any of the requirements are not met.

COMMISSIONER DROST: So, but it would be based on a complaint basis, if people found some objectionable object running around their yard or in their, they can call?

MS. BHIDE: Sure. And, right, I mean when it's built, it has to be built in compliance with the state code. I don't know if there are yearly inspections.

COMMISSIONER DROST: Yes, so there is a process.

MS. BHIDE: Yes.

COMMISSIONER DROST: And are commissaries inspected like restaurants?

MS. BHIDE: They fall under the State Food Service Sanitation.

COMMISSIONER DROST: Yes, so I mean there is a process.

MS. BHIDE: Yes.

COMMISSIONER DROST: And I think this is what I'm getting at, is that there is some control, it's not just somebody plops into the neighborhood. And so, if you have a stubborn or recalcitrant type of owner or operator, what's usually done if they don't, if there is an enforcement? Do they get ticketed? They end up near the Third Municipal District and then you can have lunch over at the Savory Salads?

MS. BHIDE: They would be given a correction notice I presume.

COMMISSIONER DROST: Yes, but I mean there is a process, an enforcement process, ticketing, and then eventually what happens if you're bad, they shut you down, right?

MS. BHIDE: I believe the state does that, yes.

COMMISSIONER DROST: I believe they do, too. And when you were comparing this commissary, were there any other establishments that you compared it to? Any other like type businesses?

MS. BHIDE: You know, the only one that had come before the Plat & Subdivision Committee a couple of years ago was a location a

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block or two north of here. But that was for a bakery, like a cupcake place. They never went forward with the Plan Commission application. I think most of this prep happens at the restaurant. I mean they're subject to the same state code.

COMMISSIONER DROST: Yes.

MS. BHIDE: But there isn't another one in town that I know of.

COMMISSIONER DROST: Yes. And in the, on odors, we have a pretty comprehensive, I mean I think some of our Commissioners were here when we had the restaurant on Golf. We learned a lot about filters and odors, and that there are ways to address that and there's some pretty sophisticated equipment. How does that compare to what the Petitioner is applying? Is it of a --

MS. BHIDE: So, at this point they have not submitted any specific information as far as, you know, what specific make or model of hoods or filters they would use at this location. But again, that is covered in the Illinois code and they would be required to, I'm trying to get to the original. I mean that is one of the requirements in that code that says if odors are detected at the property line that are above or considered noxious, then they will be required to remediate it.

COMMISSIONER DROST: Yes, and the Village has had some experience with restaurants and particularly in high density areas. I happen to live in the downtown area and I live above several restaurants. And there are ways, too, that we have as being a member of a condominium association, we have ways that we can enforce it. And there are problems that arise. It's not perfect but in a village of good neighbors we can get it done.

So, I just wanted to put that into the record to assure people that there is a process in place and that restaurants can co-habitate with residential areas and food is a desirable thing to have in your community, food operations and restaurants. Okay, thanks.

CHAIRMAN LORENZINI: Thank you. Commissioner Ennes?

COMMISSIONER ENNES: For the Petitioner, a couple of questions. My office is in the area of this property, just a block or so down. I'm somewhat familiar with it, 25,000 square foot facility. And from what I understand, it's pretty well leased up.

MR. BUTTITTA: Yes.

COMMISSIONER ENNES: So, the space you're going to take will make it fully leased?

MR. BUTTITTA: I believe there's a space that would be to the east that is still vacant.

COMMISSIONER ENNES: Okay. So, you're going to be taking about 6,000 of the 25,000 square feet?

MR. BUTTITTA: Right.

COMMISSIONER ENNES: I agree with Commissioner Sigalos. 4,000 seems quite a good size space, and that's what you're going to

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use for your production of the food?

MR. BUTTITTA: Yes.

COMMISSIONER ENNES: And the other 2,000 square is where you're building your office to run three other businesses?

MR. BUTTITTA: Right.

COMMISSIONER ENNES: Or a couple of businesses. And personally, I don't have a problem if you're going in there and you're looking to expand beyond the two stores. You indicated that you have absolutely no intention to be providing food to other businesses.

MR. BUTTITTA: That's correct.

COMMISSIONER ENNES: But I mean if you are going to expand into a couple of other of these type of operations, I sure wouldn't have a problem with that. You probably have the space for it, as long as we have tight enough controls to make sure that there isn't going to be food and an impact, you know, big, negative impact in the area. I should warn you, there's all kinds of skunks and possums roaming around the neighborhood already. So, they'll be there.

This, if we were to require a masonry trash enclosure, would this have a roof on it? Because let me tell you, these creatures can get right over a six-foot wall.

MS. BHIDE: I haven't seen ones with roof on the top, but I'm sure there wouldn't be any code requirement that would prevent them from doing that.

COMMISSIONER ENNES: Okay. Are both of the dock doors of the building in the space you're going to be renting?

MR. BUTTITTA: I'm not familiar with the dock doors in the building.

COMMISSIONER ENNES: Well, I should say the drive-in doors. From this picture here, there's these two doors. And actually there is a third one that I wasn't aware of. Are they in your space?

MR. BUTTITTA: No.

COMMISSIONER ENNES: So, do you have, in your space, do you have a drive-in door where the truck is going to be able to come in?

MR. BUTTITTA: The drive-in door, let me clarify that, I guess the drive-in door, that door --

COMMISSIONER ENNES: Which door? The brown one? The white one --

MR. BUTTITTA: That brown door. And if you go to the next, the other photo that shows the plan? This one, that black space up there, that is the drive-in door.

COMMISSIONER ENNES: So, you have a drive-in well?

MR. BUTTITTA: Yes, you have an actual drive-in delivery overhead door like you just viewed. And that actually is at the rear of Astrotech.

COMMISSIONER ENNES: Okay. So, at the north end of your space?

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MR. BUTTITTA: Correct.

COMMISSIONER ENNES: Okay. Where they're talking about putting the --

MR. BUTTITTA: The trash enclosure.

COMMISSIONER ENNES: Trash enclosure.

MR. BUTTITTA: Exactly.

COMMISSIONER ENNES: Okay. Now, is that a truck well or is that ground level?

MR. BUTTITTA: I believe it's ground level.

COMMISSIONER ENNES: Which I would think would be a lot better for your operation.

MR. BUTTITTA: I believe it is. I don't know a hundred percent on that, but if it is a well, it's certainly not a well that would be made for a humongous semi I believe --

COMMISSIONER ENNES: Right, that's what I'm talking about. Is it a well for a semi to back into?

MR. BUTTITTA: No, it's not a big well like you would find behind a Jewel or a Dominick's Foods or something like that.

COMMISSIONER ENNES: Okay. Okay. Do you do any catering at the stores?

MR. BUTTITTA: They, if people ask for a large amount of food, they do accommodate those people. Primarily, the services of Savory Salads is a dine-in/carry-out location.

COMMISSIONER ENNES: Right.

MR. BUTTITTA: Obviously as in any restaurant, they have some people that want to have a party and they love their salad and they want it, so they do accommodate those people.

COMMISSIONER ENNES: So, this could be, having this type of facility could be an enhancement where you couldn't cook for --

MR. BUTTITTA: Exactly. Exactly.

COMMISSIONER ENNES: If somebody wants a party at their house for 30 people and --

MR. BUTTITTA: Certainly, yes.

COMMISSIONER ENNES: Okay, so that would be a plus. I think it's a good area. I think the main thing is keeping the odors out. Like Commissioner Drost mentioned, we had a situation a couple of years ago, although that wasn't fresh bread and salad that they were cooking, and I think that's a major concern with the neighbors is, although fresh bread smells pretty good in the morning.

MR. BUTTITTA: Let me reiterate that I Cubed, obviously we're here today acknowledging that concern. We understand the residents' concern. And we can assure that we are taking more than adequate measures to terminate that concern. The last thing that we want to do is upset anybody. We just want to be in Arlington Heights and provide cookies and I guess hugs if you want those, too. But that's what we want to do, we don't want to, you know, disrupt the neighborhood and we're not going to. And we're prepared and intend to

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take measures to do so.

COMMISSIONER ENNES: And just so I understand, you're the attorney for the Petitioner?

MR. BUTTITTA: Yes.

COMMISSIONER ENNES: Okay. Do you handle all their corporate legal matters?

MR. BUTTITTA: I do.

COMMISSIONER ENNES: Okay. Just so I understand. That's all I have.

MR. BUTTITTA: Thank you.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. Latika, you've mentioned that we don't have another food commissary to compare this to. But is there another use that is relatively similar? I mean what does, like the Luther Village in the mornings, they produce food for a large quantity of people and are in the middle of a residential area. What is the situation there?

MS. BHIDE: Right. So, I mean they have their own dining facilities and kitchens onsite, you know, presumably used by the people who live there so we probably don't hear, we have not heard any complaints or I have not heard any complaints. But all of these facilities are subjected to the same state code.

COMMISSIONER WARSKOW: Okay, because in my mind that's what I'm comparing it to, as that quantity of food preparation. And if that's not causing a problem for the residences in that area, then you know, that's how I equate it in my mind.

MS. BHIDE: And I'll follow up and check on that.

COMMISSIONER WARSKOW: Okay. Okay, I don't have any further questions at this time.

CHAIRMAN LORENZINI: Latika, I'm still trying to get my hands around the orientation of this. Okay, so this loading dock is the big brown door we saw?

MR. BUTTITTA: That's correct.

CHAIRMAN LORENZINI: So, that's on the west elevation?

MR. BUTTITTA: Correct.

CHAIRMAN LORENZINI: Okay. And now, where, no, no, go back now.

MS. BHIDE: I'm sorry, go back?

CHAIRMAN LORENZINI: That's where I want you to go next. Now, where on this drawing is that floor space?

MS. BHIDE: That would be this floor space here.

CHAIRMAN LORENZINI: Okay, how do you get out to the loading dock if the loading dock is on the west end?

MS. BHIDE: The loading dock comes in here at the north end of this space.

CHAIRMAN LORENZINI: So, you come through somebody else's space to get --

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MR. BUTTITTA: Right. I can kind of show you here.

CHAIRMAN LORENZINI: Okay.

MR. BUTTITTA: The way, you see it here and then go back to the last one. What happens is, okay, you pull in here. This is the location, right here is there's two doors. There's a door on the left and a door on the right. The door on the left is the Astrotech, the door on the right is the I Cubed. This location is split roughly down the middle this way and goes this way. So, this location, like this in here, is Astrotech.

CHAIRMAN LORENZINI: Okay.

MR. BUTTITTA: The remainder with the dock here is I Cubed.

CHAIRMAN LORENZINI: Got you. Okay, so it's more of an L shape.

MR. BUTTITTA: Exactly.

CHAIRMAN LORENZINI: Yes, okay. Thank you for that. So, this store you're opening up on Euclid is a little under 1,800 square feet. How big is the store in Barrington?

MR. BUTTITTA: It's about the equivalent.

CHAIRMAN LORENZINI: Okay. Now, theoretically, if this Euclid store does the same business as the one in Barrington, how many days a week would this operate, this commissary, ballpark?

MR. BUTTITTA: Theoretically, four to five days.

CHAIRMAN LORENZINI: Okay. Now, if you don't get this commissary, you're still going to go ahead with the Euclid store?

MR. BUTTITTA: I will say that there is terms in the lease that allow termination and vacating the property. So, I can't fully commit to that one way or another at this point, but it will certainly cause a reconsideration of everything in its entirety.

CHAIRMAN LORENZINI: Okay. The garbage bins that the double bagged garbage is going to be stored in, that's obviously a steel bin with, does it have a lid on it?

MR. BUTTITTA: Yes, it does.

CHAIRMAN LORENZINI: Do they have lids on them? Okay. And let's say you're operating three or four, five days a week. What are the hours going to be?

MR. BUTTITTA: It would be standard hours, 8:00 to 5:00, 9:00 to 5:00. This isn't something, again this location or this business is a family-ran business. So, this isn't something where the morning crew comes in, then the afternoon crew and then the night crew. In addition, the amount of actual employees that would be even doing prep would be a limited amount. It wouldn't be likely 10-20 people, you're talking probably a handful of people that would be there doing this. It's, like I said, it's for two stores, it's a small operation. You're not going to have people there 24 hours a day preparing. It's going to be standard, like it would be a restaurant but just for purposes of prep and cook.

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CHAIRMAN LORENZINI: Now, the floor plan we had up there before, are the offices in here also?

MR. BUTTITTA: That is the front look. That is, the bottom part is the offices.

CHAIRMAN LORENZINI: So, I Cubed, okay, I Cubed is going to be in there also, okay. And then who owns the building?

MR. BUTTITTA: It's owned by Astrotech.

CHAIRMAN LORENZINI: And not I Cubed.

MR. BUTTITTA: No.

CHAIRMAN LORENZINI: Okay. All right. And so, revenues that Arlington Heights would get, they'd obviously get the sales tax from the Euclid store. But as far as the commissary goes, the only thing Arlington Heights would get out of this, they wouldn't be getting any sales revenue from the Barrington store, it would just be tax revenue?

MR. BUTTITTA: I would say yes.

MS. BHIDE: Right.

CHAIRMAN LORENZINI: Okay. All right, that's all the questions I have. What we'll do next is we'll go to the public for comments and questions. And after that, everybody has a chance to speak, whoever wants to speak, we'll go back to the Commissioners for final questions and deliberation, and then we'll take a vote.

So, why don't we start on this side of the room, my right, your left. We'll start in the front row and work our way back.

So, on this side of the room, anybody in the front row want to speak?

Anybody in the next row? Or just raise your hand if anybody wants to speak. Yes, sir, would you please come forward? State your name, give your address, spell your name for the court reporter please.

QUESTIONS FROM THE AUDIENCE

MR. CORCORAN: Good evening. I'm Kevin Corcoran. I live at 806 West Hackberry. We've been residents forever. I also am a business owner here in Arlington Heights. So, I am very well aware of the plights of a business and the struggles in trying to keep something going.

But I'm here to ask that you deny this petition because there's a lot of not-knowns here. If you just, first of all, just kind of look at the drawing there, that big empty area up there, that's a lot of life area. Then going across that way is where McDonald Creek happens. A little bit south there is where ComEd has their power lines. And to the west is the cemetery.

It is a virtual traffic jam of critters at night. I assure you, our dog got skunked not too long ago. Why would we want to attract more? It's not that they're going to get to the stuff, but it's the odors that attract them. In 38 hours in the summertime, that's like, you know, putting up the vacancy sign for, you know,

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critters to be all around. Even if they can't get into the trash containers, it's still going to be an attractor.

Secondly, if you look at the layout here, you know, typical industrial parks have a transitional zoning. Because this was the land, the industrial park was incorporated before the homes were, there were no transitional zoning planned into this. This is something that happened in the 1970's. But it's a mistake, there should be something as a barrier between the homes and the businesses. But we all moved in here and we knew this because we knew exactly what kind of businesses were going to be operating. It was supposed to be research and light industrial.

And we've had our challenges from now and then with some of the businesses. But this is like a whole new dynamic. And I get this idea of we can put burners to, you know, cut the odor, but there's, you know, we have no schedule of when deliveries are going to happen, are they running seven days a week. Their website says they're doing catering. I mean it just is a lot of unknowns. And this room is, what, 3,000 square feet? If they're opening 4,000 square feet of kitchen, that's a big ambition.

You know, there is so much office space, I know because I already lease my properties, it's like a, you know, I mean anywhere you look, there's business to, you know, lease. There's a whole empty office complex to the north of there. They're begging for people. So, there can't be a hardship in this because this is not the building one would say I can't rent it out.

Did you, have they already moved in? Have they moved in already?

CHAIRMAN LORENZINI: If you're going to speak, would you come to the microphone?

MR. CORCORAN: No, I'm sorry. I'm just, you know, do they currently have a business license? Or what was the business license when they took it out as the scope of what the business was going to be?

You know, the burden shouldn't be on the homeowners, because this is an M-1 District. M-2, if you look at the little designation, they have an old chart where they can say, you know, what kind of businesses, what kind can you put in various zones. For bakery, it's only M-2. And M-2 is heavy manufacturing. And there's a reason for that, it's because there are no M-2 Districts that back up to residential.

So, you know, the only M-2 that does is the Hickory Avenue and that's a TIF project. So, that kind of, it is something that the Village is already trying to fix. And there's no food establishments there. And when you talk about, like Luther Manor or, you know, the Moorings, you know, where they have their kitchen is far removed from the nearest residents. It's hundreds of feet. This, we're talking 10 feet, 15 feet. People in the backyard don't have an

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opportunity to enjoy their weekend if they got catering people coming in and out during the weekend.

So, you know, listen, I have pages of things. And I don't want to waste your time. But you know, I don't know if there's a business plan here, and that bothers me because I don't really get a sense that this has all been thought out. And I do know that sales tax is the golden child for the Village because that's how they, you know, get most of their revenue for operations. But it can't hold this store in Esplanade as a 'if we don't get this we can't have that.' That's kind of scary, you know, they'll kind of walk in with that kind of premise.

Stuff has to be figured out and, you know, just, you know, there was, you know, thoughts of, you know, are there, what kind of workers are they going to be having? Are they going to be part time? Full time? Are they going to be, you know, trained on how to deal with trash? Are they just kitchen help? Is there a full-time chef on staff? You know, those are the kind of things that, it's kind of like, hey, we're thinking about this but it hasn't been tested.

So, you know, I would have no problem that this is in M-1 if this were blocks in. But to put it right next to houses? You know, I'll just leave you with this closing aspect. You know, the biggest investment we all have is our homes. And the value of our homes are directly based on, when they do a property assessment, in our neighborhood they look at the model. They don't look where it backs up to. And we've had, where our home was appraised, it was appraised for \$100,000 less because we had two homes that were backed up to the industrial area. So, they used those property sales as a value for the whole neighborhood based on those models.

You put this kind of an operation in next to homes and it just becomes a slippery slope of more and more. There is nothing that prevents this from going to the next and then the next and to the next. And what's there hasn't been policed. Fences are in bad shape. You know, the back of these operations are despicable. I mean they're awful. My business, I would never allow the kind of crap that these businesses have, you know, plates and pallets and junk and old cars.

So, you know, I ask that you deny this petition. Give it some good thought and realize that, you know, a lot of these people are here because it's our homes. This is not a lease on a property. This is our homes. And so, I ask that you deny this petition. That you consider it for the facts that remain unknown. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else on this side of the room who want to speak? Please come forward. State your name, spell it for the court reporter, give your address please.

MR. KIMICATA: My name is Bob Kimicata. I live at 906 West Hackberry Drive. And it's K-i-m-i-c-a-t-a, and I've been a

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resident for over 20 years.

Unlike some of my neighbors, I don't necessarily object to the idea. But I don't really feel like we have enough information to know whether or not it's a good or bad situation. I talked to Latika this morning and I was surprised that, we understand that the owner has operated other catering and delivery businesses before as well as the facility in Barrington, but apparently nobody has checked with them to find out where their other businesses were operated on and then followed up with those locations to see whether or not they were or were not good neighbors.

And I think that would be very important to know. Has Barrington had a compliance issue with the restaurant? With their previous catering, was that a compliance issue? Or were they very good neighbors? I think that would be very important to know.

As for the hardship, I have to agree with Mr. Corcoran. If they're already in the building and they leased it for the purposes of their offices and they leased a 6,000 square foot building, to come back now and say, well, it's a hardship because we can't, you know, utilize the space cost efficiently, that just sounds like a bad business decision to me. I mean if they leased it on a contingency like they're talking about the other restaurant site, that makes good sense, well, hey, we're going to lease this building if we can get the commissary built. If we don't, we're out of here. So, that doesn't sound like a hardship, that sounds just like a bad business decision or bad planning.

I mean hopefully they're going to be successful, which means, as one of the other Commissioners said, possibly more restaurants, more business. I mean that's, I'm in business, other people are in business, you're not in business to be the same, you're in business to grow. You're in business to do better.

You mentioned the sales tax out of the commissary, they do, on their website they do advertise catering. And if they're going to cater out of the commissary, where is that sales tax going to go? Is that going to go to the restaurant that it was ordered out of even though the food never hits that restaurant? Or is it going to come to the Village? I think that's a very important thing to find out. You know, I can't imagine that they're going to prepare the food there, load it in a car, take it over to Barrington and then deliver it somewhere else. I think that, you know, if the food is made there and delivered directly out of there, we ought to get the sales tax.

The rodent issue, that's a known problem. I walk my dog every night and I see them all over the place. Fortunately, the coyotes are helping to keep that down which are also out at night. So, I don't know, more rodents may equal more coyotes. That could become a public safety issue.

So, I mean, I'm not opposed to it, I'm not in favor of it. But I think, you know, the Board needs, should really have a

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lot more information before they approve or disapprove the proposal.

And for the Petitioner, two suggestions. For the trash, if you use mint-scented trash bags, that really helps keep the rodents away. And also, they make really tight-locking, a visit to Alaska will show you all the tight-locking garbage cans they have that literally have a seal on them to keep the bears away because they're attracted by the smell even if they can't get into it. So, that same type of trash can should be required for this facility if you approve it. Thank you.

CHAIRMAN LORENZINI: Thank you, Mr. Kimicata. Anybody else on this side of the room, my right side, your left side? Okay. If not, we'll go to the other side of the room. Anybody who want to speak, raise your hand please. Step forward, sir. Just state your name, spell it and give your address please.

MR. BRILL: Good evening, my name is Robert Brill. I live at 1439 Mill Creek Drive, I'm in Buffalo Grove so don't hold that against me. But I am actually one of the closer properties to this proposal. If you look up on the map, I am the one that's directly to the east of the building on the corner of Arlington Heights Road and Mill Creek Drive. I'm sorry, my last name is spelled B-r-i-l-l, I apologize.

So, I have just a couple of things I want to address. First of all, I didn't get the notice from the Village planner that all the Arlington Heights residents did. However, I did receive a notice in the mail, which I promptly called the Petitioner's office to find out more information about his petition. The information I was given over the phone didn't quite match what I heard here tonight, so it was probably sugarcoated. A lot of the details such as grease traps, meat products, and the scheduled garbage pickup seemed to be omitted.

Now, I'm not going to hold that against them, plans might have changed, but there was also a lot of unknowns that were given here tonight that we might do this, we might do that. So, we don't have a good business plan here. And we also don't have a way to necessarily enforce this over and above the state codes. You may grant them a variance, but unless someone is going to actively police it, it's going to be a long process if problems do actually arise.

The realities of their plans to use double bag, garbage cans, and a fenced-in garbage area is not going to be anything significant to stop the amount of rodents that are already in the area. Also, with the prevailing winds from the west side, you've got a large residential area immediately to the east of there. We've all seen the weather, it's been getting worse over the years. We have larger winds. That odor is going to expand a good mile or two inland with the right amount of atmospheric conditions and winds.

You've got a wildlife area, you've got some easements here that rodents are already infested in there. We have

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skunks every night. We've got possums, we've got raccoons. And adding this attractive odors is not going to make anything better.

As far as the truck traffic, I don't think anybody has an issue about that. We already have trucks going in and out of there and we knew that when we purchased our properties nearby. A box truck is nothing compared to the amount of semis that come in on a daily basis, so that's not really an issue for me.

As far as the grease trap, you already have sewer issues in the area. I don't know if they're necessarily related to the sanitary sewer but it's not going to make anything better, and it's certainly not going to help the rodent problem.

And as far as the zoning, I looked at the zoning and this is not the type of area that this type of business was zoned for. You do have a lot of, Arlington Heights is a large village. There's other areas that can be, excuse me, can be used for this type of business that are more appropriate, that are not adjacent to a residential area. And I think that by approving this petition, I think it would be a big mistake for us. Thank you very much.

CHAIRMAN LORENZINI: Thank you. Anybody else who want to speak from the audience? Okay, oh, yes, sir. Come up. Name and address please and spell your name.

MR. TRAWINSKI: Sean Trawinski, T-r-a-w-i-n-s-k-i. I actually live in the cul de sac right there that it's adjacent to. I bought my home five years ago. I'm a stay-at-home dad. I live outside with my children, pretty much 24-7. If we're not at school, we're hanging out, playing out there. I have a four-year-old and a two-year-old.

I see skunks in the middle of the day out there. Rats, or not rats, mice running around constantly. It's, I mean I don't even feel safe with my children out there because of the amount of skunks. What this is going to bring to those skunks, I can't put my trash out at night. I have to wait until 7:05 a.m., because if my trash is not out at 7:00, I can get no trash pickup and ticketed. So, I have to wait until 7:05 to put my trash bag out so I don't have skunks coming and tearing my trash apart.

I mean I have a 20-minute window to get it out there so they don't devour it, that's how bad skunks are in that area. And this is just not going to help. I mean, what am I going to do when my kids are 7 and 8 playing in the backyard and the skunk is just coming in the backyard and spraying them and everything else?

So, my home also, I bought it five years ago right in the midst of all of our economy going. I got it an okay price. I lost a lot of money in the last few years. In the last, like a year or two years, it's kind of raised back up. Everything I've looked into about what happens when these types of projects come in, my value is going to go right back to where I just gained it back in the last couple of few years finally, which puts me back to underwater again,

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which, I mean, you know, it's just not fair to me. I don't see it, or anybody else that lives in this neighborhood, to lose out on property value.

And I mean, you know, they're going to open more restaurants. I worked in the food industry. I worked the day coding. I've been in many processing plants, many food processing plants. 4,000 square feet is, Nestle is happy to put candy bars out in 4,000 square feet of property. 4,000 square feet is going to be more than two restaurants by far.

I mean I get it, they're looking to expand. I fully get that. But you know, why my house? Why? There's plenty of other property in Arlington Heights. I know there is, I've seen it all. I drive around here all the time. So, that's my piece.

CHAIRMAN LORENZINI: Thank you, sir.

MR. TRAWINSKI: Thank you.

CHAIRMAN LORENZINI: Anybody else? Yes, sir. Name and address, please spell your name.

MR. STERRETT: Hi, my name is Guy Sterrett, S-t-e-r-r-e-t-t. And I live at 908 West Berkeley Drive, a little bit to the south.

I came in this evening not convinced one way or the other, which way this ought to go. After listening to the presentation, I'm kind of opposed to having this facility be used in this manner. It seems to me that there are other facilities in the area that are zoned properly rather than looking for a variance.

I'm concerned with the significant number of "we intend." Intentions can't easily be monitored. We intend to double bag, but if we don't, there is no compensatory measure.

I also have some concerns with the air handling. The building itself can be properly ventilated, maybe. However, you're still going to put your trash outside and that's not ventilated, other than by the outdoors. So, during the summertime, we will live with the smell as will people who cross by the other side of Arlington Heights Road.

This seems like a bad idea. The increase in skunks, and it really is kind of a problem because there are no natural predators, it's going to increase and turn that into an opportunity for significant problems in the area for the residents. So, we would request that you look for another location that's better suited for your needs. That's all I got. Thanks.

CHAIRMAN LORENZINI: Thank you. Anybody else from the public who want to speak? Okay, if not, we'll close that portion. Yes, ma'am? Name and address and spell your name please.

MS. OLARU: My name is Julie Olaru, O-l-a-r-u. And I live at 114 East Burr Oak Drive, which is the house right against where they're planning on moving. So, if you go to the very end of the cul de sac to the left, I live right there.

My fence takes up the left half of the first square

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of the whole cul de sac. So, I have dealt with the rotting fences and I actually had a car from that property drive through my fence one time, from an employee. The reason I ask that you deny this petition is I have a concern that I don't believe was addressed. I believe that food service locations have to be sterilized according to health codes.

CHAIRMAN LORENZINI: Can you speak in the mic please, ma'am?

MS. OLARU: Is that correct?

MS. BHIDE: I do not know the specific food service code, but the Health Department would review it to make sure that they would have to comply with the state code.

MS. OLARU: My understanding is that there are chemicals that are required to sanitize these locations, and I don't know where those are going to go to. In the drainage system? Or how frequently that's required. In addition to all of the other issues that were brought up this evening, especially Mr. Corcoran's was right on line I believe with myself along with my direct neighbor which is the house to the right on the map who takes up the rest of the fencing. And we actually do have, I call it domesticated skunks that will walk up to you during the day. And they all live back there in that business park, it's sort of their highway. So, I think that's going to be increased as well.

So, I respectfully request that you deny this. I've lived there almost 25 years now. So, it's a concern about, not just, it's not just a property value issue, it's actually a home where we all live and we don't want to have any aroma, whether it's cupcakes or cookies. It's not a sweet aroma to have in your backyard, I want to smell the air and the grass. And they're also going to be cooking roast beef and chicken or turkey. So, although there are industrial filters, any aroma would be offensive to me if it's a food aroma in my backyard. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else? Yes, ma'am.

MS. ROTH LISBERGER: Hi, I'm Sue Rothlisberger, R-o-t-h-l-i-s-b-e-r-g-e-r. I live at 110 East Burr Oak Drive, which is the cul de sac right behind the property that we're discussing today.

All I want to say is that I agree with everything that was said today to encourage you to deny this request. My sons and I have lived here for 17 years. We've had our share of problems with some businesses that have moved into that business district under the M-1 zoning. We had a stamp or a punch operator that we heard ch-chung-ch-chung-ch-chung all night and all day. Fortunately, they have left and not since moved back, but we would like to keep the peace in our neighborhood.

And there is something that I can't wrap my head around and I'm confused with the hardship that's being discussed here. It sounds to me like there's maybe a more interesting piece to this

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that I don't understand that hasn't been disclosed where the company that has data and fire businesses is now supporting a commissary. It sounds to me like maybe there's something else going on here where this property needs, this business wants to locate to this property for some other financial reason. And maybe it's familiar, maybe it's something else, it's something I just haven't uncovered, but I would be hopeful that you would like into that and find out why this is being pushed on our neighborhood right now. Thank you.

CHAIRMAN LORENZINI: Thank you, ma'am. Okay, anybody else? Yes, sir. Your name and spell it please and your address.

MR. ALJANABI: My name is Sarmad Aljanabi, S-a-r-m-a-d A-l-j-a-n-a-b-i. My address is 118 East Burr Oak.

Okay. I do concur with what the residents just presented protesting that, I think, having industrial facilities next to our home is not correct. And I think from our side, this is not going to be good to the area as well. Thank you.

CHAIRMAN LORENZINI: Thank you, sir. Okay, anybody else? If not, we'll close the public portion of the meeting. And we'll go back to the Commissioners for final questions. Commissioner Sigalos, any final comments or questions?

COMMISSIONER SIGALOS: I don't have any further questions. My only comments are I, you know, appreciate hearing the concerns of the local residents and so forth and certainly take that into consideration. When I first came here tonight, I kind of had a, I didn't realize the problems that would arise and so forth, and so I do appreciate you coming out tonight and apprising us of those. But again, I don't have any further questions.

CHAIRMAN LORENZINI: Thank you. Commissioner Dawson?

COMMISSIONER DAWSON: I do have some questions. First of all, is the owner here or is it just the counsel?

MR. BUTTITTA: Just the counsel.

COMMISSIONER DAWSON: So, the owner didn't come to the meeting tonight to answer questions about their specific --

MR. BUTTITTA: No --

COMMISSIONER DAWSON: But you don't own the restaurant, correct?

MR. BUTTITTA: No.

COMMISSIONER DAWSON: You're just the attorney, okay. Could I ask some questions?

MR. BUTTITTA: Sure.

COMMISSIONER DAWSON: There was mention made of catering. That's the first time I'm hearing that there's more to it than just restaurants. What does that mean? What is the catering aspect?

MR. BUTTITTA: As at any restaurant, if someone comes in and asks that they want a tray of a Greek salad, they accommodate them. That would be the extent of what catering would be. There isn't a,

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obviously they offer that. I mean anyone that comes in that wants their food, they're going to, or wants a significant amount of it for a party, they accommodate that. That would be the extent of what their catering would be.

COMMISSIONER DAWSON: Okay, so what's a party? I mean what kind of catering have they done? What size? I mean what's a party? Are we talking about an office party or a huge --

MR. BUTTITTA: A woman comes in and is having a graduation party and wants two trays of Greek salad, they provide her with that.

COMMISSIONER DAWSON: Okay. So, your understanding, but again you're not the owner of the restaurants, so that's why I have questions because they're not here to address this catering question. So, that's your understanding that it's just going to be small.

MR. BUTTITTA: That is factual. If someone comes in and requests, it is exactly what the catering depicts. Someone comes in and wants two trays of salad, someone comes in and wants a tray of caprese salad or bread, they can accommodate however the amount is that they need. That would be the extent of the catering, that is what they do.

COMMISSIONER DAWSON: No, I know what catering is. I just, the size, because catering can be quite large. You can have a 200-person meeting and have it be catered, or 10 people in your house. So, I just wanted a better understanding of what their catering was or their intention.

And regarding the building, what's the length, how long was it vacant before this tenant moved in?

MR. BUTTITTA: I don't know the vacancy of the building prior.

COMMISSIONER DAWSON: Is the owner of the building here? The owner of the building is not here either, okay. Latika, do you know how long that building was vacant, the space, the vacancy? I mean it goes to whether or not the property can yield a reasonable return without this.

MS. BHITE: I think it has been vacant for some time. You know, I don't know the exact months, but I don't think it has been vacant for five years, no. I mean it has been for a short length of time.

MR. BUTTITTA: Actually, there is a representative of, attorney here on behalf of the owner in the room.

COMMISSIONER DAWSON: The owner of the building?

MR. BUTTITTA: Yes, the owner's attorney.

COMMISSIONER DAWSON: Do you want to answer that question? Because if so, I think you need to be sworn in.

CHAIRMAN LORENZINI: Would you raise your right hand please?

(Witness sworn.)

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CHAIRMAN LORENZINI: Okay. Your name and address please and spell your name.

MR. ZAJICEK: The name is David Zajicek, Z-a-j-i-c-e-k. I'm a partner in the law firm of Hinshaw & Culbertson, and I represent Astrotech, Inc., which is the owner of the building, and I've represented them for 20 years. If you can ask your question again, I'll see if I can answer it.

COMMISSIONER DAWSON: I was just curious as to how long this space was vacant before this tenant came in.

MR. ZAJICEK: This space was not vacant too long. We have, most of the space in the building has been vacant for a long time. We're one of a Class C type building, there are many throughout Arlington Heights, Buffalo Grove, and these buildings are difficult to rent. We did get this tenant fairly soon after the last tenant left, which was a fabrication company, used a lot of grease and oils and solvents and probably made noise. This we think is a far better use.

And we also think it's better to have tenants than not have tenants. And real estate taxes are generally decided on the basis of the rents. And if you have vacancies, the way you appraise real estate then becomes based on an income basis, not a brick-and-mortar basis. So, the Village is much better off having space rented. It's maintained better, it's taxed better. We're happy that it is rented.

I can't say to you that if these people took a hike we'd be lucky enough to have another tenant. I can't say that. But I don't think that's the point. I think the point is this is an industrial use that's been here for a long time. And one of the ladies the riveting and the pounding and the pounding, you're not going to have that kind of use. And all the health codes will be met just like in nursing home areas and I believe assisted living areas.

I also represent Manor Health Care, which is a business here in Arlington Heights. You know, they do this kind of thing all the time. They prepare food for their residents, no problems. I hope that helps.

COMMISSIONER DAWSON: It does.

CHAIRMAN LORENZINI: Did he say how long it's been vacant?

COMMISSIONER DAWSON: No, but he said not too long.

MR. ZAJICEK: Not too long.

COMMISSIONER DAWSON: We can surmise. And then I just want one clarification, I mean I guess I'm just asking just for the sake of everyone understanding. There is light manufacturing and heavy manufacturing in the code, but there is not in the code light bakery and heavy bakery. And therefore, by default, even though this appears to be more of a light bakery type, you have to default to the heavy bakery because that's all our current code has.

And so, unfortunately, I guess from my perspective,

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as things evolve and businesses grow and change and become new, our code doesn't always and can't always anticipate every use. So, while this is classified in the only place we have it, if this becomes, I'm thinking for example of the personal training when that came before us, we had nowhere to put that and had to go into the health club type area because there was, and there's personal training facilities now because we changed the code, because we addressed the need. They're now everywhere and occupy different spaces than they used to. And this to me seems to be a bit of a similar type of situation where we don't have a proper location for this under the code, so it's being classified potentially incorrectly because our code isn't flexible enough for that.

MS. BHIDE: For the type of prep they are doing, I don't know if it's really even bakery. I mean I understand from their description today that, yes, they will bake some bread and cookies. But that's the closest in our land use table that we can classify it. And that use, you're right, does not distinguish between light bakery and heavy bakery. It's just bakery production, which is allowed in M-2.

COMMISSIONER DAWSON: Okay, no further questions.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: Yes. Are you going to use Middleby ovens?

MR. BUTTITTA: I'm sorry, I didn't hear the question?

COMMISSIONER DROST: The equipment, Middleby ovens, are you going to use those?

MR. BUTTITTA: I'm not, I don't know the type of ovens. I know they're going to be significantly commercial grade ovens. I'm not familiar with the exact language of B type ovens.

COMMISSIONER DROST: No further questions.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: Latika, we have M-1, we have M-2. Is there another or do we only have those two?

MS. BHIDE: Just those two.

COMMISSIONER ENNES: It's light or heavy.

MS. BHIDE: That's correct.

COMMISSIONER ENNES: And how heavy is our heavy? I mean would it allow, does that provide for manufacturing facilities with crane ways doing major assembly?

MS. BHIDE: Right. I have a land use table here and I can quickly go to it. So, under the manufacturing, you know, I'm looking at just what's permitted in M-2, and here it's processing and manufacturing of apparel, bakery products, beverages, canned fruits, pallets and containers. I mean all of that is permitted in the M-2.

COMMISSIONER ENNES: So, I really envision this operation to be significantly less than that type of assembly. And I think that no matter what kind of a tenant goes into, whether it is

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somebody who fits the bill who is a stamping operation that qualified as the prior tenant, there's nuisances with that. When you live up against a commercial property, there's nuisances.

I know what that's like. I've had properties next to commercial properties, and when tenants changed, at one time it might be that noise, at the other time it might be odors. And if I can ask the Petitioner to come back up? One of the neighbors had a concern that you said you might double bag. I understood you to say you will double bag.

MR. BUTTITTA: We are double bagging.

COMMISSIONER ENNES: Okay, so it's not you might.

MR. BUTTITTA: And to clarify what that same individual said, I believe his exact words were we're going to do this or we're going to do that. We're saying more than gonna, we are going to double bag. We are going to have the trash picked up no longer than 48 hours. We are going to do our best to have trash picked up at a much lesser rate. We are going to enclose the trash container. We are going to have a closed lid. We are going to install industrial ventilation. We are going to do everything in our power to dissipate as many odors, we hope to dissipate all the odors but obviously, for the sake of the argument, we're going to do everything in our power to dissipate as much as we possibly can. We don't anticipate there to be any problem.

We are aware of the situation that's been voiced regarding the potential rodents. You know, hearing that, it's one thing that's very clear. The area already has a rodent problem, and the baking of bread likely isn't going to make that any better. But frankly, certainly not any worse. In fact, being able to lock up garbage and what we're going to do would not cause any additional problems in that area.

So, we're not saying that we may or going to do this. We are going to do those things.

COMMISSIONER ENNES: Okay. That's all I have. Thank you.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. I just want clarification that you mentioned there is a clause in a contract to be able to get out of the lease. Is that to get out of the Esplanade lease if this doesn't come through or to get out of the lease at this location if this variation does not go through?

MR. BUTTITTA: There is a condition subsequence in both leases.

COMMISSIONER WARSKOW: In both leases, okay. Thank you.

CHAIRMAN LORENZINI: Latika, has the Village looked into the rodent issue or the wildlife issue in this area?

MS. BHIDE: Not that I am aware of, but it's something I can find out about.

CHAIRMAN LORENZINI: Okay. And does the Village, do you

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know, I know it's not your department but does the Village have any rodent control type of programs in place?

MS. Bhide: Unfortunately, I do not know the answer but I can look it up.

CHAIRMAN LORENZINI: Yes, it's okay. All right. And one final question for you, Latika. So, you're saying there's really no definition in the code for an operation like this?

MS. Bhide: No. I mean we looked at our land use table and the closest we could find was "Bakery Products, Wholesale and Production." That's the closest one. You know, there isn't a food commissary kind of classification in our code.

CHAIRMAN LORENZINI: So, we put it into the M-2, that's the only place it's defined or somewhat defined.

MS. Bhide: Yes.

COMMISSIONER DAWSON: Can I just interject? I know you have some more questions but in M-1, is there any examples of food type industries that are allowed in M-1 that you can list off?

MS. Bhide: Sure. I mean beverages, bottling and distribution is permitted in M-1. As is, not dairy products, that's M-2. That's the only one. Sugar and confectionery products are also permitted only in the M-2, the manufacturing.

CHAIRMAN LORENZINI: Latika, to the best of your knowledge, is there much vacancy in the M-2 areas of the Village?

MS. Bhide: I couldn't speak to that.

CHAIRMAN LORENZINI: Okay. Petitioner, could you come back up please? Why did your client pick this location? Can you tell me? In other words, are there locations that are in M-2 that are more suitable and available?

MR. BUTTITTA: He picked this location because the space he believed met his needs appropriately. It had a loading area, which is always nice to have that in that type of location. Frankly, he's a man of character and he found the owners of Astrotech to have good character and he likes working with those type of people and be involved with them and being able to have a lease with them. I mean that was really the reason why he chose the location.

He did look at other areas. But given how he thought about Astrotech, and also given the proximity of this location to Savory-Esplanade, which is not too far, as well as to Barrington, it's virtually in the middle. And if he was in another location, there was nothing that was suitable that he could find, that would be suitable in the area without leaving Arlington Heights in its entirety. And he wants to be in Arlington Heights.

CHAIRMAN LORENZINI: One of the residents raised concern about 24-7 operation. There is nothing in the motion about just Mondays through Fridays, but can you tell me your intention of working Saturday and Sunday?

MR. BUTTITTA: I can tell that this is absolutely not a

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24-7 operation by any sense.

CHAIRMAN LORENZINI: What about Saturdays and Sundays?

MR. BUTTITTA: At this point, we would say that they would anticipate five days a week, that Saturdays and Sundays would not be included in that time. We would like to leave it open to be able, if we needed perhaps a Saturday, I can tell you this, it would never be seven days a week. That would not be possible. Not only that, just purely the amount of the people that they have working which is a handful, it's not a 24-hour operation. It's literally, to consider for the purposes of this meeting, it's Monday through Friday, 9:00 to 5:00, 8:00 to 5:00.

CHAIRMAN LORENZINI: I mean you say that and I believe you, but you and I may not be here next year. So, all right, that's all the questions I had.

COMMISSIONER DROST: I just wanted to add this. On the rodent problem, I think we had sort of a similar situation when Frontier Park had sort of a dead zone. And this was brought to the attention of the Plan Commission and also I think the individual residents who were concerned about that. And so, the good news and the bad news was that it identified this problem and it could get the animal control people involved in getting rid of the existing problem and minimizing any future problems. So, there is mechanism, and again, I don't know if any other Commissioners recall that same problem and how it was addressed.

COMMISSIONER ENNES: I can't relate to that but I do have one other comment. As I mentioned before, I have business in the area, too, about two blocks north on Arlington Heights Road. And that whole commercial area to the west of Arlington Heights Road and south of Dundee is very high vacancy, and the real estate prices in the area are depressed. And they're depressed because there aren't enough buyers that want to buy those properties.

The office building that I am in, we've had about 30 percent occupancy for three years. So, I mean that just gives you, it is hard to get commercial tenants over in that area. I'm not saying we just accept anybody, but it is a problem affecting those buildings.

CHAIRMAN LORENZINI: Any other comments or any motions? I'm sorry, the public portion is closed at this point. No, sir, not at this point. Well, the point is whatever we do or say here is advisory only, and the Board of Trustees has final say-so in this matter.

So, any other questions or any motions?

COMMISSIONER SIGALOS: If I can just ask one further question to bring up the issue of the trash? I know you can't, with health code requirements, you cannot keep trash within the building. Would it be possible within that loading dock, if there was an enclosed area there that it's not outside of the building but it's within that building dock, does that building dock serve only of this proposed space or does that also serve Astrotech?

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MR. BUTTITTA: I believe it only serves this space.

COMMISSIONER SIGALOS: I'm just throwing it out if that's a possibility, rather than outdoor trash enclosure. If it was kept within that loading dock, I'm assuming you're going to have a private refuse company, it's not going to be like what we have, Groot that services twice a week. This would be like a separate --

MR. BUTTITTA: This is how I can address that. If, pursuant to code and regulation including food and health code, if it would be permitted to have that trash receptacle inside that area, I Cubed certainly would have no issue putting it on the inside. I can't speak to what the food and health requirements would allow with that. If it would be, we would be fully willing to do it. And again, if it cannot be, again we would have an enclosed area, locked and shielded.

COMMISSIONER SIGALOS: I'm just throwing it out there as something to explore.

MR. BUTTITTA: Certainly.

COMMISSIONER SIGALOS: It's outside of the building, the commissary area that would be subject to health regulations. And maybe that would then keep, rather than have it, because again if you have an outdoor trash enclosure, if you have a 6-foot high, 8-foot high, they're going to climb over it, no matter if it's masonry, wood fence, chainlink fence, it doesn't make any difference. But if there was space allowed within that loading dock area, I think that would be something worthwhile looking at and that your refuse company would actually pull into the dock to pick up the trash.

MR. BUTTITTA: I do know that storage of trash is not permitted pursuant to food and health codes within a restaurant or any sort of food commissary.

COMMISSIONER SIGALOS: I agree.

MR. BUTTITTA: But again, as you stated, if that is an option, it's something that we definitely would go forward with, absolutely.

COMMISSIONER ENNES: And if the Health Department doesn't allow that?

MR. BUTTITTA: If the Health Department doesn't allow --

COMMISSIONER ENNES: If they don't, would you consider doing a sealed container outside, masonry with a roof?

MR. BUTTITTA: Absolutely, we would.

COMMISSIONER DAWSON: But how do we put that in the motion when there's a lot of ifs, whens, then maybe this, and if we can do that then maybe we can do that? So, how do we put that --

COMMISSIONER DROST: I think what you do is you have sort of an expandable clause there about any issues that may arise with the odors and the trash can be addressed, and we've done that in the past where there are, you know, we don't know everything. We can't certainly foretell the future, but we can put sort of an elastic

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condition in this that the use of the kitchen, odors, trash be monitored. And again, if there's complaints, then those complaints would be acted upon by the Village for enforcement purposes. But that there be some monitoring, especially at the inception of the project if it's approved. Any comment there, folks?

COMMISSIONER DAWSON: We could also modify the motion to say that the trash dumpster would be located internally if permitted. And if not permitted, then this would take place.

COMMISSIONER ENNES: That there would be a sealed enclosure.

COMMISSIONER DAWSON: Right.

CHAIRMAN LORENZINI: And moved to the north side.

COMMISSIONER DAWSON: And moved to the north side.

COMMISSIONER DROST: Is that agreeable to you guys?

MR. BUTTITTA: That would be agreeable by Petitioners.

CHAIRMAN LORENZINI: And so we're moving the dumpster to the north. And we also talked about item number 3, the exhaust would be moved farther to the north, too, or as far north as it can be moved.

COMMISSIONER DAWSON: And we again don't know what kind of ventilation system you're using. But I'm assuming by the time you get to the next phase you'll have that information?

MR. BUTTITTA: Absolutely. We will have full drawings, I mean obviously with having what sort of permits we have to have at that point.

COMMISSIONER DAWSON: The Village Board meeting?

MR. BUTTITTA: Exactly.

COMMISSIONER ENNES: I would suggest that the owner come to the Village Board.

MR. BUTTITTA: Certainly.

COMMISSIONER DAWSON: That would be a strong recommendation.

CHAIRMAN LORENZINI: Any other discussions or a motion?

COMMISSIONER DROST: I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of the PC #14-018, a Land Use Variation to allow "Bakery Products, Wholesale and Production" in the M-1 District; and a Variation from Chapter 28, Section 6.12-1(3), *Traffic Engineering Approval*, to waive the requirement for a traffic and parking analysis from a certified traffic engineer.

This approval is contingent upon compliance with the recommendations of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated October 2, 2014:

- 1. The Land Use Variation is limited to I Cubed Enterprises/Food Commissary only and food prep shall be limited to Savory**

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Salads.

2. The trash dumpster on the site will be screened from public ways and surrounding uses and secured with fencing.
3. If the Village determines that the proposed use results in the emission of objectionable odors in quantities so as to be readily detectable by an observer at any point on the boundary line of any premises or beyond, then the Petitioner will need to incorporate additional measures and/or improvements that will address the odor issue.
4. Once the food preparation schedule is determined, the frequency of the trash pickup will be increased so that trash placed in the receptacle will not remain in the receptacle for more than 48 hours.
5. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

COMMISSIONER DROST: And we'll add the additional conditions of monitoring the site for any issues that would arise related to the residents' concerns: odor, rodents, traffic, whatever.

COMMISSIONER ENNES: And one with the trash, number two of moving to the north.

COMMISSIONER DROST: Right, and that would be an additional condition.

COMMISSIONER ENNES: It should be a modification of number 2.

COMMISSIONER DAWSON: Clarification. Are you just amending to move it to the north or are you amending to require first that it be attempted to be located in the loading dock if possible? Just want to know what your motion is.

COMMISSIONER DROST: I think they're in agreement to move it to the north, so that we would amend it to a trash dumpster located on the northerly part of the site.

COMMISSIONER DAWSON: They said they would be willing to move it into the loading dock if that was allowed.

COMMISSIONER DROST: All right, or the loading dock.

COMMISSIONER SIGALOS: I'd like to see it in the loading dock as a preference.

COMMISSIONER ENNES: And if that's not to be acceptable to the --

COMMISSIONER SIGALOS: And if it's not acceptable, then to move 200 feet to the north.

COMMISSIONER ENNES: To the north and the seal.

COMMISSIONER SIGALOS: And to seal the enclosure.

COMMISSIONER DROST: Yes. Do you want to write it as and/or?

COMMISSIONER DAWSON: No, if allowed. Well, it's your motion.

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COMMISSIONER DROST: Yes. No, but I want to get some consensus here so that we don't have to --

COMMISSIONER DAWSON: My, I don't know what I'm, I'm still, my mind is still foggy.

COMMISSIONER DROST: Move it to the loading dock.

COMMISSIONER ENNES: Right, move it to the interior or.

COMMISSIONER DROST: So, with that addition to 2, to move the dumpster to the loading dock, and then add the enforcement and monitoring provision as an additional condition. Then it would be 1 through 6.

MS. Bhide: And would you also add to number 3 that the exhaust venting be moved as far north as possible?

COMMISSIONER DROST: If that was --

COMMISSIONER ENNES: Yes, item number 3.

COMMISSIONER DROST: Yes. Okay, so we've parsed this up.
CHAIRMAN LORENZINI: We have a motion by Commissioner Drost.

COMMISSIONER ENNES: I'll second it.

CHAIRMAN LORENZINI: Second. Roll call vote please.

MS. Bhide: Commissioner Dawson.

COMMISSIONER DAWSON: You have to start with me, don't you? I'm so on the fence. I'm just, I'm going to have to say no with comment.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes, with comment. My comment is I relate very well to one of the residents who said this wasn't here when we moved in. But I guess the thing that's kind of the tipping point for me is that there really is no definition, a good definition for this in the code, should it be in M-1 or in M-2. It's an M-2 by default but it sounds like it could very well be an M-1. And I think the Petitioner is making every effort they can to make this a satisfactory situation.

And I would also ask Latika if, maybe if you can look into if there is any type of Village rodent control program. It looks like the, this area could use it, whether or not this facility is here or not.

COMMISSIONER DAWSON: I'd like to add my comment. My comment is that I'm not against the project. I just don't feel that there was enough information here tonight for me to recommend it to the

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Village Board. If there were more information, if the owners had been here, if I had been, I don't feel the special use criteria was clearly enough set out for me to make the recommendation. With more information, it would have been a yes.

CHAIRMAN LORENZINI: Thank you.

COMMISSIONER DAWSON: Possibly, I should say, because I don't know what the answers would have been.

CHAIRMAN LORENZINI: And Latika, is there a date this is going to go the Village Board?

MS. BHIDE: Well, dependent on the minutes being received and then resolving some of the comments or getting us more information. So, at this point, no, I don't have.

CHAIRMAN LORENZINI: Okay. And how would the residents know when that meeting would take place?

MS. BHIDE: I would be more than happy to call if people gave me their numbers, or I have a couple of e-mails, I would be more than happy to disseminate that information.

CHAIRMAN LORENZINI: At the Village website, too, right? This would be on the website.

MS. BHIDE: It will be on the website. It typically is the Friday before the meeting, but I would be more than happy to call once we have a date.

CHAIRMAN LORENZINI: Okay, thank you. Thank you all for coming. Let's see, any other business we need to cover?

CHAIRMAN LORENZINI: Do we have a motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN LORENZINI: Do we have a second?

COMMISSIONER WARSKOW: I second.

CHAIRMAN LORENZINI: All in favor, aye?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Thank you.

(Whereupon, the public hearing was adjourned at 9:25 p.m.)

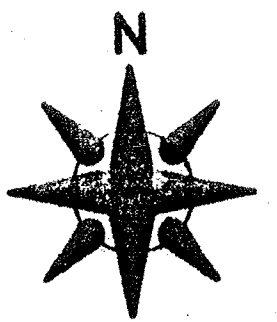


I Cubed Enterprises (Food Commissary)
2910 N. Arlington Heights Road
Prepared by The Village of Arlington Heights
Department of Planning & Community Development
September 11, 2014

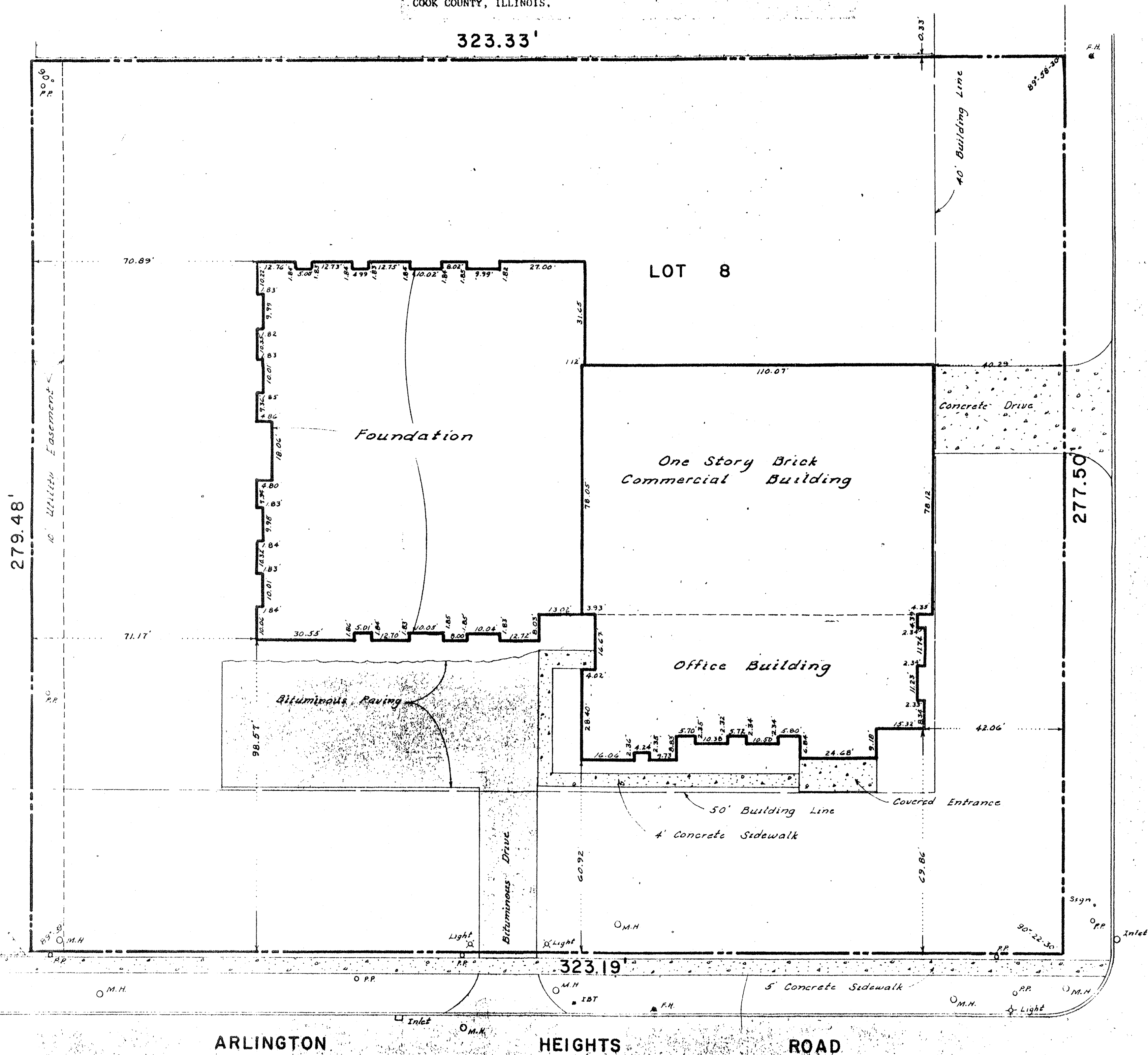
PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 8 IN THE RESUBDIVISION OF PART OF LOT 1 AND ALL OF LOTS 2 THRU 5, BOTH INCLUSIVE, IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER, UNIT 1, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE: 1" = 20'



LAND TITLE SURVEY

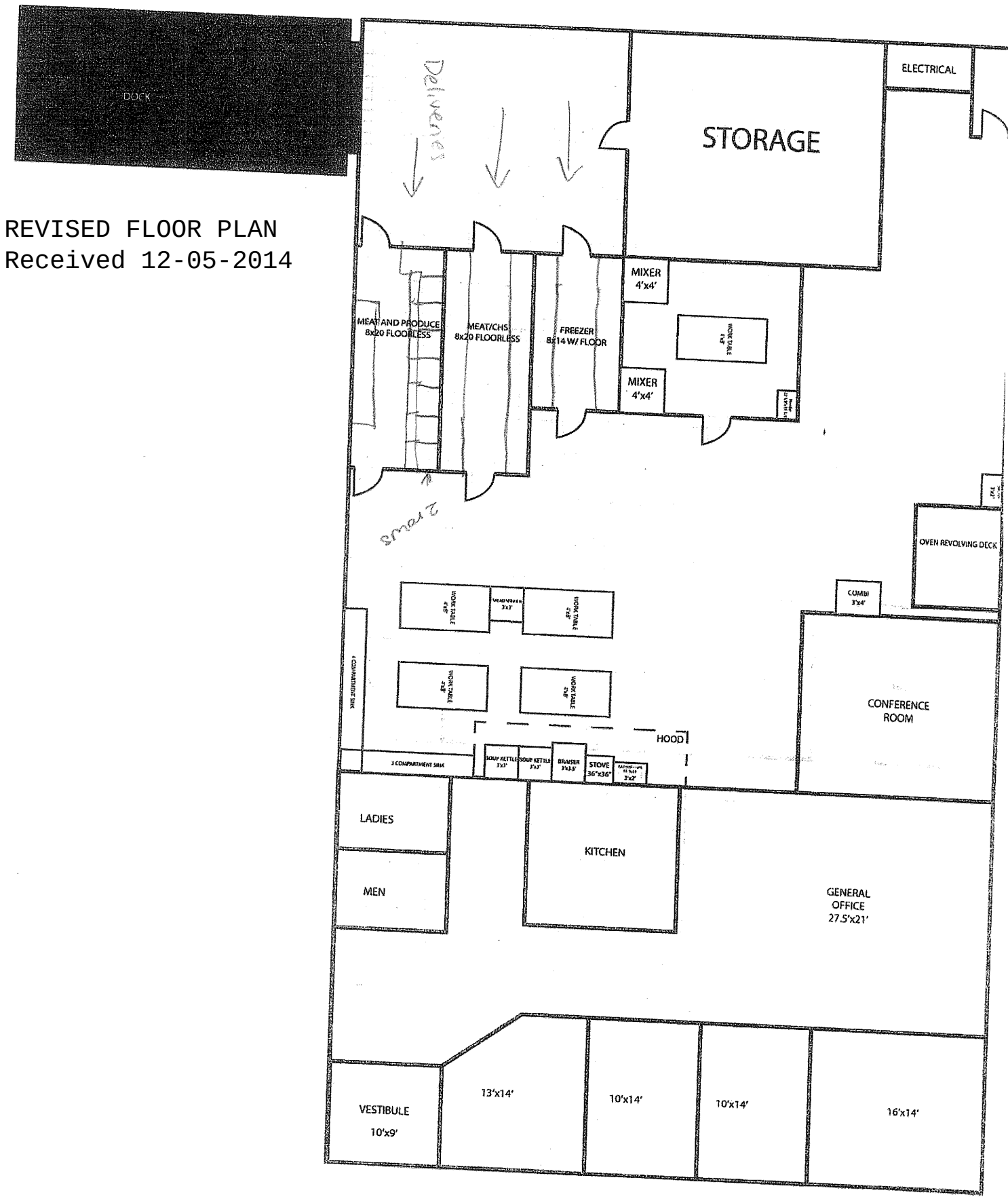
TO: FREDERICK HAAG
FIRST NATIONAL BANK OF HIGHLAND PARK, 513 CENTRAL AVENUE, HIGHLAND PARK, ILLINOIS 60035
VILLAGE OF ARLINGTON HEIGHTS, 33 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, ILLINOIS 60005
CHICAGO TITLE INSURANCE COMPANY, 135 E. ALGONQUIN ROAD, ARLINGTON HEIGHTS, ILLINOIS 60005

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ATA AND ACSM IN 1962.

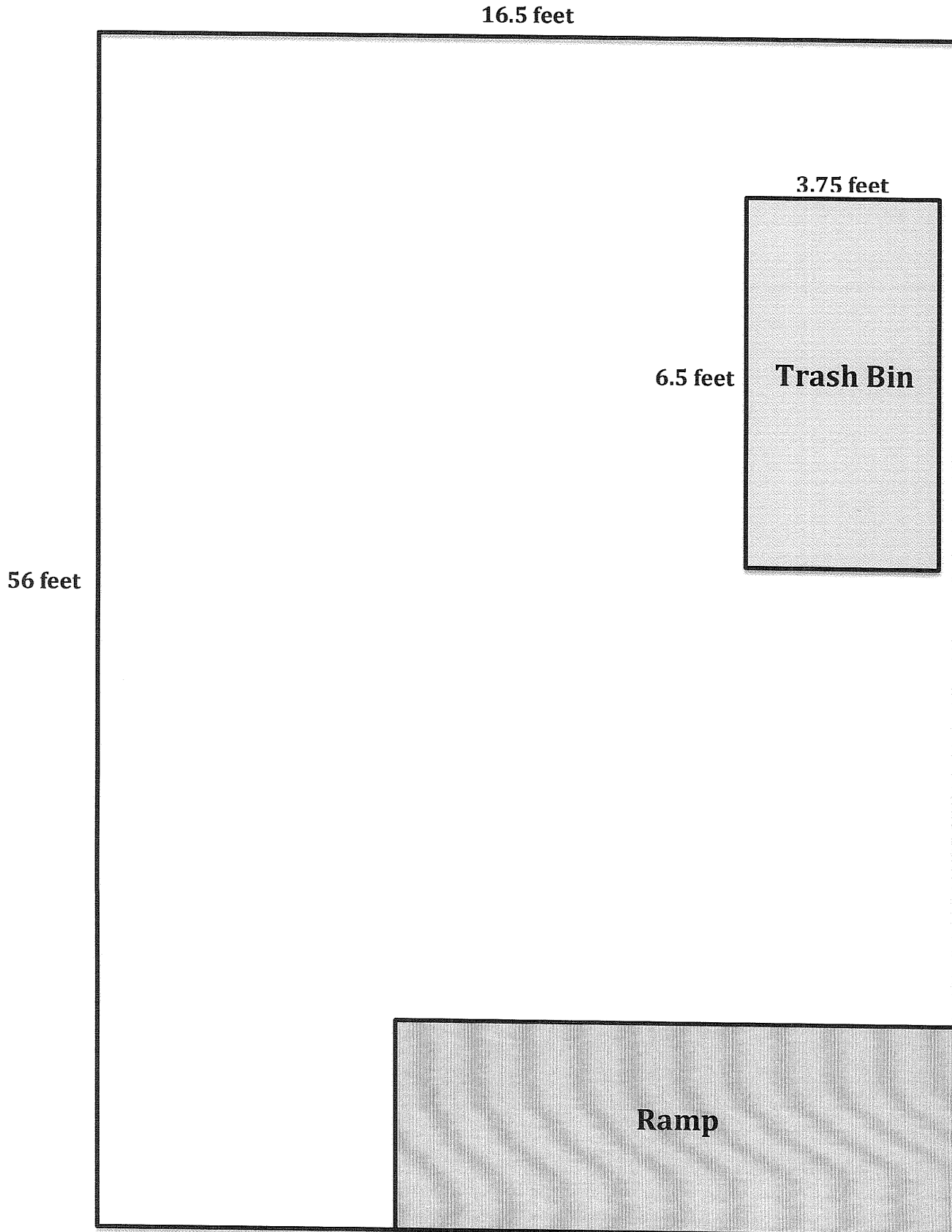
DATE: 11-26-85

Keith E. Lacy
REGISTERED LAND SURVEYOR
ILLINOIS NO. 1776

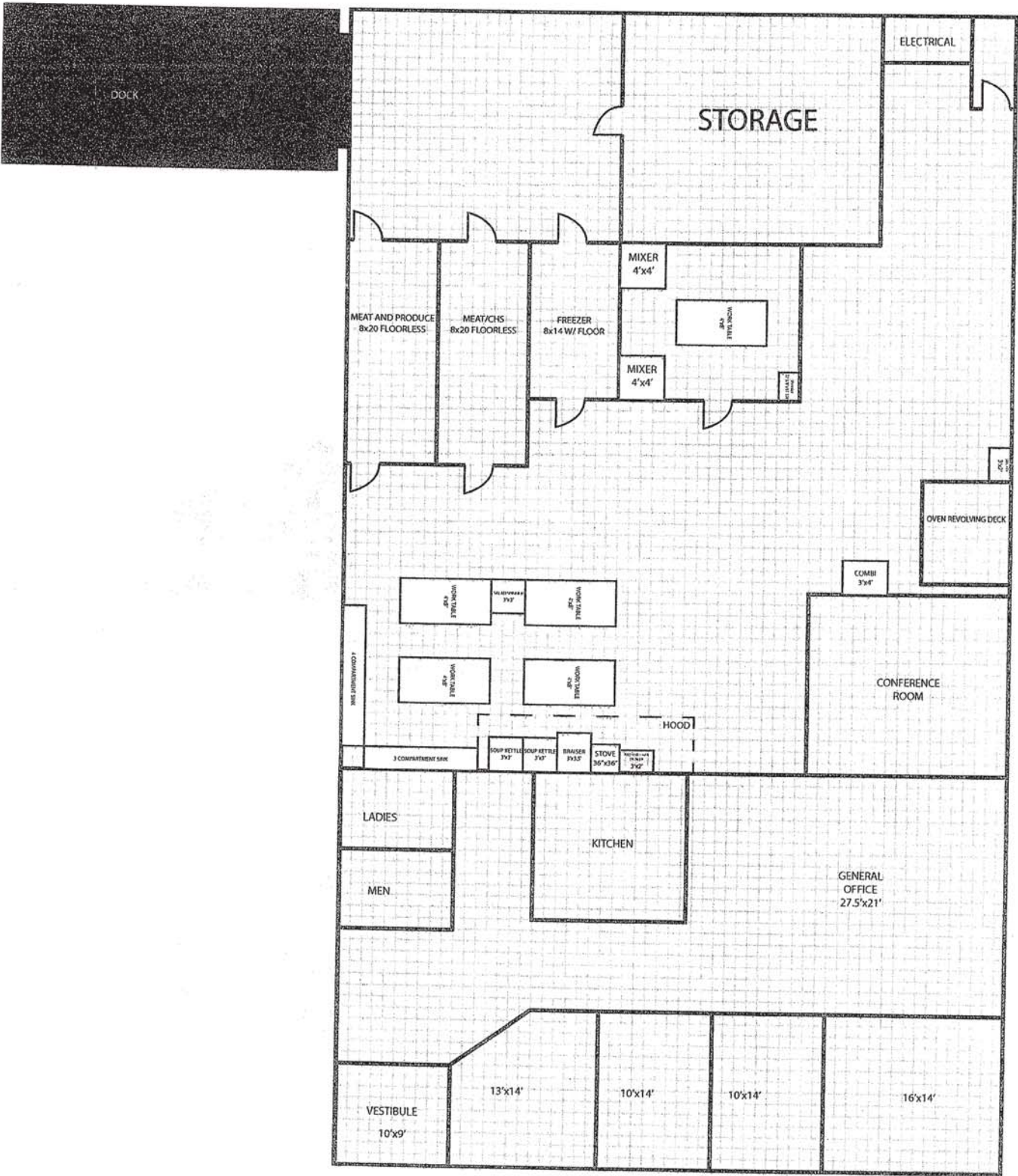


REVISED FLOOR PLAN
Received 12-05-2014

INDOOR REFUSE AREA PLAN
Received 12-05-2014



FLOOR PLAN PRESENTED TO
PLAN COMMISSION



CARPONELLI BUTTITTA
A Limited Liability Company
ATTORNEYS AT LAW

ROSS S. CARPONELLI
ATTORNEY

DOMINIC J. BUTTITTA, JR.
ATTORNEY

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ADDITIONAL OFFICE LOCATIONS IN:
CHICAGO, ILLINOIS
&
ROSELLE, ILLINOIS
(BY APPOINTMENT ONLY)

September 28, 2014

Village of Arlington Heights
Department of Planning & Community Development
33 South Arlington Heights Rd.
Arlington Heights, Illinois 60005

**Re: Trash Removal & Odor Control
Land Use Variation for I Cubed Enterprises, Inc.
2910 North Arlington Heights Road, Arlington Heights, Illinois**

Dear Department of Planning & Community Development,

Pursuant to your request, the following information is being submitted on behalf of I-Cubed Enterprises, Inc. with regard to their pending Land Use Variation Application. Particularly, this correspondence addresses the Trash Removal and Odor Control Plan to be implemented by I-Cubed in the course of operating a food commissary at the above referenced location.

Trash Removal

The accumulation of trash will be a non-issue in the course of operating a food commissary at the above referenced property. For starters, I-Cubed intends to increase the frequency of trash pick-up/removal at the property immediately upon commencement of food preparation. As opposed to standard once (1) a week trash pick-up, it is I-Cube's intention, depending on demand as well as the days food preparation is actually occurring at the location, to have trash pick-up two (2) to three (3) times a week. This will result in refuse not grossly accumulating at any time at the location, nor will it linger in the receptacle while waiting for pick-up. It is estimated that any trash placed in the receptacle would typically be removed within a twenty-four (24) period, with a maximum in receptacle to removal time not to exceed forty-eight (48) hours. Once I-Cubed knows the schedule of the food prep to occur at the commissary, a trash removal schedule will be implanted to accomplish the trash removal times specified supra. Obviously if food is only prepared once or twice a week, trash

removal, can and will be, scheduled to occur on the same day so there truly would never be any accumulation of refuse and alleviate any and all possible concern. Furthermore, trash would be removed from the physical building and brought out to the trash bin at the end of the day, or pursuant to applicable health code, so as to avoid trash being in the receptacle any longer than possible. Finally, it is important to note that the proposed trash removal plan not only leads to the accumulation of nearly zero trash on the property, but it also deters any concern regarding the attraction of animals to the property, as the cause for animal attraction is also completely alleviated.

Therefore, as evidenced by I-Cubed's intentions, trash removal will be a non-issue to accompanying tenants as well as any neighboring properties with regards to the proposed operation of said food commissary.

Odor Control

The concern for potential odors resulting from the operation of a food commissary at the above referenced property is also a non-issue. First, with regards to the creation of any potential odors as a result to trash collection, the above illustrated trash removal plan provides more than ample actions to eliminate any potential trash odors. As stated supra, it is estimated that any trash placed in the receptacle would typically be removed within a twenty-four (24) period, with a maximum in receptacle to removal time not to exceed forty-eight (48) hours. Given this extremely short interval, the time required for potential odors to even occur is basically eliminated in its entirety.

Additionally, concern for potential odors resulting from the actual preparation of food products inside the commissary is also a non-issue. Items to be prepared in the food commissary include such things as: produce (lettuce, tomatoes, onions, salad ingredients, etc.), meats (chicken, roast beef), and fresh baked bread. None of these items are those that produce such an odor that would tend to linger nor be significantly sensibly noticeable during preparation. This is due not only to the nature of the products but additionally due to the fact that equipment installed in the commissary will include quality ventilation systems which are known to dissipate the large majority of any odors.

Therefore, it is I-Cubed believes that any odors created via food preparation will be so dissipated via ventilation and their trash removal plan that odors aren't likely to be significantly noticeable inside nor outside the physical location alleviating any odor concerns whatsoever.

On behalf of I Cubed Enterprises, Inc. Thank you, in advance, for your time and consideration. Should you require any additional information, have any questions, or concerns, please do not hesitate to contact my office and I will accommodate any request immediately.

Very truly yours,
CARPONELLI & BUTTITTA, LLC

Dominic J. Buttitta, Jr., Esq.
Attorney for I Cubed Enterprises, Inc.

cc: I-Cubed Enterprises, Inc.

CB
CARPONELLI BUTTITTA
A Limited Liability Company
ATTORNEYS AT LAW

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ATTORNEY

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SEP 10 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

September 9, 2014

Village of Arlington Heights
Department of Planning & Community Development
33 South Arlington Heights Rd.
Arlington Heights, Illinois 60005

RE: WRITTEN JUSTIFICATION FOR LAND USE VARIATION
I Cubed Enterprises, Inc. – 2910 North Arlington Heights Road, Arlington Heights, Illinois

Dear Department of Planning & Community Development,

In accordance with requirement number ten (10) for Petitioner, I Cubed Enterprises, Inc. (hereinafter referred to as "I Cubed") application for Special Use, the following serves as Petitioner written justification why this Board should grant I Cubed, Inc. Petition for Land Use Variation at 2910 North Arlington Heights Road, Arlington Heights, Illinois:

Land Use Variation should be granted to I Cubed at the address specified above for the following reasons:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
2. The plight of the owner is due to unique circumstances.
3. The variation, if granted, will not alter the essential character of the locality.

First, I Cubed has entered into a lease (*attached to this Petition*) with Astrotech, Inc. to occupy approximately 6,270 square feet at the Astrotech Center located at 2906-2920 West Euclid Avenue, Arlington Heights, Illinois. It is the intention of I Cubed to locate/operate their business offices as well as use said location as a food prep location for their Savory Salads operation, also located in Arlington Heights. I Cubed only employs a minimum amount of employees who will be situated in offices located in the front of the 6,270

square foot unit. If I Cubed is not permitted to use the remainder of the square footage, as indicated on the attached building plans, for the purposes of food prep for Savory Salads, they will be unable to yield a reasonable return on business operations under current conditions. I Cubed negotiated and entered into their current lease with Astrotech, Inc, based on being able to utilize part of the space for food prep, subject to approval by this Board. Clearly occupying a 6,270 square foot location to house with a handful of employees is not fiscally reasonable for I Cubed therefore making this Boards approval of variation vital to I Cubed being able to yield a reasonable return from the premises.

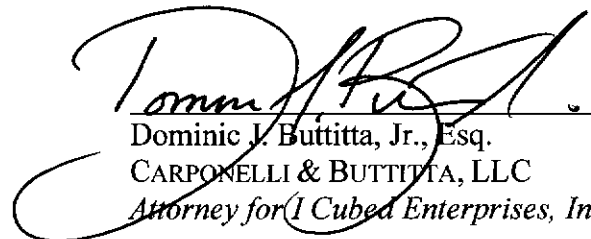
Next, the operations of I Cubed can be considered unique in character. I Cubed both manages and operates several entities held under its control. One such entity is Savory Salads, located at the Esplanade Center in Arlington Heights. I Cubed is not just involved in the office management of Savory Salads but food prep aspects as well. Hence, the difficulty that I Cubed will endure if not this petition is not granted will force I Cubed to be unable to operate completely at the Astrotech Center and ultimately force them to have to relocate operations.

Finally, if the proposed variation is granted, the essential character of the locality will not be altered in any way, shape, or form. The proposed food prep operations that will commence at the 2910 Office if this variation is granted will literally go unnoticed to the locality. I Cubes' intention of food prep for Savory Salads includes merely the cutting/packaging of salad and sandwich ingredients/products and really does not involve what would be considered a large scale food dispensary. This is a small operation looking to utilize their current Arlington Heights office space to the best of their ability.

Therefore, I Cubed Enterprises, Inc. respectfully requests that Board vote favorably and grant approval of the proposed Land Use Variance, which will permit I Cubed to commence restaurant/food prep operations at 2910 North Arlington Heights Road, Arlington Heights, Illinois.

Respectfully Submitted,

I CUBED ENTERPRISES, INC.



Dominic J. Buttitta, Jr., Esq.
CARPONELLI & BUTTITTA, LLC
Attorney for I Cubed Enterprises, Inc.

CB
CARPONELLI BUTTITTA
A Limited Liability Company
ATTORNEYS AT LAW

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September 9, 2014

Village of Arlington Heights
Department of Planning & Community Development
33 South Arlington Heights Rd.
Arlington Heights, Illinois 60005

RECEIVED
SEP 10 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RE: Plan Commission Traffic Study
I Cubed Enterprises, Inc.
2910 North Arlington Heights Road, Arlington Heights, Illinois

Dear Department of Planning & Community Development,

Included herein, please find traffic information pertaining to the property located at the above referenced property. 2910 North Arlington Heights Road is located south of West Dundee Road and north of East Hintz Road, which is just north of West Rand Road (US 12). The immediate area surrounding the 2910 property to the north consists of industrial, warehouse, and some office type developments. The 2910 property can be described as an industrial/office type development that is equipped with rear-loading ramps for deliveries, etc. Petitioner, I Cubed Enterprises, Inc., currently occupies the 2910 suite. Businesses adjacent to the 2910 property, which are located in industrial type developments, include: Countryside Eco Water, Saturn Sign Systems, Russell Specialties Corporation, GW Berkheimer, and Decal Solutions Unlimited, Inc.

Additionally, the following identifies the Arlington Heights market and in turn traffic, including: Population, Households, Consumer Restaurant Expenditures, and Supermarkets and Other Grocery Retail Sales:

Population:

Population within 1-mile is 14,218

Population within 2-miles is 55,233, and;

Population within 3-miles is 124,865

Households: 4,811 households within 1-mile
25,313 households within 2-miles, and;
55,438 households within 3-miles

Consumer Restaurant Expenditures: Restaurant Expenditures within 1-mile is \$4,874,468
Restaurant Expenditures within 2-miles is \$51,144,034, and;
Restaurant Expenditures within 3-miles is \$56,018,502

Supermarkets & Other Grocery: Retail Sales Volume within 1-mile is \$17,953,194
(*in Retail Sales Volume*) Retail Sales Volume within 2-miles is \$88,477,133, and;
Retail Sales Volume within 3-miles is \$194,907,461

I-Cubed Enterprises, Inc. currently manages and operates Savory Salads, Inc. from their 6,270 square foot unit located at the 2910 property. Savory Salads is a quick, casual restaurant specializing in and having as its primary menu items, panini's and salads, offering the option of carry out or dining in. Currently I-Cubed operates the Barrington Savory Salads with an additional store awaiting special use approval in Arlington Heights at the Esplanade Center.

I-Cubed Enterprises, Inc. is requesting "Land Use Variance" to permit them to utilize the rear two-thirds of the unit as a food commissary for Savory Salads. With the operation of two (2) stores, the proposed commissary would initially receive no more than two (2) deliveries per week: one (1) from Cisco and one (1) from Lee's Produce. At no point in time would deliveries exceed four (4) deliveries total, and that would only be if additional Savory Salads are opened and a need exists. Both Cisco and Lee's Produce deliver their products in standard small "box-type" trucks, not semi-trucks. All deliveries would be scheduled to occur on the same day around the same time during the week, resulting in actual delivery occurring either once or twice a week. No additional deliveries would be necessary. If multiple deliveries are required, delivery days would be staggered so as to not to have deliveries occur on back-to-back days.

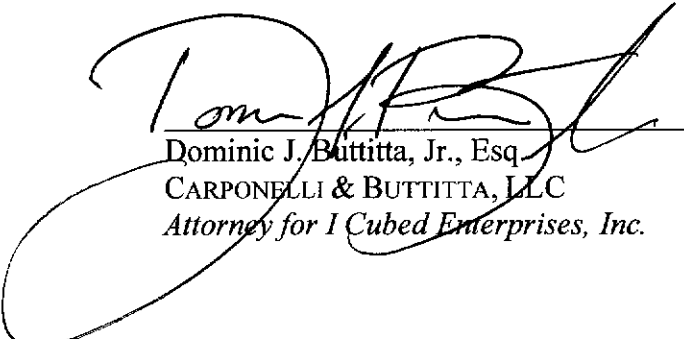
Once the food product is received at the commissary, the received items would be prepped for distribution to the Savory Salad locations. Food prep to occur at the 2910 unit would include: chopping of lettuce, produce, etc., as well as the cooking of roast beef and chicken. Once prepared and packaged, said items would then be distributed to the Savory Salads locations via car or standard pick-up truck. Distribution of prepped product from the commissary to each Savory Salads store would occur either once a day or once every two (2) days, depending upon demand.

In sum, I Cubed Enterprises, Inc. is requesting "Land Use Variation" to establish a food commissary at its currently occupied industrial/office unit located at 2910 North Arlington Heights Road. As mentioned supra, there are numerous industrial type businesses neighboring the 2910 property which operate in an industrial intake and distribution type fashion. By granting I Cubeds request for variation, I Cubed will be able to operate their business to the fullest of their ability and utilize their 6,270 square foot unit to its optimum potential. I Cubed is ready, willing, and able to outfit the 2910 unit with all the necessary food commissary equipment and plans on and is prepared to operate said commissary in the least intrusive means possible regarding deliveries and actual food prep to the surrounding area. I Cubed believes that the establishment of an internal food commissary would result in a prosperous arrangement for their Savory Salads management/operation and would continue to maintain Arlington Heights long-standing reputation of being business friendly.

Thank you, in advance, for your time and consideration, and please let me know if you need any additional information to process our request.

Respectfully Submitted,

I CUBED ENTERPRISES, INC.



Dominic J. Buttitta, Jr., Esq.
CARPONELLI & BUTTITTA, LLC
Attorney for I Cubed Enterprises, Inc.

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-08-316-029-0000 / 03-08-316-030-0000
Petitioner: I Cubed Enterprises, Inc.	Location: 2906 N. Arlington Heights Rd.
2906 North Arlington Heights Road	Rezoning: _____ Current: _____ Proposed: _____
Arlington Heights, Illinois 60004	Subdivision: _____
Owner: Astrotech, Inc.	# of Lots: _____ Current: _____ Proposed: _____
2910 North Arlington Heights Road	PUD: _____ For: _____
Arlington Heights, Illinois 60004	Special Use: _____ For: _____
Contact Person: Dominic J. Buttitta, Jr., Esq.	Land Use Variation: ☒ For: _____
Address: 117 South Cook Street, 2nd Floor	Food Commissary
Barrington, Illinois 60010	Land Use: _____ Current: _____
Phone #: (847) 382-4000	Proposed: _____
Fax #: (847) 382-4003	Site Gross Area: 6,270 square feet
E-Mail: Dominic@cb-lawoffice.com	# of Units Total: _____
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

	EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			

SEE ATTACHED MEMO Dated 10-6-14

Asst. Director  10-6-14
Date

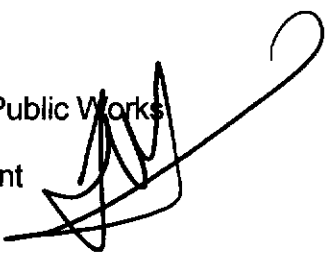
Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: October 6, 2014

Subject: 2910 N. Arlington Heights Road, PC #14-018



With regard to the proposed I-Cubed Enterprises (Food Commissary), I have the following comments:

- 1) If there is no existing triple trap installed on the sanitary line, one needs to be installed
- 2) The existing building has no recorded backflow prevention device, a device needs to be added for fire protection and each domestic service.

If you have any questions, please feel free to contact me.

C. file

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-018
 Petitioner: I Cubed Enterprises, Inc.
2906 North Arlington Heights Road
Arlington Heights, Illinois 60004
 Owner: Astrotech, Inc.
2910 North Arlington Heights Road
Arlington Heights, Illinois 60004
 Contact Person: Dominic J. Buttitta, Jr., Esq.
 Address: 117 South Cook Street, 2nd Floor
Barrington, Illinois 60010
 Phone #: (847) 382-4000
 Fax #: (847) 382-4003
 E-Mail: Dominic@cb-lawoffice.com

P.I.N.# 03-08-316-029-0000 / 03-08-316-030-0000
 Location: 2906 N. Arlington Heights Rd.
 Rezoning: Current: Proposed:
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: ✓ For:
Food Commissary
 Land Use: Current:
Proposed:
 Site Gross Area: 6,270 square feet
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water XSanitary Sewer XStorm Sewer X

b. Surface Improvement

Pavement XCurb & Gutter XSidewalks XStreet Lighting X

c. Easements

Utility & Drainage XAccess X

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X(?)b. IDOT c. ARMY CORP d. IEPA e. CCHD

FOOD PREP TRIGGER NEEDING A GREASE TRAP.
 ONE EXISTING? NEED TO INSTALL/ENLARGE?

3. R.O.W. DEDICATIONS?
 4. SITE PLAN ACCEPTABLE?
 5. PRELIMINARY PLAT ACCEPTABLE?
 6. TRAFFIC STUDY ACCEPTABLE?
 7. STORM WATER DETENTION REQUIRED?
 8. CONTRIBUTION ORDINANCE EXISTING?
 9. FLOOD PLAIN OR FLOODWAY EXISTING?
 10. WETLAND EXISTING?

YES NO COMMENTS

XN/AN/AN/AXXXX~~GENERAL COMMENTS ATTACHED~~

No FURTHER COMMENTS AT THIS TIME.

PLANS PREPARED BY: N/ADATE OF PLANS: N/A

Director

Date

RECEIVED

SEP 18 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

I Cubed Enterprises
2910 N. Arlington Heights Road
Land Use / Variation Variations

Round 1 Review Comments

09/19/2014

1. **Character of use:**
The character of use is consistent with the area and is not a concern.
2. **Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights code.
3. **Present traffic problems?**
There are no traffic problems at this location.
4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**
This development should not create any additional traffic problems.
6. **General comments:**
Nothing further.

RECEIVED

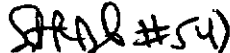
SEP 19 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #54

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-08-316-029-0000 / 03-08-316-030-0000
Petitioner: I Cubed Enterprises, Inc. _____	Location: 2906 N. Arlington Heights Rd. _____
2906 North Arlington Heights Road _____	Rezoning: _____ Current: _____ Proposed: _____
Arlington Heights, Illinois 60004 _____	Subdivision: _____
Owner: Astrotech, Inc. _____	# of Lots: _____ Current: _____ Proposed: _____
2910 North Arlington Heights Road _____	PUD: _____ For: _____
Arlington Heights, Illinois 60004 _____	Special Use: _____ For: _____
Contact Person: Dominic J. Buttila, Jr., Esq. _____	Land Use Variation: ☒ For: _____
Address: 117 South Cook Street, 2nd Floor _____	Food Commissary _____
Barrington, Illinois 60010 _____	Land Use: _____ Current: _____
Phone #: (847) 382-4000 _____	Proposed: _____
Fax #: (847) 382-4003 _____	Site Gross Area: 6,270 square feet _____
E-Mail: Dominic@cb-lawoffice.com _____	# of Units Total: _____
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

The commissary kitchen must be built in compliance with the Illinois Department of Public Health's Food Service Sanitation Code. See attached Plan Review Requirements for assistance.

RECEIVED

SEP 30 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Terese Biskner, LEHP, 9-29-2014

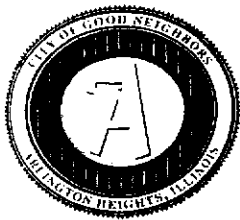
Environmental Health Officer

Date

James McCalister, Director of Building and Health Services, 9-29-14

Director

Date



Village of Arlington Heights
Health Services Department
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
(847) 368-5782

Plan Review Requirements

The Village of Arlington Heights has adopted the Illinois Department of Public Health Food Service Sanitation Code. Copies may be obtained by visiting www.idph.state.il.us or calling (630) 293-6800.

For a complete plan review, drawings to scale must be submitted containing the information noted below. This list, while not necessarily complete, highlights areas of concern and common reasons for plan rejection.

- 1. Floor Plan for Operation.** Designation of various areas (service areas, food preparation, dry storage, numbers and locations of seats, restrooms, break areas, etc).
- 2. General Layout.** Location of equipment fixtures (cross-reference to an equipment schedule) including distances above the floor, between other pieces of equipment, whether on legs or casters, etc.
- 3. Food Service Equipment.** All equipment must be commercial and listed with NSF or equivalent in both construction and installation. Used equipment must be inspected for approval prior to installation. Equipment schedules must contain manufacturer and model numbers for each piece of foodservice equipment. Equipment spec sheets are required for all new equipment.
- 4. Plumbing fixtures.** Location and type must be shown in overhead and schematic design. Include provisions for drainage from condensate for refrigerators and freezers, ice machines, soda or water stations, steam tables, etc. The location of all floor drains and sinks must also be shown. All 3 compartment sinks, dish machines, prep sinks, ice machines, steam tables, and condensate lines must have an air-gap (open-site drain) on the waste line. All hub drains, floor sinks, and floor drains must be located on the toe-edge of, or adjacent to, the equipment to facilitate cleaning. Facilities cooking or performing food prep must have a grease trap. Newly constructed facilities having cooking that produces grease or vapors, or where 3 compartment sinks or food prep sinks are located in two or more areas are required to have an exterior grease trap. Dish machines and garbage grinders may not drain through the grease trap.
All ice machines must be air cooled.
- 5. Sinks.** Sinks that are mandatory to be installed include:
 - three compartment sink with integral drain boards
 - mop/utility sink
 - hand sink in preparation areas (including bars) and dish areas (more than one may be required)
 - food prep sink (depending on type of operation)Hot and cold running water are required at all sinks. The water must be tempered by means of a mixing valve. A metering faucet must provide at least 10 seconds of running water.
- 6. Ventilation Requirements.** Adequate ventilation must be provided throughout the facility to remove excessive heat, steam, vapors, smoke, fumes, and noxious odors. Submit specifics on ventilation hoods for Fire Code review.
- 7. Floors, Walls, and Ceilings.** The surfaces on all food preparation, storage, dishwashing, and toilet rooms, must be smooth, light colored, non-porous, and easily cleanable. Ceiling tiles may not contain fissures, and must be vinyl coated above food prep areas. Cove base must be provided at all floor/wall junctures. Grouting for all floor tiles must be sealed to be non-porous. Non-slip finishes may only be installed in traffic areas, not under equipment.
- 8. Lighting.** Artificial light sources must be installed to provide at least 20 footcandles of light in all food prep areas, dish areas, and wash rooms. All walk-in refrigeration/freezer units, dry storage areas, dining rooms during cleaning, and other areas must be provided with at least 10 footcandles of light.
All light fixtures over, near, or within food preparation, display, or service areas, and dish areas, must be shielded to prevent broken glass from falling onto food. This includes heat lamps.

9. Dry Storage Areas. A minimum of 25% of the food preparation area must be set aside for dry storage. Provide calculations showing how the dry storage requirement is met. Show dimensions and numbers of tiers for each shelving unit. All shelving must be at least 6 inches above the floor, and 18 inches below the ceiling.

Remember that carry-out operations require more storage space for disposable containers.

10. Other Storage Areas. Provide storage for the following and indicate their locations: refrigerated and frozen storage, both clean and dirty dish storage, kitchen utensils, employee belongings and coats, and all cleaning supplies and toxic chemicals. Provide a mop and broom storage rack over the mop/utility sink.

11. Garbage and Refuse Disposal. An adequately sized solid waste storage site must be provided. The area must be paved, curbed, and graded to the front to prevent the accumulation of liquids. Visual screening for the area must be provided.

12. Outer Openings. No doors or windows may be left open and unscreened. All doors must be self-closing and tight-fitting. Provide screening of at least 16 mesh per inch for any windows to be opened. Air curtains and self-closing automatic windows must be installed on drive-through windows. Doors to outdoor dining areas must have operable air curtains installed above if outdoor waitstaff are provided.

13. Other Concerns. All conduits and plumbing pipes must be installed inside the walls. If this is not possible, they must be at least 1 inch from the wall, and 6 inches above the floor to facilitate cleaning.

14. Menu. A copy of the proposed menu must be submitted.

15. Smoking. No smoking is allowed in any enclosed space, including bars, private offices, or outdoor dining areas. Smoking is not allowed within 15 feet of any door, and ashtrays and other smoking materials may not be within 15 feet of the doors.

16. Certified Foodservice Manager. At least 1 IDPH certified Foodservice Manager must be present at all times foods are handled in high-risk establishments. Medium risk establishments need at least 1 certified Manager on staff.

Installation Standards for Food Service Equipment

Equipment must be mounted with a minimum of 6 inches of clear space underneath. In lieu of the clear space, equipment may be equipped with casters or placed on a raised solid masonry or sealed metal platform. The platform must be at least 2 inches high, sealed at all edges, and sealed to the floor. Necessary space for air intake must be provided for any units that need ventilation. If fresh air is provided, any air intake openings must be screened with a minimum of 16 mesh per inch screening.

Equipment that is not easily moveable must also be sealed to the wall, or meet the following minimum clearances to facilitate cleaning:

- When the distance to be cleaned is less than 2 feet in length, the width of the clear unobstructed space must not be less than 5 inches.
- When the distance to be cleaned is between 2 and 4 feet, the width of the clear unobstructed space must not be less than 8 inches.
- When the distance to be cleaned is greater than 4 feet, the width of the clear unobstructed space must not be less than 12 inches.

Other Considerations

A valid Business License is required to operate a foodservice facility in the Village of Arlington Heights. Contact the Licensing Coordinator in the Building Department at (847) 368-5560.

A special use permit may be required for your location. Contact the Village Planning Department at (847) 368-5200 to inquire about the requirements.

No alcoholic beverages may be sold without first obtaining a Village Liquor License. Contact the Liquor License Officer at (847) 368-5100.

Other licenses may be required as well. It is up to the owner and/or operator of each facility to obtain all of the required State and Local licenses prior to opening.

An early consultation between this Department and the persons planning to build and/or operate a foodservice establishment can be beneficial. We may also be able to answer any questions you may have during the process. Contact this Department at (847) 368-5782 or by fax at (847) 368-5980.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

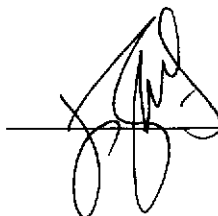
Petition #: P.C. _____	P.I.N.# 03-08-316-029-0000 / 03-08-316-030-0000
Petitioner: I Cubed Enterprises, Inc. _____	Location: 2906 N. Arlington Heights Rd. _____
2906 North Arlington Heights Road _____	Rezoning: _____ Current: _____ Proposed: _____
Arlington Heights, Illinois 60004 _____	Subdivision: _____
Owner: Astrotech, Inc. _____	# of Lots: _____ Current: _____ Proposed: _____
2910 North Arlington Heights Road _____	PUD: _____ For: _____
Arlington Heights, Illinois 60004 _____	Special Use: _____ For: _____
Contact Person: Dominic J. Buttitta, Jr., Esq. _____	Land Use Variation: ☒ For: _____
Address: 117 South Cook Street, 2nd Floor _____	Food Commissary _____
Barrington, Illinois 60010 _____	Land Use: _____ Current: _____
Phone #: (847) 382-4000 _____	Proposed: _____
Fax #: (847) 382-4003 _____	Site Gross Area: 6,270 square feet _____
E-Mail: Dominic@cb-lawoffice.com _____	# of Units Total: _____
	1BR: _____ 2BR: 3BR: 4BR: _____

(Petitioner: Please do not write below this line.)

- | | YES | NO | |
|----|-------------------------------------|-------------------------------------|---|
| 1. | ☒ | _____ | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | ☒ | _____ | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | ☒ | _____ | VARIATIONS NEEDED FROM ZONING REGULATIONS? |
| | | | (See below.) |
| 4. | _____ | ☒ | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS? |
| | | | (See below.) |
| 5. | _____ | ☒ | SUBDIVISION REQUIRED? |
| 6. | _____ | ☒ | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED? |
| | | | (See below.) |

Comments:

PLEASE SEE ATTACHED-



9.29.14

Date

Planning Department Comments (PC14-018)

7. Per Chapter 28, Zoning Regulations of the Municipal Code, a Land Use Variation to allow "Bakery Products, Wholesale and Production" in the M-1 district is required. The applicant must provide a written justification to the following Land Use Variation Criteria:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.
8. Per Chapter 28, Zoning Regulations, Section 6.12-1(3) Traffic Engineering Approval, of the Municipal Code, the applicant is requesting to waive the requirement for a traffic and parking analysis from a Certified Traffic Engineer. The applicant must provide a written justification to the following Variation Criteria:
 - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - b. The plight of the owner is due to unique circumstances.
 - c. The variation, if granted, will not alter the essential character of the locality.
9. In the M-1 District, no activity or operation can cause, at any time, the discharge in matter across lot lines in such concentration as to be noxious. Also, the emission of matter in such quantities as to be readily detectable as an odor at any point along lot lines is prohibited. Information must be provided on whether or not odors may be generated and if yes, how they are proposed to be mitigated.
10. How will refuse generated by this use handled?

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: I Cubed Enterprises, Inc.
 2906 North Arlington Heights Road
 Arlington Heights, Illinois 60004
 Owner: Astrotech, Inc.
 2910 North Arlington Heights Road
 Arlington Heights, Illinois 60004
 Contact Person: Dominic J. Buttitta, Jr., Esq.
 Address: 117 South Cook Street, 2nd Floor
 Barrington, Illinois 60010
 Phone #: (847) 382-4000
 Fax #: (847) 382-4003
 E-Mail: Dominic@cb-lawoffice.com

P.I.N.# 03-08-316-029-0000 / 03-08-316-030-0000
 Location: 2906 N. Arlington Heights Rd.
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: ☒ For: _____
 Food Commissary
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 6,270 square feet
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

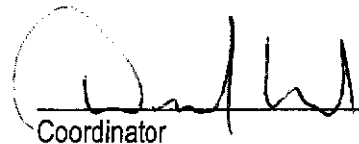
LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

YES	NO
<u>N/A</u>	
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Comments:

1. Provide a three foot high screen per Chapter 28, section 6.15-1.2a in order to screen the parking area that is adjacent to the public way along College Drive.
2. There is existing trees and brush that consists of primarily deciduous plant material along the south property line adjacent to the residential district. Pursuant to Chapter 28, Section 6.16 a six foot high screen that provides year round opacity must be provided. The existing screen will be monitored and may need to be addressed at a future date in order to comply with code if there is not solid coverage during the winter months.

 9/18/14
 Coordinator Date



ROSS S. CARPONELLI
ATTORNEY

DOMINIC J. BUTTITTA, JR.
ATTORNEY

117 SOUTH COOK STREET
2nd FLOOR
BARRINGTON, ILLINOIS, 60010
TEL: 847.382.4000
FAX: 847.382.4003

ADDITIONAL OFFICE LOCATIONS IN:
CHICAGO, ILLINOIS
&
ROSELLE, ILLINOIS
(BY APPOINTMENT ONLY)

October 1, 2014

Village of Arlington Heights
Department of Planning & Community Development
33 South Arlington Heights Rd.
Arlington Heights, Illinois 60005

**Re: Response to Building Department Comment Sheets
 Application for Land Use Variation
 I-Cubed Enterprises, Inc.
 2910 N. Arlington Heights Road, Arlington Heights, Illinois 60010**

Dear Department of Planning & Community Development,

Pursuant to your offices direction, the following represent responses on behalf of I-Cubed Enterprises, Inc. to any comments/inquiries made by the Building Department to the I-Cubed Application for Land Use Variation. The following responses are in the order they are expressed within the Application.

Page 1

Petitioner, I-Cubed, hereby notes that all code requirements, inspections, and approvals must be adhered to and all proper/required permits must be obtained. I-Cubed agrees to abide by all applicable codes and requirements.

Page 1A

Petitioner, I-Cubed, hereby notes that all code requirements under the 2009 International Mechanical Code as it relates to the cooking methods utilized in the kitchen must be adhered to. I-Cubed agrees to abide by all applicable codes and requirements.

Page 3

At the present time, there is no grease trap located on the 2610 N. Arlington Heights Road property. Petitioner, I-Cubed, intends to install a new grease trap, with more than ample capacity at the location. Furthermore, any code or permit requirements mandated by the Village, Health Department, or any other applicable building department will be strictly followed and adhered to prior to and following the installation of said trap.

Page 5

No responsive comment necessary. No concerns documented by the Arlington Heights Police Department.

Page 6

Petitioner, I-Cubed, hereby notes that all code requirements regarding the commissary kitchen must be built in compliance with the Illinois Department of Public Health's Food Service Sanitation Code. I-Cubed agrees to abide by all applicable codes and requirements.

Page 7, Comment #7

I-Cubed previously submitted a Written Justification which was contained in their initial September 9, 2014, Application for Land Use Variance. I-Cubed respectfully requests that the previously submitted Written Justification be incorporated to satisfy this requirement. Said document included the following:

Land Use Variation should be granted to Petitioner, I Cubed, at the address referenced above for the following reasons:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
2. The plight of the owner is due to unique circumstances.
3. The variation, if granted, will not alter the essential character of the locality.

First, I Cubed has entered into a lease (*attached to this Petition*) with Astrotech, Inc. to occupy approximately 6,270 square feet at the Astrotech Center located at 2906-2920 West Euclid Avenue, Arlington

Heights, Illinois. It is the intention of I Cubed to locate/operate their business offices as well as use said location as a food prep location for their Savory Salads operation, also located in Arlington Heights. I Cubed only employs a minimum amount of employees who will be situated in offices located in the front of the 6,270 square foot unit. If I Cubed is not permitted to use the remainder of the square footage, as indicated on the attached building plans, for the purposes of food prep for Savory Salads, they will be unable to yield a reasonable return on business operations under current conditions. I Cubed negotiated and entered into their current lease with Astrotech, Inc, based on being able to utilize part of the space for food prep, subject to approval by this Board. Clearly occupying a 6,270 square foot location to house with a handful of employees is not fiscally reasonable for I Cubed therefore making this Boards approval of variation vital to I Cubed being able to yield a reasonable return from the premises.

Next, the operations of I Cubed can be considered unique in character. I Cubed both manages and operates several entities held under its control. One such entity is Savory Salads, located at the Esplanade Center in Arlington Heights. I Cubed is not just involved in the office management of Savory Salads but food prep aspects as well. Hence, the difficulty that I Cubed will endure if not this petition is not granted will force I Cubed to be unable to operate completely at the Astrotech Center and ultimately force them to have to relocate operations.

Finally, if the proposed variation is granted, the essential character of the locality will not be altered in any way, shape, or form. The proposed food prep operations that will commence at the 2910 Office if this variation is granted will literally go unnoticed to the locality. I Cubes' intention of food prep for Savory Salads includes merely the cutting/packaging of salad and sandwich ingredients/products and really does not involve what would be considered a large scale food dispensary. This is a small operation looking to utilize their current Arlington Heights office space to the best of their ability.

Page 7, Comment #8

Petitioner, I-Cubed, has requested that the requirement for a traffic and parking analysis from a Certified Traffic Engineer be waived. Notwithstanding their request for waiver, I-Cubed previously submitted a non-certified Traffic Study which was contained in their initial September 9, 2014, Application for Land Use Variance. I-Cubed respectfully requests that the previously submitted non-certified Traffic Study be incorporated to satisfy this requirement. Said independent study included the following:

2910 North Arlington Heights Road is located south of West Dundee Road and north of East Hintz Road, which is just north of West Rand Road (US 12). The immediate area surrounding the 2910 property to the north consists of industrial, warehouse, and some office type developments. The 2910 property can be described as an industrial/office type development that is equipped with rear-loading ramps for deliveries, etc.

Petitioner, I Cubed Enterprises, Inc., currently occupies the 2910 suite. Businesses adjacent to the 2910 property, which are located in industrial type developments, include: Countryside Eco Water, Saturn Sign Systems, Russell Specialties Corporation, GW Berkheimer, and Decal Solutions Unlimited, Inc.

Additionally, the following identifies the Arlington Heights market and in turn traffic, including: Population, Households, Consumer Restaurant Expenditures, and Supermarkets and Other Grocery Retail Sales:

Population:	Population within 1-mile is 14,218 Population within 2-miles is 55,233, and; Population within 3-miles is 124,865
Households:	4,811 households within 1-mile 25,313 households within 2-miles, and; 55,438 households within 3-miles
Consumer Restaurant Expenditures:	Restaurant Expenditures within 1-mile is \$4,874,468 Restaurant Expenditures within 2-miles is \$51,144,034, and; Restaurant Expenditures within 3-miles is \$56,018,502
Supermarkets & Other Grocery: (<i>in Retail Sales Volume</i>)	Retail Sales Volume within 1-mile is \$17,953,194 Retail Sales Volume within 2-miles is \$88,477,133, and; Retail Sales Volume within 3-miles is \$194,907,461

I-Cubed Enterprises, Inc. currently manages and operates Savory Salads, Inc. from their 6,270 square foot unit located at the 2910 property. Savory Salads is a quick, casual restaurant specializing in and having as its primary menu items, panini's and salads, offering the option of carry out or dining in. Currently I-Cubed operates the Barrington Savory Salads with an additional store awaiting special use approval in Arlington Heights at the Esplanade Center.

I-Cubed Enterprises, Inc. is requesting "Land Use Variance" to permit them to utilize the rear two-thirds of the unit as a food commissary for Savory Salads. With the operation of two (2) stores, the proposed commissary would initially receive no more than two (2) deliveries per week: one (1) from Cisco and one (1) from Lee's Produce. At no point in time would deliveries exceed four (4) deliveries total, and that would only be if additional Savory Salads are opened and a need exists. Both Cisco and Lee's Produce deliver their products in standard small "box-type" trucks, not semi-trucks. All deliveries would be scheduled to occur on

the same day around the same time during the week, resulting in actual delivery occurring either once or twice a week. No additional deliveries would be necessary. If multiple deliveries are required, delivery days would be staggered so as to not to have deliveries occur on back-to-back days.

Once the food product is received at the commissary, the received items would be prepped for distribution to the Savory Salad locations. Food prep to occur at the 2910 unit would include: chopping of lettuce, produce, etc., as well as the cooking of roast beef and chicken. Once prepared and packaged, said items would then be distributed to the Savory Salads locations via car or standard pick-up truck. Distribution of prepped product from the commissary to each Savory Salads store would occur either once a day or once every two (2) days, depending upon demand.

In sum, I Cubed Enterprises, Inc. is requesting "Land Use Variation" to establish a food commissary at its currently occupied industrial/office unit located at 2910 North Arlington Heights Road. As mentioned supra, there are numerous industrial type businesses neighboring the 2910 property which operate in an industrial intake and distribution type fashion. By granting I Cubeds request for variation, I Cubed will be able to operate their business to the fullest of their ability and utilize their 6,270 square foot unit to its optimum potential. I Cubed is ready, willing, and able to outfit the 2910 unit with all the necessary food commissary equipment and plans on and is prepared to operate said commissary in the least intrusive means possible regarding deliveries and actual food prep to the surrounding area. I Cubed believes that the establishment of an internal food commissary would result in a prosperous arrangement for their Savory Salads management/operation and would continue to maintain Arlington Heights long-standing reputation of being business friendly.

Further, with regard to the additional request for written justification for why I-Cubed Petition for Land Use Variation should be granted, I-Cubed respectfully requests that the previously submitted Written Justification for Land Use Variation, submitted September 9, 2014, as well as the response outlined above in Page 7, Comment #7, be incorporated in response to the remainder of this Page 7, Comment #8.

Page 7, Comment #9

Petitioner, I-Cubed, hereby notes that in the M-1 District, no activity or operation can cause, at any time, the discharge in matter across lot lines in such concentration to be noxious. Additionally, that the emission of matter is such quantities as to be readily detectable as an odor at any point along lot lines is prohibited.

On September 28, 2014, I-Cubed previously submitted a document to the Village addressing odor control and proposed mitigation. I-Cubed respectfully requests that the prior submitted document regarding this concern, as well as the following, be incorporated into this response:

The concern for potential odors resulting from the operation of a food commissary at the above referenced property is also a non-issue. First, with regards to the creation of any potential odors as a result to

trash collection, the below illustrated trash removal plan, in I-Cubed response to Page 7, Comment #10, provides more than ample actions to eliminate most any potential trash odors. As stated below, it is estimated that any trash placed in the receptacle would typically be removed within a twenty-four (24) period, with a maximum in receptacle to removal time not to exceed forty-eight (48) hours. Given this extremely short interval, the time required for potential odors to even occur is should be eliminated in its entirety. Additionally, I-Cubed intends to “double-bag” all trash so as to alleviate any concern for odors as well as the potential for any leaks of garbage or odor causing material.

Additionally, concern for potential odors resulting from the actual preparation of food products inside the commissary is also a non-issue. Items to be prepared in the food commissary include such things as: produce (lettuce, tomatoes, onions, salad ingredients, etc.), meats (chicken, roast beef), and fresh baked bread. None of these items are those that produce such an odor that would tend to linger nor be significantly sensibly noticeable or offensive during preparation. This is due not only to the nature of the products but additionally due to the fact that equipment installed in the commissary will include quality ventilation systems which are known to dissipate the large majority of any odors. As I-Cubed is awaiting decision on this Petition prior to investing in material for the commissary, at this time the make, model, or specifications of any ventilation systems that would be installed in the commissary are unknown. However, I-Cube intends and can assure this Board that the ventilation system ultimately installed would be commercial grade and provide more than a substantial and likely required amount of ventilation to dissipate odors and to alleviate any concerns. Additionally, I-Cubed again notes that all codes and building/permit requirements must be adhered to with regards to the installation of any equipment, and re-establishes their intent to by all applicable codes and requirements.

Page 7, Comment #10

On September 28, 2014, I-Cubed previously submitted a document to the Village addressing trash removal and proposed mitigation. I-Cubed respectfully requests that the prior submitted document regarding this concern, as well as the following, be incorporated into this response:

The accumulation of trash will be a non-issue in the course of operating a food commissary at the above referenced property. For starters, I-Cubed intends to increase the frequency of trash pick-up/removal at the property immediately upon commencement of food preparation. As opposed to standard once (1) a week trash pick-up, it is I-Cube’s intention, depending on demand as well as the days food preparation is actually occurring at the location, to have trash pick-up two (2) to three (3) times a week. This will result in refuse not grossly accumulating at any time at the location, nor will it linger in the receptacle while waiting for pick-up. It is

estimated that any trash placed in the receptacle would typically be removed within a twenty-four (24) period, with a maximum in receptacle to removal time not to exceed forty-eight (48) hours. Once I-Cubed knows the schedule of the food prep to occur at the commissary, a trash removal schedule will be implanted to accomplish the trash removal times specified supra. Obviously if food is only prepared once or twice a week, trash removal, can and will be, scheduled to occur on the same day so there truly would never be any accumulation of refuse and alleviate any and all possible concern. Furthermore, trash would be removed from the physical building and brought out to the trash bin at the end of the day, or pursuant to applicable health code, so as to avoid trash being in the receptacle any longer than possible.

Finally, it is important to note that the proposed trash removal plan not only leads to the accumulation of nearly zero trash on the property, but it also deters any concern regarding the attraction of animals to the property, as the cause for animal attraction is also completely alleviated.

Page 7A, Comment #1

Petitioner, I-Cubed, hereby notes that pursuant to Chapter 28, section 6/15-1.2a, a three (3) foot high screen is required to screen the parking area that is adjacent to the public way along College Drive. Currently, a three (3) foot high screen is already in existence, which covers the entire applicable area, less one (1) area adjacent to a parking stall. I-Cubed agrees to abide by this code, and ensures that any area in need of proper three (3) foot screening be addressed and satisfied pursuant to code.

Page 7A, Comment #2

Petitioner, I-Cubed, hereby notes that there are existing trees and brush that consist primarily deciduous plant material along the south property line adjacent to the residential district. Additionally, I-Cubed notes that pursuant to Chapter 28, Section 6.16, a six (6) foot high screen that provides for year round opacity must be provided. Currently, the existing screen satisfies code requirements, and I-Cubed also notes that the existing screen will be monitored to ensure its continued satisfaction of code requirements throughout both the summer and winter months.

Respectfully Submitted,

CARPONELLI & BUTTITTA, LLC
Attorneys for Savory Salads, Inc.

CARPONELLI BUTTITTA
A Limited Liability Company
ATTORNEYS AT LAW

ROSS S. CARPONELLI
ATTORNEY

117 SOUTH COOK STREET
2nd FLOOR
BARRINGTON, ILLINOIS, 60010
TEL: 847.382.4000
FAX: 847.382.4003

ADDITIONAL OFFICE LOCATIONS IN:
CHICAGO, ILLINOIS
&
ROSELLE, ILLINOIS
(BY APPOINTMENT ONLY)

DOMINIC J. BUTTITTA, JR.
ATTORNEY

October 7, 2014

Village of Arlington Heights
Department of Planning & Community Development
33 South Arlington Heights Rd.
Arlington Heights, Illinois 60005

**Re: Additional Responses to Building Department Comment Sheets
Application for Land Use Variation
I-Cubed Enterprises, Inc.
2910 N. Arlington Heights Road, Arlington Heights, Illinois 60010**

Dear Department of Planning & Community Development,

Pursuant to your offices direction, the following represent additional responses on behalf of I-Cubed Enterprises, Inc. with regards to additional comments/inquiries made by the Building Department to the I-Cubed Application for Land Use Variation. The following responses are in the order they are expressed within the Application.

Page 2, Comment #1

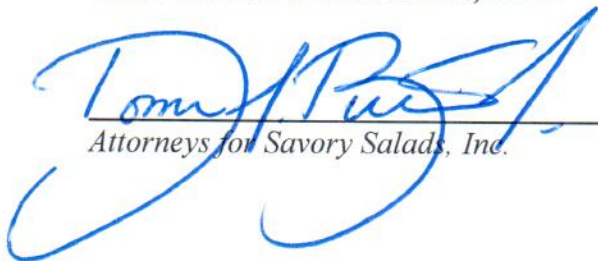
Petitioner, I-Cubed, hereby acknowledges the comments/requirements raised by Jeff Musinski, Utilities Superintendent on Page 2, Comment #1. As there currently is no existing triple trap installed on the sanitary line, I-Cubed agrees and fully intends to install a triple trap that will conform with all Village requirements, code requirements, and any requirements provided thru necessary permits or requests by the Village Utilities Department. The proper procedure in applying and the submission of any required applications will also be adhered to by I-Cubed.

Page 2, Comment #2

Petitioner, I-Cubed, hereby acknowledges the comments/requirements raised by Jeff Musinski, Utilities Superintendent on Page 2, Comment #2. As the existing building has no recorded backflow prevention device, I-Cubed agrees and fully intends to add said device for fire protection and each domestic service. In satisfying this concern/requirement, I-Cubed will conform with all Village requirements, code requirements, and any requirements provided thru necessary permits or requests by the Village Utilities Department. The proper procedure in applying and the submission of any required applications will also be adhered to by I-Cubed.

Respectfully Submitted,

CARPONELLI & BUTTITTA, LLC



Tom Buttitta
Attorneys for Savory Salads, Inc.

Bhide, Latika

From: [REDACTED]
Sent: Friday, September 26, 2014 4:12 PM
To: Bhide, Latika
Subject: Attn: Ms. Latika Bhide, Village Planner // Re: Petition for Land Use Variation @2910 N. Arlington Hts. Rd.

The Village Of Arlington Heights Plan Commission
c/o Ms. Latika Bhide, Village Planner

TO: The Plan Commission

Due to scheduling conflicts, we will be unable to attend the Public Hearing to be held by the Arlington Heights Plan Commission at the Municipal Building at 7:30 PM, on Wednesday, October 8th, 2014.

We would appreciate it very much if you would please accept and consider this communication during your Hearing.

We object and are strongly against The Village Plan Commission granting the petitioned Variation For Land Use too close to residential single family homes.

We were advised by Ms. Latika Bhide, Village Planner, that the petition for Land Use Variation is for a fresh meat and vegetable salad food preparation enterprise.

The subject property is located on the southern border of an industrial park that, to the best of our knowledge, is not and never has been zoned for food preparation businesses, and in our opinion never should be, because of the extremely close proximity to single family residential homes on the northern border of Burr Oak Subdivision (a.k.a. Berkley Square Subdivision)....literally in the back yards of some of our families.

Food preparation businesses are known the world over for attracting filthy, disease carrying vermin,(i.e. cockroaches and rodents such as rats and mice in addition to other also present and hungry, disease carrying creatures) that are especially attracted at night to enjoy their undisturbed activities in the nice, dark, quiet and virtually deserted industrial park...right next door to our homes. These undesirable and dangerous creatures are well known for multiplying in unbelievable numbers and spreading exponentially into adjacent properties which would of course include our homes, garages, cars, wood piles, compost bins, trash bags and trash bins, burrows in the ground, etc.

During the history of mankind, cities, towns and villages the world over have been powerless to really truly control, slow, stop, or eradicate the relentless advance and spread of these disease spreading creatures and their negative impact on our world.

The best plan for preventing vermin, critters and creatures from spreading and infesting our residential neighborhood homes is to **not** change zoning that would allow the establishment of businesses that attract them in the first place.

Please **do not** grant the petition for Land Use Variation at 2910 N. Arlington Heights Road, Arlington Heights, Illinois 60004.

Thank you for your consideration.

sincerely,

[REDACTED]

[REDACTED]

Bhide, Latika

From: [REDACTED]
Sent: Friday, September 26, 2014 6:57 PM
To: Bhide, Latika
Subject: Attn: Ms. Latika Bhide, Village Planner // Re: Petition for land use variation @ 2910 N. Arlington Hts. Rd.

Follow Up Flag: Flag for follow up
Flag Status: Flagged

The Village Of Arlington Heights Plan Commission
c/o Ms. Latika Bhide, Village Planner

TO: The Plan Commission

Please attach this **addendum** to our Gmail that was transmitted to you earlier today (Friday Sept.26,at 4:11 PM

.
Also, in addition to the risk of creating a serious health and safety hazard (where none presently exists) for the neighboring subdivision of single family homes, an **unwelcome** Grant for Land Use Variation would result in a decline in the residential property values.

finally, a Grant for Land Use Variation would establish a precedent that could encourage additional Petitions to be filed for *similar* Land Use Variations from other parties.

Again, we request you please **do not** Grant the Petition for Land Use Variation at 2910 N. Arlington Heights Road, Arlington Heights, Illinois 60004.

Thank you for your consideration.

sincerely,

[REDACTED]

Bhide, Latika

From: Kathy Wrobel <kwrobel322@gmail.com>
Sent: Wednesday, October 08, 2014 1:36 PM
To: Bhide, Latika
Subject: Re zoning at 2910 N Arlington Heights Road

Dear Village of Arlington Heights Planning Commission Member,

I ask you to re consider re-zoning the business at 2910 N Arlington Heights Road.

It is very, very close to a 900+ home subdivision in the village. I feel it will very negatively impact the value of my home. Great concern of allowing "heavy manufacturing" be allowed to move into this area. The noise and pollutants from the business park are already at a high level.

It is great concern we will add to the rodent population with this food business. I am worried re zoning will allow more heavy manufacturing companies to move into this area very close to our homes. Thank you.

Kathy Wrobel
407 West Tanglewood Drive
(Life long resident)

Bhide, Latika

From: Barbara Kimicata <bakimicata@comcast.net>
Sent: Wednesday, October 08, 2014 3:47 PM
To: Bhide, Latika
Subject: For the planning commission meeting tonight Oct. 8

Hello – I cannot attend the Planning Commission meeting tonight regarding an agenda item but I found out about your email address. I understand you will make copies of my email and give them to the Commission tonight?

I just wanted to have my opinion heard about the Variation for Land Use for the “Fresh Meat & Vegetable Salad Food Enterprise.” I understand this enterprise will be moving into a building in the industrial park located in the College Drive area in Arlington Hts. I understand this area is not currently zoned for a food business. I would strongly suggest that we keep it this way. The Berkley Square neighborhood is located directly south of the location and we really don't want to start to allow food businesses there now. I know that food businesses have a tendency to attract rodents and our neighborhood is TOO close to this industrial park. Please don't re-zone any park of the industrial park to include food businesses.

Thank you,

Barbara Kimicata

PLAN COMMISSION PROJECT TIMELINE

Project Name: I-Cubed Enterprises/Food Commissary
PC Number: PC 14-018
Location: 2910 N. Arlington Heights Road
Requested Action: A Land Use Variation to allow "Bakery Products, Wholesale and Production" in the M-1 district

	Date	# of Business Days
Plan Commission Application Submittal Date	9-10-2014	
Plat and Sub Committee Meeting	9-17-2014	
1 st Round Department Comments	9-30-2014	14 days
Petitioner's Response	10-1-2014	1 day
Public Hearing Notification	9-23-2014	9 days from application date
PC Hearing*	10-8-2014	20 days from application date
Village Board ^	12-15-2014	47 days
Village Board Ordinance Adoption	1-5-2015	12 days

Note:

* Legal notice; State Statute requires 15 to 30 days notice.

^ The petitioner requested that this request not be placed on the Village Board agenda on October 20, November 3 and November 17 to provide them adequate time to provide the additional information, including information that was requested following the meeting with neighbors. The property owner's attorney requested (and the petitioner agreed) that the petition not be placed on the Village Board agenda on December 1 due to scheduling conflicts.



Item: 909 W. Campbell St. Subdivision - PC#14-019

Department: Planning & Community Development

Requested Action:

Preliminary Plat of Subdivision to re-subdivide eight, substandard platted parcels, into six single family lots and one lot for detention.

Variations Identified:

1. Chapter 28, Section 5.1-2.5, Minimum Lot Size, from the requirement that corner lots in the R-2 district are required to be 10,000 SF to allow Outlot A, Detention Facility to be 8,782 SF.
2. Chapter 28, Section 5.1-2.6, Minimum Lot Width at Building Line, from the requirement that corner lots in the R-2 district are required to be 90 FT to allow Outlot A, Detention Facility to be 76.32 FT.
3. Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that corner lots be 9,900 SF to allow Outlot A, Detention Facility to be 8,782 SF.
4. Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that the minimum lot width for corner lots be 90 FT at the building setback line to allow Outlot A, Detention Facility to be 76.32 FT.

RECOMMENDATION

A public hearing was held by the Plan Commission on November 12, 2014 where Commissioner Ennes moved and Commissioner Green seconded:

A motion to recommend to the Village Board of Trustees approval of PC#14-019, a Preliminary Plat of Subdivision to re-subdivide eight substandard platted parcels into six single-family lots and one lot for detention, and the following variations:

- a. Variation from Chapter 28, Section 5.1-2.5, Minimum Lot Size, from the requirement that corner lots in the R-2 District are required to be 10,000 square feet to allow Outlot A, detention facility to be 8,782 square feet;
- b. Variation from Chapter 28, Section 5.1-2.6, Minimum Lot Width at Building Line, from the requirement that corner lots in the R-2 District are required to be 90 feet to allow

Outlot A, detention facility to be 76.32 feet;

c. Variation from Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that corner lots be 9,900 square feet to allow Outlot A, detention facility to be 8,782 square feet;

d. Variation from Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that the minimum lot width for corner lots be 90 feet at the building setback line to allow Outlot A, detention facility to be 76.32 feet; and

e. Variation from Chapter 29, Section 304, Street Layout and Design, from the requirement that cul de sacs shall be provided at the closed end with a turnaround.

This approval is contingent upon compliance with the recommendations of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated November 6, 2014:

1. The Petitioner shall provide a revised Preliminary Plat of Subdivision document incorporating the changes in reference to the Kennicott Street right of way and the tree preservation related issues prior to the submittal of the project to the Village Board.

2. The Petitioner shall continue to work with Staff to preserve as many trees as possible on the site.

3. The Petitioner shall comply with all federal, state and Village codes, regulations and policies.

Roll Call Vote: Commissioner Cherwin, Drost, Ennes, Green, Jensen, Sigalos and Commissioner Lorenzini voted in favor. Motion carried.

Commissioner Drost Comment: I guess I'm not as concerned about aesthetics. I think it's going to be market that will control how the detention lot is going to be developed and how the homes are going to be developed, but that the individual testimony that was provided by the residents and their concerns, that they be used in the development of these three remaining conditions.

Commissioner Sigalos Comment: Yes, I'm voting yes only on the stipulation that this Kennicott Road issue is developed to the satisfaction of the Engineering Department and the Fire Department, and we don't have any life safety issues there that the Village could be liable for in the future.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Staff Memo 12-11-14
Staff Report
Location Map
PC Minutes 11/12/14 DRAFT
Plat of Survey
Preliminary Plat_Revised
Preliminary Engineering_Revised
Tree Preservation Plan
Landscape Plan
Justification
PC Timeline Tracker

Type

Report
Report
Exhibits
Minutes
Exhibits
Exhibits
Exhibits
Exhibits
Exhibits
Correspondence
Correspondence

MEMO

TO: Charles Witherington-Perkins, Director of Planning and Community Development
FROM: Latika Bhide, Development Planner
SUBJECT: Campbell Street Development; Tree Preservation and Variation
DATE: December 11, 2014

BACKGROUND

The Plan Commission held the public hearing for the Preliminary Plat of Subdivision for the Campbell Street Development at 909 W. Campbell Street on November 12, 2014.

Following the Plan Commission hearing, the petitioner has provided revised drawings that show the Kennicott Avenue half street extending south of the subject property to Sigwalt Street, as required by the Plan Commission.

Tree Preservation

The Plan Commission recommended approval of the Preliminary Plat with the condition that tree preservation issues be resolved prior to the project being reviewed by the Village Board.

The petitioner has provided a revised tree survey which indicates that they are not committing to preserving any trees except the 6 parkway trees along Kasper Avenue. The tree survey that the petitioner provided states that the existing trees on individual lots will be reviewed for tree preservation and removal at time of permit application for each lot. In addition, they are proposing to remove 36 trees due to conflicts with utilities. Staff met with the Engineering Department and after review of the petitioner's proposed utilities and the proposed grading plan it appears that the majority of the trees will most likely be removed; however, every effort should be made to preserve the trees on the site. Staff has put together a list of trees (Exhibit A, attached) that should be preserved. The trees were evaluated based on their condition and species.

Variation

The Plan Commission recommendation for approval included a variation from Chapter 29, Section 304, Street Layout and Design, from the requirement that cul de sacs shall be provided at the closed end with a turnaround. Since the petitioner has provided revised plans that show Kennicott Avenue extended to Sigwalt Street, this variation is no longer needed.

RECOMMENDATION

The Village Board can delete the variation from Chapter 29, Section 304, Street Layout and Design, from the requirement that cul de sacs shall be provided at the closed end with a turnaround. Additionally, the Board can consider the following additional condition of approval:

1. It is recommended that the 20 trees on the attached Exhibit A be preserved. If the trees cannot be preserved, then the petitioner shall provide replacement trees per the exchange rate outlined in Chapter 28, Section 6.15.

C: Bill Enright, Deputy Director of Planning and Community Development
Derek Mach, Landscape Planner

EXHIBIT A

Tree #	Species	Size	Exchange Rate
Lot 1			
1376	Norway Maple	25" caliper	5
1378	Pin Oak	38" caliper	7
1382	Hackberry	23" caliper	5
1386	Norway Maple	4" caliper	2
Lot 2			
1395	Hackberry	6" caliper	2
1682	Black Walnut	15" caliper	4
Lot 3			
1358	Crabapple	5" caliper	2
1331	Black Walnut	7" caliper	2
Lot 4			
1308	Norway Maple	5" caliper	2
1311	Norway Maple	8" caliper	3
1321	Pin Oak	34" caliper	7
1360	Pin Oak	22" caliper	5
Lot 5			
1365	Sugar Maple	24" caliper	5
1366	Hackberry	30" caliper	7
Lot 6			
1362	Blue Spruce	10" caliper	3
1372	Honeylocust	12" caliper	3
1373	Honeylocust	16" caliper	4
1374	Honeylocust	25" caliper	5
Detention Basin			
1689	Silver Maple	44" caliper	8
1336	Black Cherry	12" caliper	3
Total			84 trees

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: November 12, 2014
Date Prepared: November 6, 2014
Project Title: Campbell Street Development
Address: 909 W. Campbell Street

BACKGROUND INFORMATION

Petitioner: Mark Salvatore
D. R. Horton/Cambridge Homes
Address: 880 S. Milwaukee Ave.
Libertyville, IL 60048

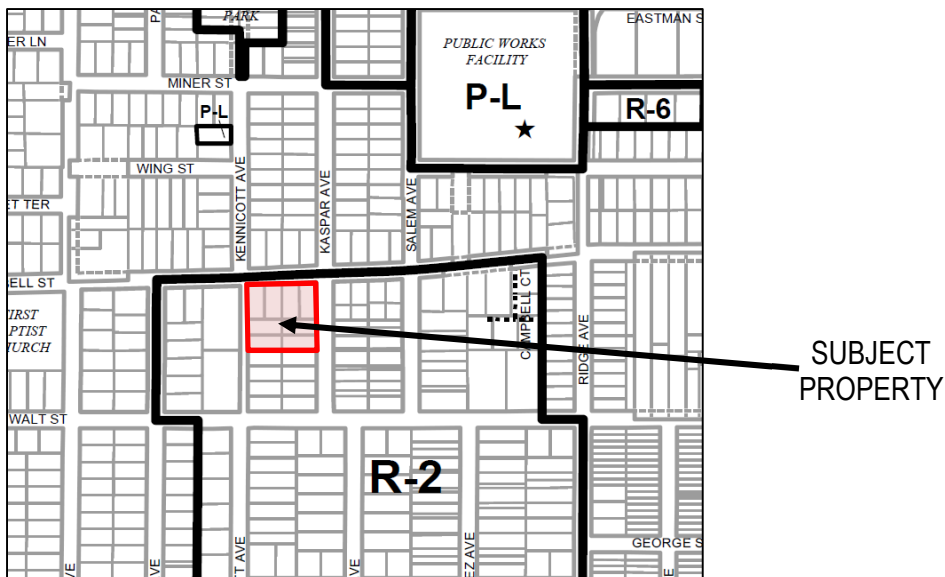
Existing Zoning: R-2, One Family Dwelling District

Requested Action:

- Preliminary Plat of Subdivision to re-subdivide eight, substandard platted parcels, into six single family lots and one lot for detention.

Variations Identified:

- Chapter 28, Section 5.1-2.5, Minimum Lot Size, from the requirement that corner lots in the R-2 district are required to be 10,000 SF to allow Outlot A, Detention Facility to be 8,782 SF.
- Chapter 28, Section 5.1-2.6, Minimum Lot Width at Building Line, from the requirement that corner lots in the R-2 district are required to be 90 FT to allow Outlot A, Detention Facility to be 76.32 FT.
- Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that corner lots be 9,900 SF to allow Outlot A, Detention Facility to be 8,782 SF.
- Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that the minimum lot width for corner lots be 90 FT at the building setback line to allow Outlot A, Detention Facility to be 76.32 FT.
- Chapter 29, Section 304, Street Layout and Design, from the requirement that cul-de-sacs shall be provided at the closed end with a turn-around.



Surrounding Properties

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3, One Family Residential	Single Family Homes	Single Family Detached
South	R-2, One Family Residential	Single Family Homes	Single Family Detached – Estate 2
East	R-2, One Family Residential	Single Family Homes	Single Family Detached – Estate 2
West	R-2, One Family Residential	Single Family Homes	Single Family Detached – Estate 2

Project Summary

The property is commonly known as 909 W. Campbell and the site consists of eight platted parcels that do not currently meet the minimum R-2 standards. The eight platted lots are part of the Arlington Manor Subdivision, which was platted in 1924 via Document Number 9637217. The lots lack adequate size and width to meet the lot size standards in the R-2 zoning district. Earlier this year, the applicants sought relief from the Zoning Board of Appeals to allow substandard lot area and lot width to create 8 buildable lots. The Zoning Board of Appeals denied the petitioner's request (Minutes attached).

The subject site is approximately 69,300 square feet (1.6 acres) and is bounded by Campbell Street to the north, Kaspar Avenue to the east and the unimproved and partial right of way of Kennicott Avenue to the west. To the south is vacant land. Currently, the property is approximately 264.76 feet wide (along Campbell Street) by 268.90 feet deep along Kaspar Avenue. The property is currently vacant as the existing residence on the site has been demolished.

The proposed action, if approved, would allow the Petitioner to subdivide the property into six single family lots and a detention basin. Details for the six lots are provided below.

As required by the Village's Subdivision Ordinance, a Plat of Subdivision must be reviewed by the Plan Commission and approved by the Village Board. Staff evaluated the relationship between the proposed lots and the applicable Zoning and Subdivision regulations.

Table 1: Subdivision Analysis

Zoning Requirements	Minimum Lot Size (SF)		Minimum Lot Width		Front Yard setback	Side yard setback	Rear yard setback	Corner side yard setback
Required:								
Typical R-2 Lot	Corner	Interior	Corner	Interior	25'	10 % of lot width (minimum 7 FT)	30'	10'
	10,000	10,000	90'	75'				
Lot 1 (corner)	10,301		96.35		25	10/10	30	25
Lot 2		10,244		92.09	25	10/10	30	NA
Lot 3		10,041		76	25	8/8	30	NA
Lot 4		10,043		76	25	8/8	30	NA
Lot 5		10,043		76	25	8/8	30	NA
Lot 6		10,052		76	25	8/8	30	NA
Outlot A (corner)	8,782		76.32		NA	NA	NA	

Additionally, Section 29-307, Residential Lot Standards, within the Subdivision Control Regulations spells out the required minimum lot area and lot widths for residential lots. With the exception of the Outlot for detention, all lots meet the minimum required lot widths of 90 feet for corner lots and 75 feet for interior lots and a minimum lot area of 9,900 square feet for the corner lot and 8,750 square feet for interior lots.

Zoning and Comprehensive Plan

As shown in Table 1, the proposed subdivision, with the exception of Outlot A, exceeds the minimum lot size standards outlined in the R-2 district. The average lot size of the lots on the east side of Kaspar Avenue between Campbell Street and Sigwalt Avenue is 85.3 feet lot width and 11,276 square feet in area. The average lot size of the lots on the north side of Campbell Avenue between Kennicott Avenue and Kaspar Avenue is 66.17 feet lot width and 9,654 square feet in area. The

average lot size of the 6 residential lots within this subdivision is 82.07 feet lot width and 10,075 square feet in area. The proposed lots are consistent with the existing lots in the area.

Table 2: Lot Comparison with Surrounding Properties

Ave. Lot Size on north side of Campbell Ave (between Kennicott and Kaspar Avenues)		Ave. Lot Size on east side of Kaspar Ave (between Campbell Street and Sigwalt Ave.)	
Width	Area	Width	Area
66.17'	9,654	85.3'	11,276

Outlot A, the detention facility for the subdivision, is a corner lot that is 76.32 feet in width and 8,782 square feet in area. The lot does not meet the zoning ordinance or subdivision control ordinance requirements for lot area or lot width. As a result, the following variations have been identified:

- Chapter 28, Section 5.1-2.5, Minimum Lot Size, from the requirement that corner lots in the R-2 district are required to be 10,000 SF to allow Outlot A, Detention Facility to be 8,782 SF.
- Chapter 28, Section 5.1-2.6, Minimum Lot Width at Building Line, from the requirement that corner lots in the R-2 district are required to be 90 FT to allow Outlot A, Detention Facility to be 76.32 FT.
- Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that corner lots be 9,900 SF to allow Outlot A, Detention Facility to be 8,782 SF.
- Chapter 29, Section 29-307, Residential Lot Standards, from the requirement that the minimum lot width for corner lots be 90 FT at the building setback line to allow Outlot A, Detention Facility to be 76.32 FT

The petitioner has submitted a written justification for the variations listed above based upon the following criteria:

- **1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.**
- **2. The plight of the owner is due to unique circumstances.**
- **3. The variation, if granted, will not alter the essential character of the locality.**

The petitioner has indicated that they are requesting the variation because Outlot A is not a buildable lot that is used for stormwater detention and will be turned over to the Village and not be privately owned. Staff concurs with these variations as this is an outlot used for stormwater detention.

Plat and Subdivision Committee

On August 13, 2014, the Plat and Sub Committee met to discuss the project. The subcommittee felt that this was a good proposal and was overall supportive of the subdivision.

Site Related Issues

The property in question is bound on the west by the unimproved Kennicott Avenue half right of way. Per Chapter 29, Subdivision Control Regulations, Section 304, Street Layout and Design, half streets are prohibited except where the Plan Commission finds that the land adjoining such half-street is unsubdivided and that it will be practicable to require the dedication of the other half of such street at such time as the adjoining land is subdivided. The property to the west of the Kennicott Avenue half right-of-way consists of two parcels between Campbell and Sigwalt Streets, which can be further subdivided.

The petitioner has provided plans that show the half right-of-way for Kennicott Avenue improved to the south end of the subject property. The right-of-way is improved with 20 foot pavement, a 5 foot wide sidewalk along the east side, curb and gutter as well as parkway trees along the east side. Per the Engineering and Fire Department's recommendation, the half street for Kennicott Avenue should be extended to Sigwalt Street to provide adequate access for emergency vehicles. The petitioner has indicated that the project cannot absorb the costs relative to the extension of the street and the project will be terminated if an extension to Sigwalt Street is required.

There are three options that could be considered for Kennicott Avenue:

1. Option 1: Extend Street

Extend Kennicott Avenue to Sigwalt Street per the Engineering and Fire Department's recommendation. A Contribution Ordinance could be adopted to recapture the costs for the extension of the half street for Kennicott Avenue beyond the south property line of the subject property to Sigwalt Street.

2. Option 2: Cul-de-Sac

Per Chapter 29, Section 304, Street Layout and Design, a cul-de-sac shall be provided at the closed end thereof with a turn-around having an outside roadway diameter density of at least 80 feet and a right-of-way diameter of at least 100 feet. If the cul-de-sac is of a temporary nature, all land in excess of that needed for the street when extended shall be subject to a temporary easement allowing the turnaround. The plan could be revised to include a cul-de-sac at the south end of the property. However, without obtaining additional right-of-way, this may result in the home on Lot 5 being set back significantly further than the other lots. If a temporary cul-de-sac is installed, the petitioner must post a letter of credit for the removal of the cul-de-sac after the remainder of the Kennicott Avenue to Sigwalt Street is installed.

3. Option 3: Variation

Concur with the petitioner's request for the dead end street.

If the project is approved per the petitioner's request, then the following variation will be necessary:

- Chapter 29, Section 304, Street Layout and Design, from the requirement that cul-de-sacs shall be provided at the closed end with a turn-around having an outside roadway diameter density of at least 80 feet and a right-of-way diameter of at least 100 feet or in the alternate a cul-de-sac of temporary nature with a similar turn around and easement be provided.

The petitioner has submitted a written justification for the variation listed above based upon the following criteria:

- **1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.**
- **2. The plight of the owner is due to unique circumstances.**
- **3. The variation, if granted, will not alter the essential character of the locality.**

The petitioner has indicated that there is not enough room for a cul-de-sac at the south end of the property and have expressed concerns with being able to properly grade a road extension as they do not own the property to the south. Staff does not concur with this variation and recommends that Kennicott Avenue half street be extended to Sigwalt Street or a temporary cul-de-sac provided subject to demonstration that the home on Lot 5 will not be out of alignment with the other homes (north and south) on the street.

Per Chapter 29, Section 29-501, sidewalks located within public areas are required to be provided as part of the subdivision. There is an existing sidewalk along Campbell Street, which is required to be relocated 1 foot off the right-of-way, to which the petitioner has agreed. A 5-foot wide sidewalk is proposed on the east side of the Kennicott Avenue right-of-way along the length of the property. A 5-foot wide sidewalk is also proposed along Kaspar Avenue. There are six mature silver maples in the right-of-way along Kaspar Avenue along the frontage of this property, which will be preserved.

Traffic & Parking Related Issues

According to the Village's Subdivision Control Regulations and Zoning Ordinance, a traffic study is required for residential developments that have at least 100 dwelling units or more. Since the petitioner is only proposing a 6-lot development, a formal traffic study by a certified Traffic Engineer is not required.

Landscape and Tree Preservation related issues

The tree survey indicates that there are 111 trees of various trunk caliper size three-inches and greater present on site. As presented, only 6 trees are proposed to be preserved in the Village right-of-way along Kaspar Avenue. Staff has identified 42 trees that could be preserved on the subject property. The petitioner has indicated that they will review with their engineer to determine if additional trees can be preserved. However, staff cannot recommend approval of the subdivision at this time until the petitioner provides a plan which saves more trees.

Building Related Issues

The Petitioner is aware that the proposed residences will require an administrative review in order to determine if a formal Design Commission review is required prior to the issuance of a building permit for each new home.

Preliminary Plat Document

The petitioner has presented a Preliminary Plat document. The following revisions to the Plat document must be incorporated and submitted prior to the submittal of the project to the Village Board.

1. Item #1: Clarify the official name of the Subdivision.
2. Item #3: Provide Plat of Survey for the existing site, which will include a legal description to use as a comparison to the Preliminary Plat.
3. Item #5: The existing subdivision lots and survey monuments (iron pipes, etc.) are to be shown in a dashed 'existing' line type underlying the proposed subdivision shown in bold line type.

Recommendation

The Staff Development Committee recommends that the Plan Commission **continue** the petitioner's request so they can adequately address the Kennicott Avenue street within the right-of-way and the Tree Preservation related issues.

The Plan Commission has the following options:

- 1) Continue the hearing to address the street and tree preservation issues;
- 2) Deny the petitioner's request;
- 3) Approve the petitioner's request with the following conditions:
 - a. The petitioner shall provide a revised Preliminary Plat of Subdivision document incorporating the changes listed above prior to the submittal of the project to the Village Board.
 - b. The petitioner shall continue to work with staff to preserve as many trees as possible on the site.

_____, November 6, 2014

Bill Enright, Deputy Director of Planning and Community Development

C: Diana Mikula, Interim Village Manager
All Department Heads



CAMPBELL ST

KENNICOTT AVE

SALEM AVE

KASPAR AVE

PATTON AVE

SIGWALT ST

PIQ

909 W. Campbell Street
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
October 2014



DRAFT

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: 909 W. CAMPBELL ST. SUBDIVISION - PC#14-019
PRELIMINARY PLAT OF SUBDIVISION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
12th day of November, 2014, at the hour of 7:33 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
TERRY ENNES
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

LATIKA BHIDE, Development Planner

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CHAIRMAN LORENZINI: I would like to call to order this meeting of the Plan Commission. Would you all please stand and recite the pledge of allegiance?

(Pledge of Allegiance.)

CHAIRMAN LORENZINI: Roll call please.

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MS. Bhide: Commissioner Dawson.

(No response.)

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Here.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Here.

MS. Bhide: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. Bhide: Commissioner Warskow.

(No response.)

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay. The next item on the agenda is approval of the last meeting minutes, Savory Salad and I-Cubed Foods.

COMMISSIONER DROST: I'll make the motion to approve those minutes.

CHAIRMAN LORENZINI: And do we have a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: Voice vote, all in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

COMMISSIONER GREEN: No, I was not there.

COMMISSIONER JENSEN: I wasn't there either.

CHAIRMAN LORENZINI: Okay.

COMMISSIONER CHERWIN: I was not there either.

CHAIRMAN LORENZINI: Okay. Commissioners Cherwin, Green and Jensen were not at the last meeting.

First item on the agenda, just so everybody knows how this works in case this is your first time here, there's two items on the agenda. What we do at each one, the petitioner comes up, gives a little description of his project. Then the representative, Latika, from the Planning Department does a summary of the project. Then each of the Commissioners ask questions, and then we go to the audience for their input. Then we come back to the Commissioners for final deliberation. So, that's how this works.

So, the first petition on the agenda is PC#14-019,

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909 West Campbell Street Subdivision. Is the Petitioner here? Or have all the proper notices been --

MS. BHIDE: Yes.

CHAIRMAN LORENZINI: Okay. Is the Petitioner here?

MR. SALVATORE: Yes, sir.

CHAIRMAN LORENZINI: I want to swear you in. Anybody else going to testify for you?

MR. SALVATORE: Yes.

CHAIRMAN LORENZINI: Would you all come forward? And raise your right hand.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Okay, thank you. You may have a seat except for whoever wants to talk first. Please state your name, spell it, and give your address for the court reporter.

MR. SALVATORE: My name is Mark Salvatore, M-a-r-k, Salvatore is S-a-l-v-a-t-o-r-e. My address is 132 Sumac Lane, Schaumburg, Illinois 60193.

CHAIRMAN LORENZINI: Thank you. And have you read all the conditions put out by the Planning Department? Do you agree with them?

MR. SALVATORE: Yes.

CHAIRMAN LORENZINI: Okay. Why don't you give us a brief description of your project, your proposal?

MR. SALVATORE: Briefly, I just would like to say good evening, Plan Commission members. My name is Mark Salvatore and who I brought before you as well is Tony Van Dijk and Keith Wisniewski, and we represent D.R. Horton/Cambridge Homes. And we are the project purchaser or property purchaser, contract purchaser of the six-lot, proposed six-lot subdivision at 909 West Campbell.

And in working with Village Staff, we have addressed a majority of the comments. Basically, we have brought some boards that I want to show the Plan Commission. This is the preliminary engineering plan.

CHAIRMAN LORENZINI: Could you speak into the mic please?

MR. SALVATORE: Oh, sorry. We brought the preliminary engineering plans and also the preliminary plat to review. And we have made some comments, or made some changes to those plans based on the comments from the Village Staff. And I'll let Latika go from here, I think, because I've prepared a little bit of stuff but I think those topics will come up as we go and work through this stuff.

CHAIRMAN LORENZINI: Okay. Latika, are you using the slides on the screen?

MS. BHIDE: They should all be on slides, yes.

CHAIRMAN LORENZINI: Okay.

MS. BHIDE: Which ones are you looking for?

MR. SALVATORE: These are the latest preliminary plat

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and preliminary engineering, both of these. This will show kind of the --

CHAIRMAN LORENZINI: If you want to describe the first slide that's up there?

MR. SALVATORE: Yes. This shows our preliminary plat of subdivision. It shows the six lots and, the six buildable lots. The seventh lot in the northeast corner is the detention basin. And that is the lot that Latika describes in the comments they need some variations on. The intention of that lot is strictly detention, not buildable. No home won't be built there and it will actually be the dry detention basin that will be turned over to the Village.

CHAIRMAN LORENZINI: We'll move to another slide now?

MR. SALVATORE: Yes, this shows the preliminary engineering of the six-lot subdivision. And as described, it shows the detention basin in that northeast corner. This actually shows some finished grades of the proposed lots and how the grading would work out with the existing roadways on the surrounding properties, which would be Kaspar and Campbell, and then also shows the Kennicott extension terminating at the property limits at the southwest corner there.

CHAIRMAN LORENZINI: All right, keep going.

MR. SALVATORE: Some of the details on this plan are that it shows some trees that, some trees that are shown on that plan. Some of the trees along Kaspar are intended to be preserved. Then also, some of the trees, we have since eliminated some of the storm sewer on that west, I'm sorry, east side of Kaspar -- west side of Kaspar but east side of this project. The Village Staff had suggested we try and preserve more of the trees and we have eliminated some of that storm sewer there and then also have added some storm sewer extension onto Campbell to try and pick up additional detention volume or surface area by eliminating some of the storm sewer along Kaspar.

CHAIRMAN LORENZINI: If I can just stop you here for a second? I know you've made this presentation to the Subcommittee, but not everybody on this Commission is on the Subcommittee. So, could you briefly describe the project, what's there now, what you intend to do?

MR. SALVATORE: Okay. What is there now is there is a large, there was a large single-family home on the eight lots, and that's the plat of survey that's shown there. That home has since been demolished, and pretty much the property is vacant besides a number of, I think it's 111 trees that are over 3 inches in diameter on the property. So, really what exists there now I think is just the asphalt driveway. And then the home has been demolished and the eight subdivided lots will be consolidated into seven essentially, and then with one being a detention basin.

Any other questions?

CHAIRMAN LORENZINI: Well, no, if you're done then, we'll go to Latika and she'll present the summary from the Village's viewpoint.

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MR. SALVATORE: Okay, sure.

CHAIRMAN LORENZINI: All done?

MR. SALVATORE: Yes.

CHAIRMAN LORENZINI: Thank you. Latika?

MS. BHIDE: Good evening. The Petitioner is here this evening and they are requesting a preliminary plat of subdivision to re-subdivide eight previously platted substandard lots into six single-family lots and one outlot for detention. Along with this subdivision, the Petitioner is also requesting some variations. The variations are from Chapter 28 Zoning Regulations and Chapter 29 Subdivision Regulations for lots in the R-2 District to allow the outlot for detention to be smaller in area and width than is required by the ordinances. The other variation that they would be requesting would be that a cul de sac be provided at the closed end with a turnaround for a street.

As you can see from the location map, the property is located at 909 West Campbell Street. And it is approximately 1.6 acres in area. It's bounded by Campbell Street to the north, Kaspar Avenue to the east, and there is an unimproved partial right of way for Kennicott Avenue on the west. To the south is vacant land.

From the plat of survey, you can see there are eight platted lots here that do not meet the current R-2 standards. These lots were platted as part of the Arlington Manor Subdivision in 1924, so it's been a few years. The lots lack adequate width and lot area to meet the standards of the R-2 District.

Earlier this year, the Petitioner asked for relief from the Zoning Board of Appeals to allow these eight lots to be eight buildable lots, but that request was denied by the Zoning Board of Appeals. As you can see from the plat of subdivision here, they are requesting to create six residential lots and one outlot for detention. And I'm going to zoom in a little bit here to look at those lots here. From the standpoint of lot area and lot width, the ordinance requires both corner and interior lots to be 10,000 square feet in the area, and the corner lot to be 90 feet in width and the interior lots to be 75 feet in width. All the lots except the outlot meet that requirement.

Some of the site related issues. As I mentioned before, the property is bound by the unimproved Kennicott Avenue right of way on the west. Per Chapter 29 which is Subdivision Regulations, half streets are prohibited except where the Plan Commission finds that the adjoining half is unsubdivided and it's practicable to require dedication at a later date, which is the case here, the property to the west consists of two lots between Campbell and Sigwalt. If you look at these plans, the Petitioner has shown plans that show for the half right of way for Kennicott Avenue to be improved to the south end of this subject property with a 20-foot pavement, a 5-foot sidewalk, curb and gutter as well as parkway trees.

The Engineering and Fire Departments'

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recommendation is that the street be extended all the way to Sigwalt to provide adequate access for emergency vehicles, and the Petitioner has indicated that that is not something that they can do with this project. So, in a sense, there are three options that we see with Kennicott Avenue. The first is that per Engineering and Fire Departments' recommendation, that the street be extended to Sigwalt, a contribution ordinance can be adopted for recapturing the cost of that southern half of Kennicott Avenue.

The second option would be to provide a cul de sac. There is also a possibility of doing a temporary cul de sac where the Petitioner, you know, any area outside of the right of way could be in an easement. If that's the route the Petitioner goes, then the Petitioner would have to post a letter of credit to remove that cul de sac after the full extension was made.

The third option would be for the Plan Commission to recommend and the Village Board to concur with the Petitioner's request for a dead end street. So, those are the three options.

Tree preservation. I apologize for the quality of this image, but there are 111 trees of trunk caliper 3 inches or greater that are present on this site. As proposed, only the 6 trees along Kaspar now are indicated on the plans to be preserved, and they are within this city right of way for Kaspar Avenue. So, those have to be preserved. But Staff has identified 42 additional trees that could be saved on site. We've discussed it with the Petitioner and they have indicated that they will work with their engineer to see what additional trees can be preserved. But at this time, we have not seen any plans and we would like to see those plans before we recommend.

They have presented a landscape plan which shows street trees along Campbell, Kennicott, and the ones that are on Kaspar will be preserved. And there is landscaping proposed around the detention basin.

A couple of pictures of the site. And at this point, the Staff Development Committee recommends that the Plan Commission actually continue this petition so that they can adequately address the Kennicott Avenue issue and the tree preservation related issues.

CHAIRMAN LORENZINI: Okay. Thank you, Latika. Do we have a motion to move the Staff report into the public record?

COMMISSIONER ENNES: So moved.

COMMISSIONER DROST: I'll make the motion to accept the Plan Commission report.

CHAIRMAN LORENZINI: Second?

COMMISSIONER ENNES: I'll second it.

CHAIRMAN LORENZINI: Okay. All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

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CHAIRMAN LORENZINI: Okay. All right, let's start with the intuitive questions from the Plan Commissioners. Mr. Green, would you like to start?

COMMISSIONER GREEN: Sure. Thank you, Joe. Latika, I just have a question. I'm looking at this aerial photograph. Is that an existing right of way drawn in between these lots going from Campbell down to Sigwalt?

MS. BHIDE: That's correct. It's an existing half right of way.

COMMISSIONER GREEN: Okay, that's 33 feet?

MS. BHIDE: That's correct.

COMMISSIONER GREEN: Okay. So, if you took, to the west of that, if you took another 33 feet for a standard 66-foot, what is left of those two lots that are to the west? In other words, if you take that away, are they, it looks like they would be considerably smaller than what we're proposing here today.

MS. BHIDE: You know, I don't think you would achieve two depth-wise, but one depth-wise would probably be okay.

COMMISSIONER GREEN: Well, that's what I'm thinking. Is going in this direction off into the street, would it give us a, it looks like it's close to, if you keep going on Patton there, the depth of the lot that it backs up to, would we achieve that same dimension?

MS. BHIDE: No, it would be smaller than that. It would be lesser than that.

COMMISSIONER GREEN: Do you know what it would be, Mark?

MR. SALVATORE: No, I don't, sir. No.

COMMISSIONER GREEN: You don't, okay. So, if we took and we put a full street in there, they would be hurting as far as who is going to develop those lots if they're shallow. Unless they want one front and one back or something, you know, one north, one south. Okay, I'm just trying to get a handle on this half street thing.

Mark, do you have any interest in the property to the south, the eight lots to the south?

MR. SALVATORE: Yes, we do. Now, we clearly do not have anything under contract. We do have an interest in it but I think it's been tied up in court with some other issues. We can't figure out who actually owns that property.

COMMISSIONER GREEN: So, if we were to grant this half street, Latika, obviously the property to the west or the property to the south, if it were to develop, would we, let's say the properties to the south, if they were to develop, would we allow a half street to go all the way through then at that point?

MS. BHIDE: At that point, yes. At that point --

COMMISSIONER GREEN: And so, we'd have to wait to get a proper street for two lots that may never develop?

MS. BHIDE: That is true.

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COMMISSIONER GREEN: Okay, I'm just trying to get a handle on this. On my own block, I have one of these situations, down just to the north of me where a half street was allowed to go in next to what looks like a single lot. And I know the people that bought that single lot and there was a house there before and it was granted many, many years ago. And it came up a few years back, development in that area, and this individual would have to give up part of his property to make that street happen. And so, the wonderment was why did we ever allow this half street to go in ever to begin with.

And so, I'm looking at these two lots, and you're harder pressed to develop those two lots than you are the eight lots to the south. And so, I'm just questioning out loud I guess my concern over this half street that we're allowing to go in here. And that's all I have for the moment.

CHAIRMAN LORENZINI: Mark, would you mind setting those exhibits down on the floor so we can see the audience or see the public? Thank you. Just on the floor is fine, that's fine. All right, Commissioner Ennes? Any questions?

COMMISSIONER ENNES: I do, I have a couple of questions about the detention pond. And Latika, if you can answer, what type of, has there been a flooding problem in the area with storm water?

MS. BHIDE: Yes.

COMMISSIONER ENNES: Do you, are you familiar with the nature of that, or the extent?

MS. BHIDE: You know, I do not know too many details. I do know that there have been flooding issues in this area.

COMMISSIONER ENNES: Okay. Is it, I looked at the topography and I really can't tell from it, is it that this lot is graded away to the street?

MS. BHIDE: I don't know if Mark can answer this question better than me, but where the detention is located, that is the natural low point for this property.

COMMISSIONER ENNES: There's the detention, what you're proposing is in this spot?

MR. SALVATORE: Yes, sir.

COMMISSIONER ENNES: And is that naturally, has water naturally found its way to that in the past?

MR. SALVATORE: That I can't answer.

COMMISSIONER ENNES: Okay. All right, you're going to enhance, did one of your --

CHAIRMAN LORENZINI: Come up and state your name and address and spell it please.

MR. WISNIEWSKI: Keith Wisniewski.

COMMISSIONER ENNES: And Keith, what are you for the project?

MR. WISNIEWSKI: What am I for the project?

COMMISSIONER ENNES: Architect? Owner?

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MR. WISNIEWSKI: With D.R. Horton/Emerald Homes.

COMMISSIONER ENNES: Okay.

MR. WISNIEWSKI: We are, both Tony and myself are involved with, and Mark, planning and working with this project and we can take you through this process.

COMMISSIONER ENNES: Okay.

CHAIRMAN LORENZINI: Just spell your name and give your address please.

MR. WISNIEWSKI: Sure. Keith, K-e-i-t-h, Wisniewski, W-i-s-n-i-e-w-s-k-i. 11622 Emily Court, Spring Grove, Illinois.

To answer your question, from the grading that we have, we don't carry our, the topography that was performed does not carry all the way south to Sigwalt. But from the engineering that we have, there is a, and Mark, we can confirm this, we were looking at how we were doing the drainage, there is a portion where, on our site, the site that's proposed for the six lots doesn't actually flow to that northeast corner. That's why the detention basin was chosen to be in that location. There is on that southern portion the natural flow and the grade, the topography does bring that water down towards Sigwalt.

COMMISSIONER ENNES: Okay. How deep, with your plans, how deep will that detention pond be?

MR. WISNIEWSKI: Mark?

MR. SALVATORE: Right now, what we show the detention basin elevation at, approximately the bottom of the basin is at elevation 694. And then you'll see some of the finished grade elevations around, some of the houses are around 703, 705, 706, near that range.

COMMISSIONER ENNES: So, it could be as much as 9 feet?

MR. SALVATORE: Yes. So, what we would try to do is we'll try to put it below, you know, basement elevation so we won't have concerns with, you know, basement flooding or just the water traveling into the, you know, drain tile of basements.

COMMISSIONER ENNES: And so, will the storm drains from the subdivision, they'll go into that? They will be able to flow out into the Village storm sewers when that clears up?

MR. SALVATORE: Yes, correct. We'll detain our detention and have a release rate into the Village storm sewer system. So, we have a storm sewer that's designed for inside the subdivision, inside the six lots. And then we also pick up some of the storm detention or storm water runoff along Campbell.

COMMISSIONER ENNES: Is this currently a wet area?

MR. WISNIEWSKI: That I can't, where the six lots are, I don't believe it's an issue. I think the bigger issue is on the southern portion of this property in front of this location, closer to Sigwalt, on those eight platted lots that we are not under contract on.

COMMISSIONER ENNES: But the way you're engineering this, this will be normally dry unless there is heavy rain --

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MR. SALVATORE: Yes, it will be a dry detention basin.

COMMISSIONER ENNES: Okay.

MR. SALVATORE: And then when we have a storm event, it will detain that water until, you know, until it will release that at a certain percentage or a certain release rate that won't exceed the capacity of the storm sewer.

COMMISSIONER ENNES: And one last question for you. When did you acquire the property? I shouldn't one, two. When did you acquire it?

MR. SALVATORE: We have not acquired it, we have it under contract.

COMMISSIONER ENNES: Oh, okay. And did you demolish the house or did the current owner demolish it?

MR. WISNIEWSKI: The current owner demolished the home and we are under contract, and we have been since March when we went before the Zoning Board.

COMMISSIONER ENNES: Okay.

MR. WISNIEWSKI: So, it's been sometime since we --

COMMISSIONER ENNES: That's all I have.

CHAIRMAN LORENZINI: Okay. Commissioner Jensen?

COMMISSIONER ENNES: Thank you.

COMMISSIONER JENSEN: When you went before the Zoning Board, it didn't seem that you had thought through very well the finances of this project because you had difficulty, your representatives had difficulty answering questions. One of the things that this Commission looks at is can you yield a reasonable return with the configuration that now you have? Earlier, you came in and you wanted eight lots and there was a lot of testimony against having as many as eight. So, you've restructured it to six.

Have you sufficiently worked through the finances and economics to know you can actually make the return, a reasonable return from this property with this new configuration?

MR. WISNIEWSKI: With the new configuration and with the engineering that we have submitted, inclusive of some of the changes that have been requested from Village Staff, yes.

COMMISSIONER JENSEN: Good. And I did note that you've really taken a lot of the things that came out of the testimony from the public as well as from the Zoning Board and you'd incorporated them into what you're bringing before us, and I think that's great.

I do need to ask Latika about option one for the street. I'm not, it's not clear to me who pays for this front end if you go all the way through from Campbell to Sigwalt. It mentions a, you know, an arrangement, I'm not totally familiar with this contribution ordinance. So, maybe you can explain how this option one would work, who would pay for what, and how it would affect the Petitioners?

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MS. BHIDE: The developer would have to pay for the entire street. The contribution ordinance is basically setting up a recapture, so the benefitting properties, when they develop or when that reconfigures or happens, these folks could benefit from recapturing the cost of putting that street in. But it would be their cost up front.

COMMISSIONER JENSEN: Do we have a right to do that since they don't own the property south and west of --

MS. BHIDE: There is an existing half right of way there, so that right of way exists right now. So, they could put the street in within the half right of way. But you're absolutely right, they do not own the property to the west or the south.

COMMISSIONER JENSEN: Do you have any idea what kind of cost we would be imposing on them to do the rest of the, or does anybody have a handle on the cost?

MR. SALVATORE: I have estimated it at \$80,000 additional cost just to extend the road. And our concern is the same as just you brought up where we don't own either side of the half right of way. We're not sure we can make the grading work, and it may create a pocket or a ponding issue onto those lots. So --

COMMISSIONER JENSEN: So, is that a bigger issue than the finances, the \$80,000 that you'd have to front end put up to do this and then you'd only recapture it if it were developed at some point in the future?

MR. SALVATORE: Yes, it's a big concern for us. And that's why we have, we're opposed to really doing that for this development.

COMMISSIONER JENSEN: Are you, do you find the cul de sac arrangement a better option?

MR. SALVATORE: No, we don't think it will fit. It will impact the lot, that lot 5 on the southwest corner negatively.

MR. WISNIEWSKI: What will happen, I think per your ordinance, it's 87 feet. 87 feet is what's required for a cul de sac. With a 33-foot right of way, we come in, what was it, Mark? 47?

MR. SALVATORE: 47 feet.

MR. WISNIEWSKI: 47 feet into the lot. That lot 5, it's only 132 feet. One of the things that we have to consider is the alignment of the homes, the neighboring homes on either side, and what would be the result of putting something in a cul de sac would force the front setback of that home to be pushed back farther and taken out of alignment with the rest of the homes on the block.

COMMISSIONER JENSEN: Latika, isn't the Engineering Department of the Village equally concerned about what we might do with lot 5 under option two?

MS. BHIDE: They are. Their concern was access for emergency vehicles, both the Engineering and Fire, and they would prefer the street to go through.

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COMMISSIONER JENSEN: Sure. Sure. And your, what you'd like to do is just build the street along the property that you have because you have some engineering concerns, you don't know what it's going to do to the property if you go ahead and do that. Do you think there would be liability or what's your concern? You'd have some liability for this?

MR. SALVATORE: No, just mainly engineering concerns really. And we feel our obligation is along our property limits, not anything beyond that.

COMMISSIONER JENSEN: The objection, Latika, by the Village to doing what they would like to do which is essentially a private, almost like a private road and you've got entrances into the lots off of that private road, Kennicott, that half of Kennicott, what's the objection to that?

MS. BHIDE: I think it's basically access for emergency vehicles. And you know, there is no mechanism, the code requires that you either put a cul de sac or you extend the street through.

COMMISSIONER JENSEN: So, the option of doing what they ask really is, I mean is it even possible? Is that something the Commission can actually say yes, that's a good idea?

MS. BHIDE: I think you can, that is one of the options. We've listed it as one of the options. It would be up to the Commission to recommend and the Village Board to approve or deny it.

COMMISSIONER JENSEN: But the big stumbling block would be the emergency vehicles primarily?

MS. BHIDE: That's correct.

COMMISSIONER JENSEN: They would not be able to go in there, turn around and get back out?

MS. BHIDE: Right, there is no turnaround and, you know, if the street stops, I mean the other option would be to back out the vehicle which is not a preferable option for them.

MR. WISNIEWSKI: Total depth of that is I believe like 250 feet from Campbell to the southern boundary of lot 5.

COMMISSIONER JENSEN: Well, then I've got to come back and ask you, Latika, I don't know what continuing this is going to do. I mean we've got three options that aren't very good from an engineering point of view. So, if we continue it, what are we going to know down the road that we don't know now? Either we've got to distort what happens on lot 5 or we've got to take, you know, take a chance that we have some engineering issues with continuing it all the way through, and we're imposing another \$80,000 cost on them which they may or may not ever recover. Or we say we don't really, you know, we're going to look the other way with respect to the emergency vehicles.

So, I'm not sure, is there anything in the future that's going to resolve that issue?

MS. BHIDE: Right, so the continuation also is to address the tree preservation issues on site. You know, Staff has

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indicated our preferred option is. Our preferred option is to extend that street to Sigwalt, but they have the right to go before the Plan Commission and the Board with their request. They are requesting that they do not want to do that. But we also have concerns with tree preservation and, you know, they've said they'll make a good faith effort but we haven't seen anything and we'd like to address that before this goes forward.

COMMISSIONER JENSEN: Is there any way we can determine whether there truly are some engineering issues with going all the way through, you know, the lot, completing that all the way between Campbell and Sigwalt?

MS. BHIDE: We can get you whatever information they need before they come back again.

COMMISSIONER JENSEN: Because, I mean you do impose an \$80,000 cost on them, but it sounds like equally important is we need to resolve the issue which we should be able to resolve technically, are we going to be able to make that go all the way through without creating some engineering issues and causing some problems with water runoff and other things.

MS. BHIDE: We could definitely resolve that and get those answers for you.

COMMISSIONER GREEN: Well, Lynn, if I can jump in a little bit?

COMMISSIONER JENSEN: Sure.

COMMISSIONER GREEN: If, no matter what for the, it's a catch 22. If you have a half street, the only way to go with a half street is if there is any future development. If there's future development, the engineering problem has to be solved. So, there is not an engineering problem that can't be solved here. So, if there is any hope for future development, it will be solved. It's just that simple.

So, it may be something they don't want to deal with, but it will be solved one way or the other for this thing to ever go forward beyond this point.

COMMISSIONER JENSEN: Sure.

COMMISSIONER GREEN: So, I think the question here is whether we're going to force them to put a half street in all the way down. The cul de sac thing --

COMMISSIONER JENSEN: And incur the \$80,000 cost.

COMMISSIONER GREEN: Yes, right. But the other thing is the cul de sac would have to be on their property. So, the turnaround, what they're saying, will come in, it's not centered on that right of way, it's on that last lot. So, that is one of the worst options.

COMMISSIONER JENSEN: Sure.

COMMISSIONER GREEN: Is that it destroys that lot to the southwest.

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MR. SALVATORE: I have a fourth option that maybe we want to throw out, too. We have not really talked to the Village Staff about this but we thought about it after the fact is potentially installing a driveway that would be supportive of a fire truck on lot 5 where the Fire Department could use it as a turnaround, most essentially a hammerhead type of application. And if it's got to be thicker pavement or concrete or whatever the Fire Department requires, we could discuss that and see if it's feasible.

COMMISSIONER JENSEN: So, you're suggesting a workaroud that allows what, them to back in or drive in and then back out and be able to make a turn at some point?

MR. SALVATORE: Yes, exactly. Exactly.

COMMISSIONER JENSEN: How much --

MR. SALVATORE: And we don't impact lot 5 with a cul de sac and we don't have to install the street all the way down to Sigwalt.

COMMISSIONER JENSEN: When you do that, it would only affect lot 5 or you'd spread, you'd have it affect the other lot north of that, lot 6 as well or just lot 5?

MR. SALVATORE: No, just lot 5. It would actually be the driveway for the whole on lot 5, and we would provide let's say a temporary access for the Fire Department if it were on private property.

COMMISSIONER JENSEN: Well, if it were the driveway and the owner had cars in the driveway, would that impose some problems? I would think, wouldn't you? I mean it's not a great solution, not a perfect solution.

Well, I think I'll reserve other questions until we hear both from the audience and so forth. Thank you.

CHAIRMAN LORENZINI: Thank you, Lynn. Commissioner Drost?

COMMISSIONER DROST: D.R. Horton, can you tell us a little bit about what activities D.R. Horton has had in the community? You're a publicly traded company and you have been developing in this area. What do you have here currently? And then how are you going to market these properties? And I'm sort of horrified by the fact that you'd have an arrangement to have a turnaround on lot 5 because that would have to impact the marketability of that property.

MR. SALVATORE: Sure. I'll let Tony speak about that. Tony Van Dijk has built --

COMMISSIONER DROST: Okay. Mr. Van Dijk?

MR. SALVATORE: He's built a few homes in the area in Arlington Heights.

COMMISSIONER DROST: Yes, I'd just like to know what, you know, the overall plan and sort of the idea of the price points on the homes that you're proposing or you think you propose and what you've done, if you've got any boards.

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MR. VAN DIJK: My name is Tony Van Dijk, it's T-o-n-y
V-a-n D-i-j-k.

CHAIRMAN LORENZINI: Address please? Address?

MR. VAN DIJK: 1101 Mink Trail, Cary, Illinois.

AUDIENCE MEMBER: Could he use the microphone so we can
hear him?

COMMISSIONER DROST: Yes.

AUDIENCE MEMBER: Thank you.

MR. VAN DIJK: Okay. I have been, we've been building
homes in Arlington Heights now for about approximately three years
under the Emerald Homes name, which is our custom home division. These
are some of the houses that we've built. This one is in Arlington
Heights. I think three or four of these are in Arlington Heights that
I've built. This one is. These are the types of houses that we would
build in this neighborhood as well.

We're looking for, this neighborhood, these six
lots, we expect these houses to sell for somewhere around 725.

COMMISSIONER DROST: 725, okay. And the square footage
of the 10,000 square foot lot, it's going to be about 3,500? In that
range?

MR. VAN DIJK: We'll have a series of houses that we
want to propose once we get that far, but probably between 2,800 and
3,300 square feet.

COMMISSIONER DROST: 3,300. And how are they going to
be positioned? One of the, if we're, you know, you still have this
Rubik's Cube type situation of a faux cul de sac on lot 5. And I know
you haven't really thought it out maybe thoroughly, but to me it would
be a challenge to get something for 7 and a quarter on a more limited
basis on lot 5.

MR. VAN DIJK: Possibly. Our market research that
we've done in the area and I'm currently building in the area, we
believe that 725 is a good number for these lots. So, two of them
would face Kaspar, two of them would face Campbell, and then two of
them would face the Kennicott right of way.

COMMISSIONER DROST: How is business?

MR. VAN DIJK: Okay.

COMMISSIONER DROST: Is it okay?

MR. VAN DIJK: Not bad. I've got, I believe right now
six houses that I'm building in Arlington Heights.

COMMISSIONER DROST: So, they come out to about what,
\$300 a square foot? In that range?

MR. VAN DIJK: Yes.

COMMISSIONER DROST: Yes, okay. So, they're going to
be premium homes then.

MR. VAN DIJK: Absolutely. Absolutely.

COMMISSIONER DROST: Okay, good. I am going to defer,
as Commissioner Jensen will, to hear comments from the audience. But

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again, it's this issue of the Kennicott 20-foot street, cul de sac or dead end.

CHAIRMAN LORENZINI: Thank you, George. Commissioner Sigalos?

COMMISSIONER SIGALOS: Thank you. I was going back, I really came to the Plat & Sub meeting in August of 2013. And my recollection was at that time you had a similar request for the six lots plus the one corner lot for the storm water retention. Then you went to the Zoning Board of Appeals for a different plan for eight lots and they turned you down.

MR. WISNIEWSKI: No, we, back, we actually went before the Zoning Board of Appeals in April. It was April. The parcel that we went under contract with was originally platted for eight lots.

COMMISSIONER SIGALOS: Correct.

MR. WISNIEWSKI: And so, we went in for zoning, a variance request allowing us the ability to build on those eight lots which were in non-conformance of the R-2 zoning code.

MR. VAN DIJK: We did not have this property under contract in August of 2013.

MR. WISNIEWSKI: Yes, that's correct, we did not.

COMMISSIONER SIGALOS: No, but you came to the Plat and Sub though.

MR. WISNIEWSKI: No.

MR. VAN DIJK: It wasn't us.

MR. WISNIEWSKI: No, it was not us. It was not us.

MS. BHIDE: It was August of 2014.

MR. WISNIEWSKI: This all happened this year for us. So, then in April, when the Zoning Board of Appeals denied our request, we then looked at the plan, worked with our engineer, and tried to address all of the concerns and issues that were brought up from the neighbors, from the Zoning Board. And that's where we developed this plan and we came before you in August with this plan.

COMMISSIONER SIGALOS: You're correct. I brought a copy of the Plat and Subcommittee report and there was a, I guess a mistype on there that says 2013. But you're correct, it was 2014.

MR. WISNIEWSKI: Okay.

COMMISSIONER SIGALOS: Okay. So, I understand that now. The property to, the eight lots to the south, you would like to acquire but it's tied up in court or whatever, you don't know who the owner is. And so, you can't do that at this time. And the two lots to the west, it looks like there's one home on the one that's off of Campbell, but there is not anything on the southernmost property off of Sigwalt.

MS. BHIDE: That's correct.

COMMISSIONER SIGALOS: Is that available?

MR. WISNIEWSKI: From our understanding of the history, and when Mark says we have interest, yes, of course we have interest.

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It was eight platted lots, when we first looked at this, we saw, wow, there's eight platted lots to the north that we can go under contract with, with the potential of eight additional lots to the south. We do know that this was all part of a single owner at one time. We do not know who currently owns the two, what we believe is it's the same ownership for these two individual parcels and the eight parcels, the platted parcels to the south of this site. We do believe it's an individual owner, we don't know who that is. Our interest is simply if it becomes available down the road, if that even is a possibility, we would, yes, we would be interested in pursuing that for future development.

Whether that happens or not, it's an unknown at this point in time. We don't even know who owns the property.

COMMISSIONER SIGALOS: Well, isn't it public record who owns the property?

MR. WISNIEWSKI: It was in a trust from my understanding, and then we don't know if it's now owned by a financial institution. I don't have the history, we don't know where that's at at this point.

COMMISSIONER SIGALOS: So, okay, so right now what you're proposing is to extend this half road to service these two southwest lots, I don't know what numbers those are but the two southwest lots?

MR. WISNIEWSKI: That's correct.

COMMISSIONER SIGALOS: Who would maintain and service that road?

MR. WISNIEWSKI: As partial right of way, that would be, and dedicated to the Village, that would be Village responsibility.

COMMISSIONER SIGALOS: The Village would have to plow the snow on that road, but they have no cul de sac to turn their plow around.

MR. WISNIEWSKI: Correct.

COMMISSIONER SIGALOS: I have to say it, I mean this seems to be an incomplete plan. If the whole property was developed and you don't know who the owner is so you can't offer to purchase the other properties, that's one thing. But to say that, well, we're going to have a partial road and the Village is going to have to maintain it and where they put the snow, who knows where they're going to put the snow because there is no cul de sac to turn their plows around and push the snow back out, emergency vehicles can't go down that road unless they want to back out, it just seems like an ill-conceived partial plan right now and I really question it. That's all I have to say right now.

CHAIRMAN LORENZINI: Thank you, John. Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, thanks. You know, I have

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some of the same, you know, same concerns that my colleagues are expressing here, the road in particular. I mean I look at it, I think they're right, I mean we've got some tough options here. For me, you know, I look at it and I think, you know, Bruce made the point earlier, at some point when this gets developed, it has to be engineered, you know, to be, you know, an access road. So, the way I look at it is, I mean creeping into the lot 5 doesn't seem very viable to me. It would seem like taking this road all the way to Kennicott and having to deal with the recapture and building and the construction and engineering costs into the recapture with, I'm sure there's provisions for, you know, interest adjustment, cost adjustment over time. You know, it's not a great option for you but, you know, the point John was making earlier, we got snow plows, we got emergency vehicle trucks, I think, you know, it's almost unavoidable in my mind.

But that's my concern in addition to the concerns that Latika has expressed that the Department has in the tree preservation, some of the unresolved issues. Otherwise, I'll defer my comments to after the public has spoken, thank you.

CHAIRMAN LORENZINI: All right, thanks, Jay. I've got a couple of questions. Latika, the drainage or the retention basin, or maybe the developers, one of you guys can answer this, that detention is designed to drain just this area for these lots, these six lots?

MR. WISNIEWSKI: That's correct.

CHAIRMAN LORENZINI: Any drainage outside of that area?

MR. WISNIEWSKI: No, the detention pond is designed to not further impact the current situation that exists today.

CHAIRMAN LORENZINI: Okay, but what happens if you're getting flow from the property to the south? Do you know, I mean I think you said it flows the other way, but do you know that for sure?

MR. SALVATORE: Yes, we have a topography that actually it flows to the south, the actual --

CHAIRMAN LORENZINI: So, the south end of your development is like the high point you're saying?

MR. SALVATORE: Yes.

CHAIRMAN LORENZINI: And everything is from that flow, so, okay.

MR. SALVATORE: Yes.

CHAIRMAN LORENZINI: Based on your, and has the Engineering Department confirmed that, Latika?

MS. BHIDE: They have looked at the engineering.

CHAIRMAN LORENZINI: They're okay with it? All right.

MS. BHIDE: They have not expressed a concern.

CHAIRMAN LORENZINI: Okay. And is the entire area around here R-2?

MS. BHIDE: Yes.

CHAIRMAN LORENZINI: Okay. And turning --

MS. BHIDE: I actually take that back. The properties

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to the north are zoned R-3.

CHAIRMAN LORENZINI: Okay, which are smaller?

MS. Bhide: Yes.

CHAIRMAN LORENZINI: Okay. And turning this basin over to the city, that's normal? That's typical?

MS. Bhide: Yes.

CHAIRMAN LORENZINI: Okay. So, as far as the basin is concerned, the city is okay with it?

MS. Bhide: Yes.

CHAIRMAN LORENZINI: Okay. Now, with the road, so what's, basically a dead end road that's only, how wide is it as proposed now?

MR. SALVATORE: It's 20 feet wide proposed.

CHAIRMAN LORENZINI: It is 20 feet wide.

MR. SALVATORE: Yes.

CHAIRMAN LORENZINI: So, right now the city won't accept that?

MS. Bhide: No, I mean we have expressed concerns with it unless the Village Board decides to, you know, grant their request.

CHAIRMAN LORENZINI: Okay. So, you have a problem with it, the city has a problem with it but the Trustees could override that?

MS. Bhide: That's correct.

CHAIRMAN LORENZINI: Okay. All right. And putting a cul de sac in would really chop up lot 5. And going all the way through would cost them, going all the way through for 80 grand, but that would be 20 feet? 20-foot width, the whole road?

MR. SALVATORE: That's correct.

CHAIRMAN LORENZINI: So, how could they go all the way through if they don't own the property to the south?

MS. Bhide: Because the right of way exists.

CHAIRMAN LORENZINI: Oh, it is a right of way, okay.

MS. Bhide: Yes.

CHAIRMAN LORENZINI: Okay.

MR. SALVATORE: Yes, and I want to stress again, it's only half a right of way. We only are granted, the city only owns half of that right of way which --

CHAIRMAN LORENZINI: So, if the other half needed to do a full road, it is owned by whoever owned the property to the west?

MR. SALVATORE: Correct, correct. And we understand that it is, we're trying to work through these problems with a solution. But again, the city only owns half of a right of way here.

CHAIRMAN LORENZINI: Okay. All right, that's all the questions I have.

COMMISSIONER JENSEN: Mr. Chair, before we go to the audience, just to follow-up on the point you made, what do you see is the impact of the \$80,000 that you might have to do if we take the

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option of going all the way through and you have to recapture over some indefinite period of time or perhaps never? Is that going to allow you to still do the project? Is it still feasible and viable?

MR. WISNIEWSKI: We, it's questionable. It's not just a road extension. If we put that in, I guess the question is will we be required to also extend the storm sewer, the sanitary main and the water main? We already know that the Village has requested that the water main be extended to loop the system, so we'll have to extend the water main from Campbell all the way to Sigwalt. If we have to add in the other underground utilities, it's going to increase that number, that \$80,000 number. And we will have to, being that it's not designed, these are all working off of estimates in our past experience, but that would increase the cost.

Our biggest concern is, if we put this road in, is what is it going to do? You're basically in its essence creating a dike or potentially separating the two parcels. You're only at a 20-foot pavement, how do you grade outside of that right of way on both sides of that road when you don't own the property? That's our biggest concern is what happens and how do you properly grade that. And then how do you address a storm water drainage issue.

CHAIRMAN LORENZINI: Okay. One other question. So, your original proposal, a 20-foot road, dead end road at the southern part of the property, how did you intend to address some of the concerns about the snow plowing for the snow, getting the vehicles, emergency vehicles, a large fire truck in and out of there? What was your thought on that?

MR. WISNIEWSKI: It was considered, basically viewed as a private driveway in essence. You're servicing two homes. We were also told in several meetings that this application has been approved in previous circumstances here within the Village. We went off the basis that being that this is two parcels, that this is something that, being that it has been accepted before, could also apply in this situation, being that the property to the south is not owned by us, we don't know what's happening with it.

CHAIRMAN LORENZINI: Okay. Thank you, why don't you have a seat? We'll go to the, for public comment now, go to the audience. Why don't we start on my right, your left side of the room? We'll start in the first front row and then we'll work our way back. So, anybody who wants to speak, just raise your hand. So, we'll start in the first row, anybody in the first row want to speak?

Yes, come forward. State your name, spell it, and your address please.

MS. KEEFER: My name is Zaya Keefer, Z-a-y-a, last name Keefer, K-e-e-f-e-r, 1017 West Wing Street.

I just have, the solution for the street is, as I think of it, when I look at this as a resident here, I look at the totality of the whole lot, not just what they own. And I think we as a

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Village, and seeing the inevitable of that wonderful lot being divided up and developed on, they're starting it, eventually these other ones, whether it be now, five years down the line, ten years down the line, is going to get developed. And I'd rather see my Village looking at this and saying how is it going to be developed in the totality. So, are we going to have one developer doing their houses this way and other developer doing their houses that way?

A half street? I don't know, I look at, I think the street is called Campbell Place. It's just a long driveway, it's a dead end. It only services I think one house behind the house that's on Campbell. I don't like the house half street, I'd rather see the Village take the initiative and just build Kennicott all the way through, even if that means taking partially back the land that was deeded to the Henry family on the south to complete the road.

Your retention pond, if I understand it right, the flow is going towards Sigwalt. So, is that even going to be beneficial if the water is all flowing to Sigwalt, is it even going to get into that retention pond? I love the idea of the retention pond, but is that actually the place for it?

CHAIRMAN LORENZINI: Well, I think what they said, if I could just speak, the center of the property, the southern portion of their development, that's like the high point.

MS. KEEFER: Right.

CHAIRMAN LORENZINI: So, everything from their south goes south, and everything from their north goes north to Campbell Street.

MS. KEEFER: That's the way it is? Okay. Yes, and my concern is that we look at this in the totality. It's eventually all going to get developed and I'd rather not see it piecemealed and have hundreds more of these meetings on what we're going to do, similar variances for this. I would like to see the Village just take an initiative and say, okay, in generalities we're going to end up having Kennicott going all the way through and bite the bullet and put it all the way through as a full street, even if that means taking eminent domain and taking back the south part that was deeded to the Henry family back and putting in a wider street.

I mean there's a lot of things we can do if you think a little bit further and if you look at it as this is a part of our Village. I'm sad to see it go. I know it's going to have to be developed, but I'd rather see it done right and in a uniform way, and with, you know, you have four corners of different types of homes. So, thanks for listening.

CHAIRMAN LORENZINI: Okay, thank you. Anybody else in the first row? Okay, how about the next row, anybody want to speak? Yes, ma'am. Your name, spell it, and the address please.

MS. SHEEHY: My name is Elizabeth Sheehy, E-l-i-z-a-b-e-t-h S-h-e-e-h-y. Address is 21 South Kaspar.

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You can tell by our address, we live directly across the street from this property to the east and have resided there for 35 years. So, I think we are, at least within our particular block, the senior residents so to speak. And I really wanted to comment and try to carry over a couple of things that I took from the discussion at the Zoning meeting in May which was that one of the reasons that the request at that time was turned down was to preserve the character of the neighborhood. And so, I definitely endorse and would repeat if it were necessary what the other neighbor has already said about trying to consider that and consider the property in totality, at least as to what direction it might ultimately take.

Now, I'm particularly concerned about the detention facility. I spent a lot of time speaking with Latika and she referred me to the Engineering Department. I had a lengthy discussion there, and I posited to them what is going to happen if the balance of the property is sold in pieces, so the property not owned at this time by whoever you are purchasing from. And I said, for example, what if only one lot is sold? What will be done in terms of the storm water? And I was told that that might require its own detention facility, and ultimately there might be a multiple of detention facilities on this area, which to me is approximately a block and-a-half of the city.

It's also in a prime location. I mean that's, I assume, why they feel they can get a prime dollar. I mean you can walk to the library, you can walk to the post office, you can walk to town. It's a lovely street. And currently, this detention facility is being placed according to what is the topographical character of that specific piece of the property. But having lived there 35 years through all of the major storms, I can tell you that's not where we get flood water. The flood water goes to the south, to Sigwalt. And in fact, at the meeting last time in May, a neighbor took a snap of the standing water on the way to the meeting.

Okay. So, that suggests that again if this property is developed in parcels, we're going to have many detention facilities within a block and-a-half of the main part of Arlington Heights. I don't think it desirable. We have many people who are walking their children to school, bicycles going by, strollers going by, and we're going to have a 9-foot detention facility abutting almost the sidewalk with I guess a few bushes around?

We have never had problems with animals for 33 of the 35 years. But since this property has gone basically to seed, I mean currently if you drive down Sigwalt, there are large trees where the wood fall is almost as big as my living room that are lying on their side. And the Village says they can't do a thing about it. The fence is all falling down, torn down, kids have pulled it off and whacked each other according to some neighbors. So, again, we have a property that I can't imagine buying a \$750,000 house looking at this.

So, I know it's not the issue of the Village, nor

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these folks who have come to petition for this, but I still think and would endorse her thought that we have to think about this property as a whole and what the implication is for the area. It is certainly going to change the character of the area if it's developed in all manner of pieces with all these various requirements duplicated throughout the property. And it's not convincing me that the storm water will be carried away properly in any event.

And then I just heard in the presentation that suddenly it may affect the storm sewer on our street. Well, they certainly needed our storm sewer on the street in January when the entire basement of this house that was there flooded, and it took the Village about 14 hours to pump it out. It all went into that storm sewer. So, you know, it disturbs me that we're changing arrangements that have worked for 35 years without again any notice to us and then any understanding of how that's going to improve things.

So, I have grave concerns about, really it's not their design or their property so much as the requirements that are associated with it as only a piece of this entire block.

CHAIRMAN LORENZINI: Thank you. Anybody in the next row would like to speak? Anybody else on this side of the room? Okay. If nobody else, we'll go to this side of the room. Yes, ma'am, you want to come up? State your name, spell it please and then give your address.

MS. ROYAL: Good evening. My name is Judith Royal, and I apologize if I'm not real smooth because I wasn't prepared to speak tonight. I live at 110 South Kaspar, I've lived there one quarter of a century. Did you want to say something?

CHAIRMAN LORENZINI: I was going to say spell your name please.

MS. ROYAL: R-o-y-a-l, Royal.

CHAIRMAN LORENZINI: Thank you.

MS. ROYAL: Like gelatin, vacuum cleaners. My main concern is water. On my street, there are eight houses facing South Kaspar, three of which have had renovations and additions. When a new basement is dug out, it floods. It floods during the building process and it floods afterwards until the homeowner spends a great deal of money to build an underground drainage system.

My backyard is a bit higher than my house, so I have a water problem. It's not major but it's an annoyance. I am concerned about this property. That southwest corner where there is no house currently is a swamp when it rains. A weeping willow there has come down. Ducks do like to go there.

So, I think special attention has to be paid to the water flow in this property. I think it would be best if the houses were built two or three steps above ground level. When my house first flooded in '87, if you remember, we had rain all night, the transformer was knocked out, so none of the sump pumps worked. The

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next morning, we had 10 inches I believe in 50 minutes after my basement had emptied, then all the new water came in. And I called the Village and I said, you know, my house was built maybe 1962-1965, if the Village had required it to be 2 feet higher, I probably wouldn't have had water. And they said, huh, but buyers wanted it that way. The developers wanted to build them all ground level. Well, who cares what they want? There is nothing existing there now, so I'm hoping that you all take into consideration that water is a major issue and houses should be above, so when it rains, as the water creeps from the street, it doesn't reach the house.

I'm also concerned about this retention pond. I think it's the wrong approach to rainwater. I think it's kind of like 19th century technology maybe. What we need to do is have a rain garden, maybe not just one but rain gardens around each house. What we should be doing is preventing the rainwater from getting into the sewage system. Rainwater is very usable, it's very good. Once it goes into the sewer system, it becomes black water, dirty water. So, we want to keep it as gray water and get it into the ground.

I'm not sure that a pond or a hole 9 feet below the surface is the best way to collect rainwater. And if it is, we don't want it to go into the sewer system anymore and add to the burden that that community already experiences. A lot of those homes, I believe their sump pumps might go into the sewer system because of the elevation. If they went out into the grass, the water would just keep circulating through the sump back out to the yard.

So, I think water is a major issue and I appreciate the attention you give to it. Maybe it is best for this street to come through, but the water is a greater issue to me than the street. Thank you for your time.

CHAIRMAN LORENZINI: Thank you, Ms. Royal. Anybody else on that side of the room? Yes, ma'am. State your name, spell it please, and your address.

MS. SWIDERSKI: My name is Leanne Swiderski, S-w-i-d-e-r-s-k-i. I live at 28 South Salem, so I am the next block to the east of Kaspar.

I've been there 22 years, I live out the middle of the block. If you stand on Campbell and look south towards Sigwalt, it's downhill. So, I don't, I'm not an engineer but I don't understand the retention up at Campbell when all the water on Salem heads down towards Sigwalt. And when there's a big storm, the puddling and the lake effect is at the Sigwalt end of our street where there's two manhole covers, if they're blocked, that's where the water is at the Sigwalt end, not at the Campbell end.

Ridge of course is the high point, so everything goes down from Ridge to the west. So, I don't understand why the retention is at that corner. Again, I understand the woman and I agree that the wet spot is off of Sigwalt on the west corner of that property

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which is not part of the plan, it was always a wet area. And again, like everyone else, I'd like to see the street go through as a regular sized street. And that's all I have to say. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else on that side of the room? Okay. If not, we'll close the public comment portion of the meeting and we'll go back to the Commissioners for further comments or questions or deliberation. Commissioner Green?

COMMISSIONER GREEN: I think I personally have a problem with the street ending at the south end of this project. Unfortunately, we can't force people to give up right of way so we can build the street all the way through and we surely wouldn't expect this developer to put in a full compliant street from one end to the other. I just think that, at this point, the safety issue is large on my mind here, and I think that as a minimum I'd like to see that street go through.

To be a 20-foot street, I understand the problem. Maybe we can have an open culvert situation there or something to relieve the problem. I don't expect the developer to solve all the problems for the neighborhood. I do want to say that as an architect, I know that the Engineering Department here, whatever they have on that plan, it will work. Their water will not run in the other direction, it will go to the northeast corner because they will engineer it that way. It will work, otherwise they won't be able to do it.

So, their water will be detained and retained on their property. So, don't, you know, the water that may be around the neighborhood is not going to be coming from these six lots. That I can tell you, the Village will make sure it doesn't happen. So, that's all I've got to say for now.

CHAIRMAN LORENZINI: Commissioner Ennes, anything further?

COMMISSIONER ENNES: I agree, I really don't like the idea of a stub street or a cul de sac there. I think it should go all the way through. If you want to spread the cost of the street further, maybe you need to try to tie up those other lots. Because otherwise, eventually when they're developed, they're getting the benefit of the street that you're putting in. But I agree with Commissioner Green, I think that for safety, the street should go through.

And just, I am not an engineer, but for some of the comments that we had about the water and where it's flowing, these detention ponds serve to hold water in neighborhoods until it settles so that it isn't running into the adjoining neighborhoods. So, there's a lot of benefit if you have these types of ponds. I don't think it's really 18th century technology, I think it's a modern way of looking at it to hold those water within specific areas, and then it flows out as the storm water abates. That's probably a pretty poor description of that but --

COMMISSIONER GREEN: But it's accurate.

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COMMISSIONER ENNES: It's the way it works.

COMMISSIONER GREEN: It's time to hold the water for a give time until the storm sewer can take it.

COMMISSIONER ENNES: Until there's room for it to go somewhere, right. So, it's better to hold it in little areas --

COMMISSIONER SIGALOS: That's why they call it detention pond and not retention pond.

COMMISSIONER ENNES: Right, right.

CHAIRMAN LORENZINI: Commissioner Jensen?

COMMISSIONER JENSEN: Yes, I think there were some interesting comments from the public, and I guess I'd come back and ask our Staff. You've been asked by the public, can we take a look at something broader than just what is right before us so that we make sure that what they develop actually fits into a larger context that makes sense for the development? We do this in areas where there's a commercial interest. I mean we did that for the Hickory Kensington. And so, is there anything we can do, and maybe not immediately but just start taking a look at development in a broader sense for this area because I think the public comments are useful here. Now, I think we don't want to hold up the Petitioner forever to do that, so the question is can we make sure that what they're going to do basically fits into a larger scheme of things and make some sense for that particular area?

I would agree with the other Commissioners. I can't see any option other than having a road go all the way through. I don't know how you deal with the snow, the emergency vehicles and so forth. And I'm not sure whether more timing is to be given to take a look at those other engineering issues because you mentioned the water main and those other utilities and so forth. And so, do you know an answer at this point, Latika, as to do they have responsibility for other utilities and things that would need to, that might be affected by the road going all the way through?

MS. BHIDE: No, I mean as far as the road, they would, you know, it would have to be sidewalk, curb and gutter, and street trees. As far as the water looping, they had mentioned that, yes, looping is required but I mean that's just a requirement. You can't have dead end water main, it's a safety issue. You know, I'd be more than happy to coordinate with both Public Works and Engineering to firm up what if any might change because of the road going through.

COMMISSIONER JENSEN: Okay, thank you.

CHAIRMAN LORENZINI: Commissioner Drost, anything further?

COMMISSIONER DROST: I think to one of the residents about the totality of the development, I think it's going to get developed, it will have to be developed just by the nature of its location. And my concerns are really sort of from an aesthetics standpoint. You know, we see some of the homes that D.R. Horton has

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built in Arlington Heights. I think they're attractive and I think they'd be welcome to the neighborhood. But that lot to the northeast, the detention pond, if there was an alternative to switch it out in some way because it would, to kind of bury it more in the interior of the development, but that's just a comment.

And do we, Latika, have anything, another petitioner mentioned these small ponds, you know, for individual homes, what's the, or how do you, where are we as a Village in that kind of a concept?

MS. BHIDE: So, you know, when this went before the Zoning Board of Appeals to have the eight lots recreated as buildable lots, there was no detention proposed. And the reason was that because it wasn't the plat of subdivision --

COMMISSIONER DROST: A little bit closer to the mic for the folks.

MS. BHIDE: Sorry. When this went before the Zoning Board of Appeals to recreate the eight lots, there was no separate detention basin that was required. Now, that is a requirement of a plat of subdivision because they are platting the property. Again, they are required to meet, you know, they are required to provide a detention basin to manage the storm water. I mean, you know, if these lots were individually developed, they would still have to manage their storm water. I don't necessarily envision those as, I mean I'm not an engineer either, but I don't see those as basins. They are typically handled, and I've seen them handled in other places, as French drains, you know, depressions in the back.

Rain garden is an entirely different concept. I mean, you know, there are several communities that promote rain gardens. You have your downspouts connected to create, you know, natural areas.

COMMISSIONER DROST: Yes, but we're not there at all. We don't have that ability.

MS. BHIDE: I don't believe the rain garden would be a solution to manage storm water.

COMMISSIONER DROST: No, okay. I mean that's more of an engineering, so above my pay scale here. And as far as the road, I think it has to be a road that goes all the way through. And it seems to be, it would be tight for even the concerns that we've got for public safety issues and the snow and snow removal, because we've seen that a lot, these narrow ones in the Pulte development at the Village Crossing. But, well, I have no further comments or questions at this time.

CHAIRMAN LORENZINI: Thank you. Commissioner Sigalos?

COMMISSIONER SIGALOS: I'd just like to reiterate, I share the opinion of a couple of the residents. I think this property has to be viewed as a totality of a development. I'm all for developing and not looking to hold up D.R. Horton or anybody else, but

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this looks like a partially conceived plan. And to think that we would approve something with this road being a life safety hazard, I can't go along with that. So, I mean I think somehow this whole property has to be looked as a totality and developed, and this road problem goes away.

I'm even reviewing a memorandum here in our packet from Paul Butt, Fire Safety Plan Reviewer. And he quotes from the International Fire Code that we have to have a fire hydrant mid block along Kennicott there, and any road that is served by a fire apparatus must be of minimum width of 26 feet. So, this partial road is only 20 feet, so it doesn't even comply with the International Fire Code. So, how could we, I can't see how we could possibly agree to something like that. That's all I have.

CHAIRMAN LORENZINI: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, I mean my comments from before stand. I agree with what my colleagues here have said, and I appreciate the comments of the public as well. I would just be repeating at this point so I'll let those comments stand.

CHAIRMAN LORENZINI: Okay. My comments at this point is I appreciate everything the residents have said. It would be nice to have a total development plan so we know exactly what we're getting here in the future. Rain gardens and whatnot are great ideas, too. But we've got, in my opinion, we've got a developer here willing to do something where there is nothing right now. And to look for something that may not happen for another ten years I think wouldn't be a wise decision for the Village.

So, Latika, let me ask you, the road they're going to put in, is it curb and gutter and sidewalk did you say?

MS. BHIDE: Yes.

CHAIRMAN LORENZINI: And is there any fire hydrants or water mains with that?

MR. WISNIEWSKI: Yes.

CHAIRMAN LORENZINI: So, it's basically a half fully developed street. My opinion is we should go ahead with this development, and at the maximum we should make them do is maybe put the street through but only a minimum. No curb, gutter, just a paved surface like we have in Scarsdale and some of the other neighborhoods, a substandard street until somebody comes through and develops the rest of the property. That's my opinion. But I think it would be a mistake to let this project, this development go.

So, any motions?

COMMISSIONER JENSEN: Could I ask, I'd like to ask Latika, the Staff recommendation is a continuance?

MS. BHIDE: That's correct.

COMMISSIONER JENSEN: What's the period of time we're talking about? And what are we going to fully resolve that we haven't already hashed through here at this point? What are we likely to get out of a continuance and how long is it going to take?

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MS. BHITE: Sure. The next meeting would be, the earliest meeting would be December 10th at this point. That would give them about a month. What we are hoping to resolve is, you know, if they can come to terms with the street going through, firming up some, you know, working with Engineering to ensure, you know, their concerns and see what those are, but also to address the tree preservation issues on site.

MR. WISNIEWSKI: To move forward, it's obvious that the Board would like to see some form of a street whether it's a partially paved substandard street, you know, curb, gutter, water main, fire hydrants to our south boundary, and then a paved road through, we can work with Engineering and I think that could be addressed on final engineering plans.

When it comes to tree preservation, we had a meeting with Village Staff a week and-a-half ago. Originally, this site was designed for us to clear cut the trees. We were going to strip the black dirt and stock pile it while we built the detention basin, overlay the fill generated from the basin onto the lots, and then respread the black dirt and then build individually as we move along. Because of the issue with the tree preservation, we told Staff that we would change our way of developing this site. We would just take down the trees that we need to take down to develop or to build the detention basin. And for any trees that would fall in line with any underground utilities, there's storm sewer mains that run through the property that capture storm water for all the lots, minimally invasive, and then we would handle it like we do in every home that we build on individual lots throughout the Village currently is only take down the trees that need to come down where the house sits.

We work on that on a regular basis here within the Village. We've been doing so for three years. This way it will preserve as many trees as possible.

The other issue was with the trees along Kaspar. We had originally had a, we added the sidewalk that was requested by Village Staff. We were originally concerned, and still are, that the distance between the parkway trees and the current row of trees that are on the lot line and the grade issue by putting in that public walk would also over time kill the trees that are along Kaspar. We'll put the sidewalk in per Village request, we won't take down the trees and we'll see what happens.

We are on board with preserving as many trees as possible. And taking this different approach than what we originally planned I think can all be dealt with in the final engineering plans.

COMMISSIONER JENSEN: So, I hear you saying you'd actually prefer that we approve this but make it contingent upon your working through these issues. You'd even accept extending the road all the way through, developing it up to -- on your half, the part that deals with your half of the road, and do as the Chair suggested which

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is basically a paved road going forward but not totally up to code.

MR. WISNIEWSKI: Correct.

COMMISSIONER JENSEN: That would be your preference at this point?

MR. WISNIEWSKI: Correct.

COMMISSIONER DROST: So, what would be the value then of continuing this if we can basically identify the issues of tree preservation, some of the detention, the road pass through, give those recommendations really and let the Village Board decide that and to expedite the process --

COMMISSIONER JENSEN: I would agree.

COMMISSIONER DROST: And identify the salient issues?

COMMISSIONER GREEN: If I can jump in, I think when you give a, when you dedicate a street to a village, you have to have a certain standard that's met. And that standard includes at least curbs, so, and the base of the street and everything else. This street would be modified in the future because it would be made wider. But I think that it's going to be a hard sell to the Engineering Department to have any street that is just asphalt on gravel. Living on a street that has that, that is a mess. And I think the street, I don't care so much about the sidewalks because who's going to walk down the street? There's two houses that are served by this now.

So, whether the sidewalks are in an escrow account or however that's going to work, I would say whatever street you put in, I would like to see at least a curb on to meet the standard for the Village on that curb which would be an easier sell.

COMMISSIONER ENNES: Are you saying on both sides or just on the --

COMMISSIONER GREEN: I would do both sides but because you have to, to make the street work and as far as water and everything else.

COMMISSIONER DROST: Yes, but I think, you know, that's really not, it's really up to the Petitioner to come up with a proposal. I don't want to, you know, take away from your expertise here.

COMMISSIONER GREEN: Right, but I would like to see it go through and I'm just telling you you're going to have a hard time selling it to the Engineering Department without --

COMMISSIONER DROST: But you need to, you know, I don't think we should be designing the project as what I'm saying.

COMMISSIONER JENSEN: Well, I think following what Commissioner Drost said, it makes sense not to continue this but basically let the Engineering Department work it out with the Petitioner. And we know what the issues are, we've isolated them and so forth. I don't see any advantage to dragging this out another month and come back and wrestle with those same issues.

COMMISSIONER GREEN: I agree with that totally. I'm

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just, I guess I'm warning you of what you're going to run into with the engineers. Continue the street through, we don't have to say anything, we just would like to see the street continue through.

COMMISSIONER JENSEN: In conformance with what the Engineering Department would like to see.

COMMISSIONER GREEN: And let them input what they're going to input.

COMMISSIONER JENSEN: So, Latika, help us craft something that lets us do what we've sort of developed a consensus in. We can't work off of the blue sheet because the blue sheet --

COMMISSIONER SIGALOS: How does Engineering deal with this 26-foot requirement by International Fire Code versus --

COMMISSIONER ENNES: They'll deal with it.

COMMISSIONER JENSEN: They're going to have to deal with it, they'll deal with it better than we can.

COMMISSIONER GREEN: Right.

COMMISSIONER JENSEN: We're never going to resolve it here at this Commission. We need to craft something other than what's on the blue sheet that takes into account what we just said which is basically we want to approve it but they have to work with Engineering to resolve those issues of having a street go all the way through. And they've actually laid out an alternative plan for the tree preservation which --

MS. BHIDE: I just, I do want to say that, you know, while we understand that they've said they will, you know, make a good faith effort to save all the trees, we have not seen anything.

COMMISSIONER JENSEN: Okay.

MS. BHIDE: And I just want to say that we do not feel comfortable --

COMMISSIONER JENSEN: Well, so you need to have a plan, this could be approved contingent on your seeing a plan and Engineering working out the details of the street going all the way through.

COMMISSIONER DROST: The street going through and tree preservation.

CHAIRMAN LORENZINI: Contingent upon those two issues, the street and the trees.

COMMISSIONER ENNES: They could be recommendations.

COMMISSIONER CHERWIN: Could I ask a question? And this may be off the wall a little bit, but the 26-foot, is that, is there a lesser standard for a one-way street, potentially to make it a one-way just for the time being until maybe the rest of that property is developed in order to accommodate that? Is that something we, I don't know if there's a lesser standard for a one-way street in width.

COMMISSIONER GREEN: Well, I think the 26 feet includes parking and things. So, if there was a problem, they can work this out, they can say there's no parking on the street or something, you know, to get whatever the dimension has to be.

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CHAIRMAN LORENZINI: I just feel a fully developed street is overly burdensome on this developer, to take it all the way like that.

COMMISSIONER ENNES: I agree. And let me point out that the Planning Department gave us three options. If you look on to page 5 of 5, under Recommendations, they listed the three options. And I think the third option looks exactly what we're talking about. Does everybody have that? I'll read it.

"Approve the Petitioner's request with the following conditions: (a) The Petitioner shall provide a revised Preliminary Plat of Subdivision document incorporating the changes listed above prior to the submittal of the project to the Village Board." And we could reference the Kennicott Street right of way and tree preservation related issues. And "(b) The Petitioner shall continue to work with Staff to preserve as many trees as possible on the site."

I mean, does that cover it?

COMMISSIONER GREEN: Yes, I think that would cover it.

CHAIRMAN LORENZINI: Does anybody want to make a motion?

COMMISSIONER ENNES: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#14-019, a Preliminary Plat of Subdivision to re-subdivide eight substandard platted parcels into six single-family lots and one lot for detention, and the following variations:

- a. Variation from Chapter 28, Section 5.1-2.5, *Minimum Lot Size*, from the requirement that corner lots in the R-2 District are required to be 10,000 square feet to allow Outlot A, detention facility to be 8,782 square feet;
- b. Variation from Chapter 28, Section 5.1-2.6, *Minimum Lot Width at Building Line*, from the requirement that corner lots in the R-2 District are required to be 90 feet to allow Outlot A, detention facility to be 76.32 feet;
- c. Variation from Chapter 29, Section 29-307, *Residential Lot Standards*, from the requirement that corner lots be 9,900 square feet to allow Outlot A, detention facility to be 8,782 square feet;
- d. Variation from Chapter 29, Section 29-307, *Residential Lot Standards*, from the requirement that the minimum lot width for corner lots be 90 feet at the building setback line to allow Outlot A, detention facility to be 76.32 feet; and
- e. Variation from Chapter 29, Section 304, *Street Layout and Design*, from the requirement that cul de sacs shall be provided at the closed end with a turnaround.

This approval is contingent upon compliance with the recommendations of

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the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated November 6, 2014:

1. The Petitioner shall provide a revised Preliminary Plat of Subdivision document incorporating the changes in reference to the Kennicott Street right of way and the tree preservation related issues prior to the submittal of the project to the Village Board.
2. The Petitioner shall continue to work with Staff to preserve as many trees as possible on the site.
3. The Petitioner shall comply with all federal, state and Village codes, regulations and policies.

CHAIRMAN LORENZINI: Before we get a second, does the Petitioner agree? Yes?

MR. WISNIEWSKI: Yes.

COMMISSIONER JENSEN: But this motion says they're going to have a cul de sac with a turnaround.

CHAIRMAN LORENZINI: No.

COMMISSIONER DROST: No, it's a variation from.

COMMISSIONER JENSEN: Okay, thank you. Thank you for clarifying.

COMMISSIONER DROST: Which means that it does not require.

CHAIRMAN LORENZINI: Commissioner Ennes, are you done?

COMMISSIONER ENNES: Yes.

CHAIRMAN LORENZINI: Do we have a second?

COMMISSIONER GREEN: I would second that.

CHAIRMAN LORENZINI: Okay. We have a motion from Commissioner Ennes and a second from Commissioner Green. Roll call vote please.

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Yes, with comment.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. Bhide: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes, with comment.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes.

COMMISSIONER DROST: Comment is I guess I'm not as concerned about aesthetics. I think it's going to be market that will

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control how the detention lot is going to be developed and how the homes are going to be developed, but that the individual testimony that was provided by the residents and their concerns, that they be used in the development of these three remaining conditions.

CHAIRMAN LORENZINI: Other comments?

COMMISSIONER SIGALOS: Yes, I'm voting yes only on the stipulation that this Kennicott Road issue is developed to the satisfaction of the Engineering Department and the Fire Department, and we don't have any life safety issues there that the Village could be liable for in the future.

CHAIRMAN LORENZINI: This vote is advisory only to the Board of Trustees. They take the final vote. Is there a date yet for this?

MS. BHIDE: Not at this time.

CHAIRMAN LORENZINI: Okay. And how can they find out when it is?

MS. BHIDE: The information will be on the Village website the Friday before a hearing.

CHAIRMAN LORENZINI: Okay, Latika, thank you. Okay, that concludes this portion of the meeting. We're going to move on to the next public hearing. Thank you.

MR. SALVATORE: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 9:03 p.m.)

PLAT OF SURVEY OF

LOT 245, 246, 247, 248, 293, 294, 295 AND 296 IN ARLINGTON MANOR SUBDIVISION OF PART OF THE
SOUTHEAST QUARTER OF SECTION 30 AND THE WEST 1/2 OF THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PIN NO.: 03-30-420-001, 002, 003, 004, 005, 006, 011 AND 012
COMMONLY KNOWN AS: 909 West Campbell Street, Arlington Height, IL 60004

Scale: 1 inch = 40 Feet
Distances are marked
in feet and decimals.

KANTHAPHIXAY LAND SURVEYING

RICHARD R. KANTHAPHIXAY
17 N. Ridge Court
Streamwood, IL 60107
Phone: (630)736-5633
Cell: (630)973-7491

LEGEND

- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND MAG NAIL
- SET IRON PIPE
- IRON PIPE OR
ROD NOT FOUND
- ⊙ LIGHT POLE
- CHAIN LINK FENCE
- WOOD OR PLASTIC FENCE
- CONCRETE
- BRICK PAVEMENT

RECEIVED

SEP 29 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

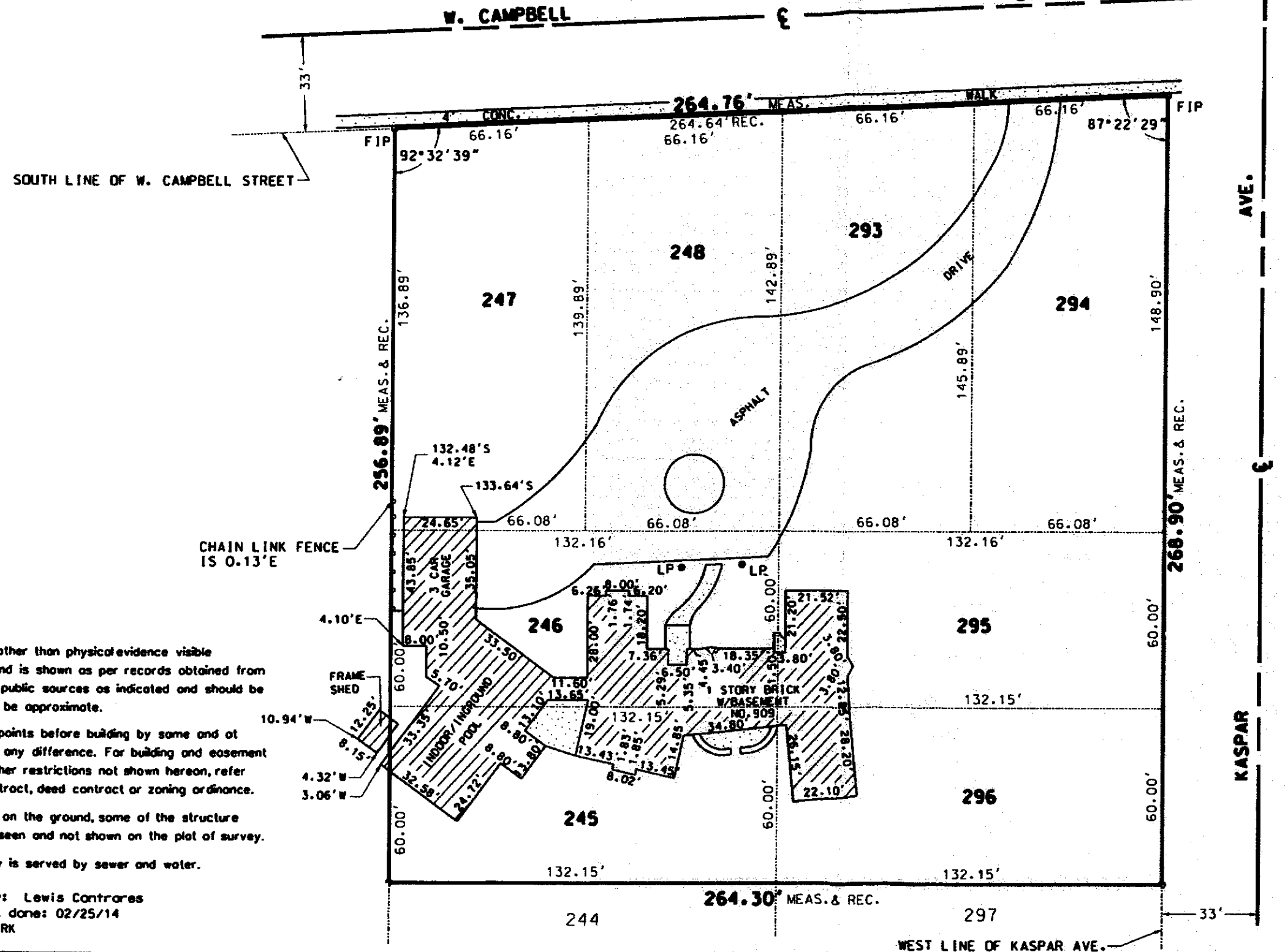


STATE OF ILLINOIS)
COUNTY OF COOK)

I, RICHARD R. KANTHAPHIXAY, a Illinois Professional Land Surveyor,
hereby certify that a survey has been made, at and under my
direction, of the property described above, and that the survey
hereon drawn is a correct representation of said survey and
conforms to the current Illinois minimum standards for a
boundary survey.

Streamwood, Illinois, February 26, A.D. 2014

By [Signature]
Illinois Professional Land Surveyor
Certificate No. 3807
Expiration date: 11-30-2014



NOTES:

- a.) Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.
- b.) Compare all points before building by same and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your abstract, deed contract or zoning ordinance.
- c.) Do to show on the ground, some of the structure can not be seen and not shown on the plat of survey.
- d.) The property is served by sewer and water.

Ordered By: Lewis Contreras
Field work done: 02/25/14
Drawn By: RK



LOCATION MAP  NORTH

PRELIMINARY PLAT OF RESUBDIVISION FOR THE EMERALD AT ARLINGTON MANOR SUBDIVISION

LOT 245, 246, 247, 248, 293, 294, 295 AND 296 IN ARLINGTON MANOR SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 30 AND THE WEST 1/2 OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PIN NO.: 03-30-420-001, 002, 003, 004, 005, 006, 011 AND 012
COMMONLY KNOWN AS: 909 WEST CAMPBELL STREET, ARLINGTON HEIGHTS, IL 60005

AREA = 69,509 SQ. FT. / 1.596 ACRES

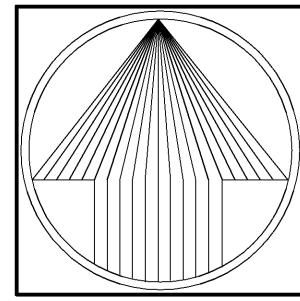
PROPERTY TO NORTH:
BARBARA A. DUMKE
916 WEST CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005
03-30-415-010-0000

PROPERTY TO NORTH:
BARBARA FRANKS
908 WEST CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005
03-30-415-020-0000

PROPERTY TO NORTH:
W & N ROOCK
900 WEST CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005
03-30-415-021-0000

OWNER OF LAND PROPOSED TO BE SUBDIVIDED:
PIN: 03-30-420-001, 002, 003, 004, 005, 006, 011 AND 012
ROBERT J. HENRY
909 WEST CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

LOT AREAS	
LOT 1	10,301 SF
LOT 2	10,244 SF
LOT 3	10,041 SF
LOT 4	10,043 SF
LOT 5	10,046 SF
LOT 6	10,052 SF
OUTLOT A	8,782 SF
TOTAL	69,509 SF / 1.596 AC



NORTH

SCALE: 1" = 20'

PROPERTY TO WEST:
ROBERT J. HENRY
909 WEST CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005
03-30-308-002-0000

PROPERTY TO EAST:
RALPH C. KUHLMAYER
815 WEST CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005
03-30-421-017-0000

PROPERTY TO EAST:
DANIEL MAYER
1502 WEST HAWTHORNE
ARLINGTON HEIGHTS, IL 60005
PROPERTY ADDRESS
15 SOUTH KASPAR AVENUE
ARLINGTON HEIGHTS, IL 60005
03-30-415-021-0000

PROPERTY TO EAST:
THOMAS J. SHECHY & ELIZ
21 SOUTH KASPAR AVENUE
ARLINGTON HEIGHTS, IL 60005
03-30-421-032-0000

PROPERTY TO EAST:
NICKL FRANZ
27 SOUTH KASPAR AVENUE
ARLINGTON HEIGHTS, IL 60005
03-30-421-027-0000

NOTES:

PUDE= PUBLIC UTILITY and DRAINAGE EASEMENT
FIP = FOUND IRON PIPE *AS SHOWN ON THE EXISTING PLAT OF SURVEY"

ARLINGTON HEIGHTS PROPOSED MONUMENT REQUIREMENTS:

A. PERMANENT MONUMENTS SHALL BE PLACED AT ALL CORNERS AND AT ALL POINTS TANGENT TO CURVE LINES ALONG THE BOUNDARY OF THE SUBDIVISION. PERMANENT MONUMENTS SHALL BE CONSTRUCTED OF CONCRETE, THE MINIMUM DIMENSIONS OF WHICH SHALL BE FOUR BY FOUR INCHES AT THE TOP OF THE MONUMENT AND SIX BY SIX INCHES AT THE BOTTOM; SUCH MONUMENT SHALL BE A MINIMUM OF 36 INCHES LONG WITH A COPPER DOWEL OF AT LEAST 3/8 OF AN INCH IN DIAMETER AND 2-1/2 INCHES IN LENGTH EMBEDDED IN THE TOP OF SUCH MONUMENT SO THAT THE DOWEL SHALL BE FLUSH WITH THE SURFACE OF THE MONUMENT AND PLACED IN THE CENTER OF THE MONUMENT.

B. ALL LOT CORNERS OF THE SUBDIVISION WHERE CONCRETE MONUMENTS ARE NOT REQUIRED TO BE PLACED SHALL BE MARKED BY GALVANIZED OR WROUGHT IRON PIPE OR IRON OR STEEL BARS AT LEAST 18 INCHES LONG AND NOT LESS THAN 1/2 INCH IN DIAMETER. THE TOP OF THE PIPE SHALL BE SET LEVEL WITH THE ESTABLISHED GRADE OF THE LOT.

C. FOR EACH 20 ACRES OR FRACTION THEREOF IN THE SUBDIVISION, ONE PERMANENT BENCHMARK SHALL BE ESTABLISHED AT A LOCATION DESIGNATED BY THE DIRECTOR OF ENGINEERING. THIS BENCHMARK SHALL BE CONSTRUCTED OF CONCRETE, FOUR BY FOUR INCHES AT THE TOP, SIX BY SIX INCHES AT THE BOTTOM AND 48 INCHES IN LENGTH WITH A BRASS PLATE SECURED TO THE SURFACE. THE BRASS PLATE SHALL BE INSCRIBED WITH THE NUMBER AND ELEVATION OF THE BENCHMARK.

D. ALL LOT CORNERS SHALL BE MONUMENTED WITH LOT PINS AS DESCRIBED IN "B" ABOVE.

PROPERTY TO SOUTH:
ROBERT J. HENRY
909 WEST CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005
03-30-420-007-0000

PROPERTY TO SOUTH:
ROBERT J. HENRY
909 WEST CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005
03-30-420-013-0000

EMERALD AT ARLINGTON MANOR

ARLINGTON HEIGHTS, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60088
PHONE: (630) 387-2557
FAX: (630) 387-2557

E-MAIL ADDRESS: pba@pearsonbrown.com

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DESIGNED BY: A.K.Z.
DRAWN BY: A.K.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 09/10/14

DESCRIPTION

11/06/14 JFC REVISED PER VILLAGE REVIEW COMMENTS
12/10/14 JFC REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

PRELIMINARY PLAT

SHEET NUMBER

1

OF 1 SHEET

JOB NO. 1458



LOCATION MAP NORTH

ROADWAY SECTION:

7" HMA SURFACE COURSE
2" ASP. BINDER COURSE
6" C&G GRANULAR SUBBASE
(CRUSHED LIMESTONE)

33' R.O.W.

STREETLIGHTS
CONIC POLE
PER VILLAGE
STANDARD

5" P.C.C. SIDEWALK
B.6-12 C & G

2' ROADWAY

DETENTION FACILITY SECTION:

MERO-PARASITE NATIVE VEGETATION
UPPER 20% OF BASIN

USE OF EX. SIDE SLOPES
TO BE EXAMINED
DURING FINAL ENGINEERING

WET MEADOW NATIVE VEGETATION
LOWER 80% OF BASIN

OUTLET ELEVATION: 694.00

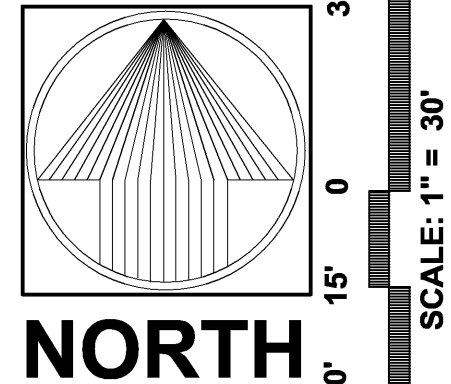
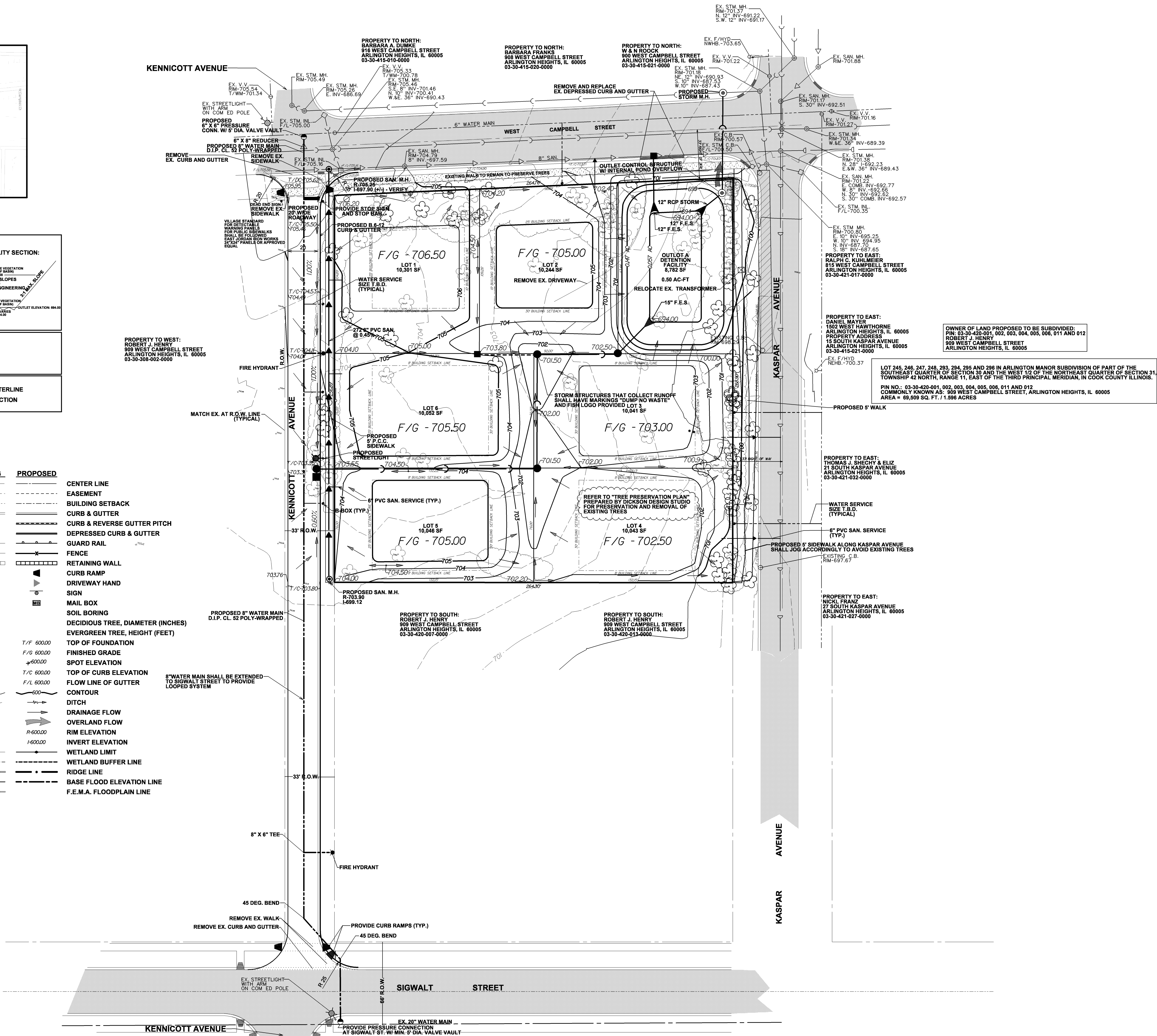
BASIN BOTTOM VARIES
FROM 693.00 - 694.00

SITE AREA: 1.596 AC
ALLOWABLE RELEASE RATE: @ 0.18 CFS/AC = 0.287 CFS
REQUIRED DETENTION VOLUME: 0.413 AC-FT
**VOLUME PROVIDED
IN PROPOSED FACILITY:** 0.50 AC-FT

BENCH MARK:
VILLAGE OF ARLINGTON HEIGHTS MONUMENT #61
4" DIA. ALUMINUM DISC IN GROUND 29' 4" SOUTH OF THE CENTERLINE
OF CAMPBELL STREET AND 33' 4" EAST OF THE CENTERLINE
OF DWYER AVENUE AT SOUTHEAST CORNER OF THE INTERSECTION
ELEVATION: 705.03 NAVD 1985 (VILLAGE DATUM)

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED	
				CENTER LINE
				EASEMENT
				BUILDING SETBACK
				CURB & GUTTER
				CURB & REVERSE GUTTER PITCH
				DEPRESSED CURB & GUTTER
				GUARD RAIL
				FENCE
				RETAINING WALL
				CURB RAMP
				DRIVEWAY HAND
				SIGN
				MAIL BOX
				SOIL BORING
				DECIDUOUS TREE, DIAMETER (INCHES)
				EVERGREEN TREE, HEIGHT (FEET)
				TOP OF FOUNDATION
				FINISHED GRADE
				SPOT ELEVATION
				TOP OF CURB ELEVATION
				FLOW LINE OF GUTTER
				CONTOUR
				DRAINAGE FLOW
				OVERLAND FLOW
				RIM ELEVATION
				INVERT ELEVATION
				WETLAND LIMIT
				WETLAND BUFFER LINE
				RIDGE LINE
				BASE FLOOD ELEVATION LINE
				F.E.M.A. FLOODPLAIN LINE



CAMPBELL STREET DEVELOPMENT

ARLINGTON HEIGHTS, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.

CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60048
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DESIGNED BY: A.K.Z.

DRAWN BY: A.K.Z.

CHECKED BY: A.K.Z.

ORIGINAL ISSUE: 09/10/14

DATE	BY	DESCRIPTION
11-12-14	JFC	REVISED PER VILLAGE REVIEW COMMENTS
11-18-14	JFC	REVISED DUE TO TREE PRESERVATION COORDINATION
12-05-14	JFC	REVISED TO EXTEND KENNICOTT AVENUE TO SIGWALT STREET
REVISIONS		
PRELIMINARY ENGINEERING		
SHEET NUMBER		1
OF 1 SHEET		
JOB NO.		1453



dickson design
STUDIO

DICKSONDESIGNSTUDIO.COM

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

REVISIONS

1.	VILL.	COMMENTS	11/14/14
2.	PER	CIVIL ENG.	11/18/14
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

SCALE

AS SHOWN

CLIENT NAME AND ADDRESS

EMERALD HOMES

800 S. MILWAUKEE AVENUE, SUITE 250
LIBERTYVILLE, IL

PROJECT NAME AND SHEET TITLE

CAMPBELL STREET
DEVELOPMENT

CAMPBELL STREET & KASPAR AVENUE
ARLINGTON HEIGHTS, IL

TREE PRESERVATION PLAN

PLAN DATE

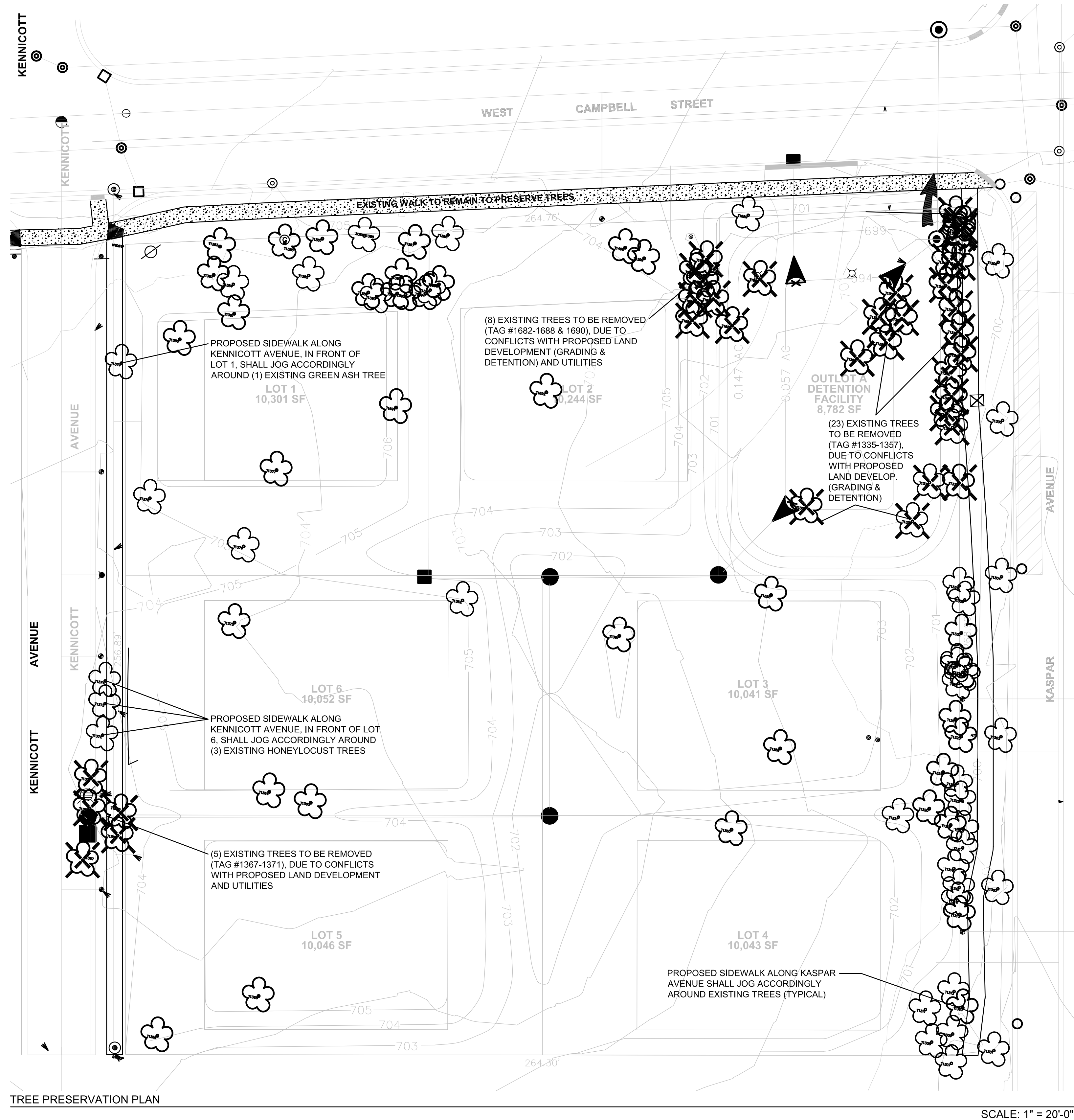
SEPTEMBER 19, 2014

SHEET NUMBER

1 OF 2

PROJECT NUMBER

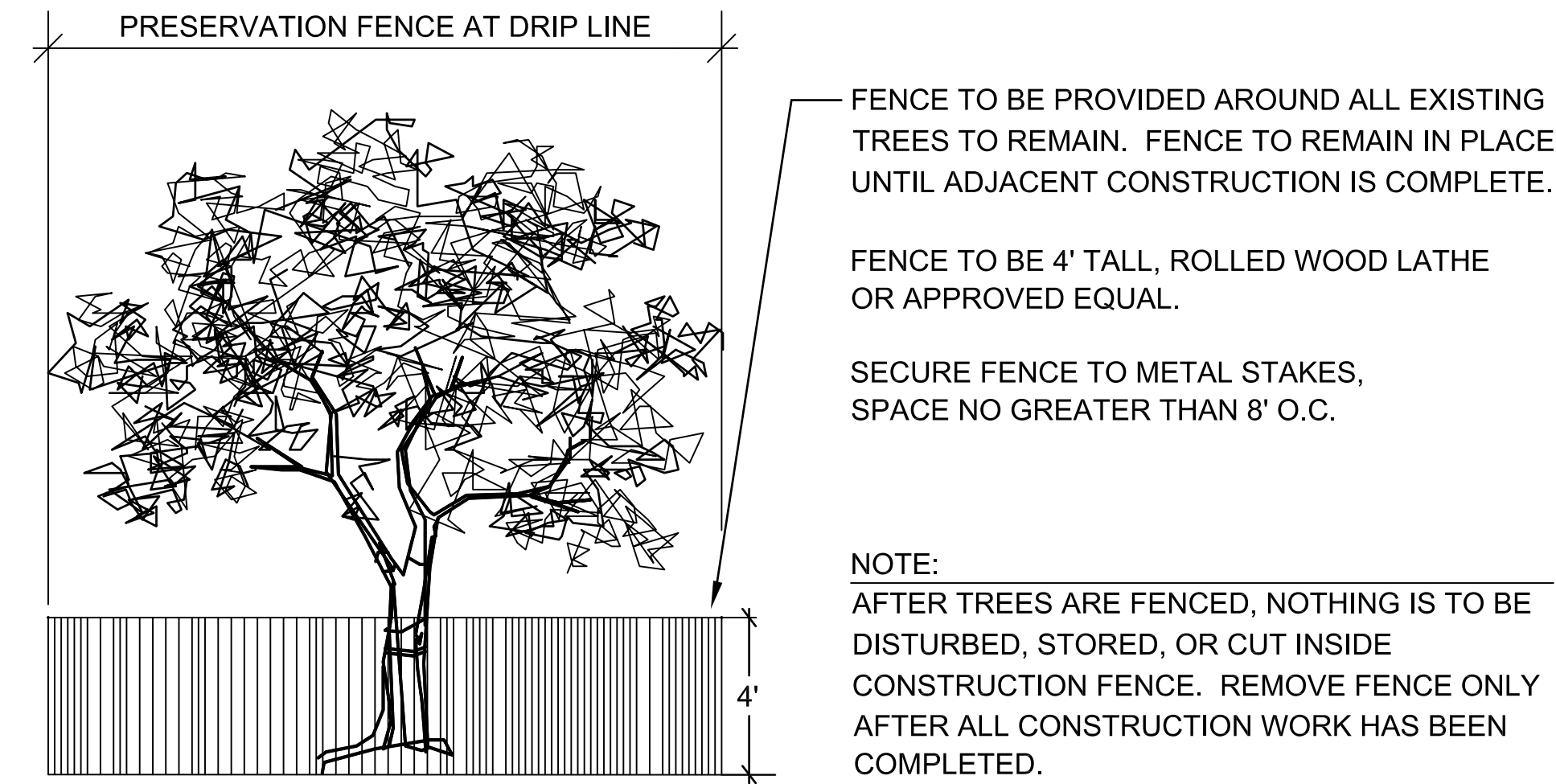
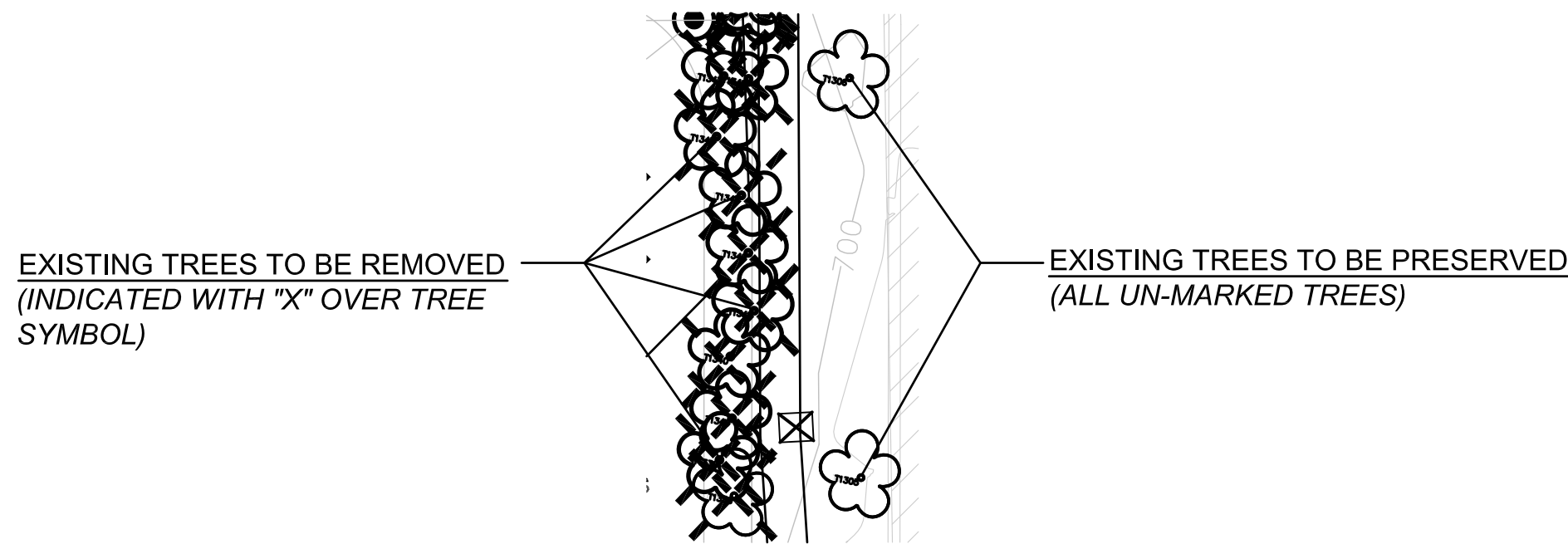
CAMB_CAMPBELL_A.H.



TREE PRESERVATION PLAN



TREE PRESERVATION SYMBOLS KEY



TREE PRESERVATION FENCE DETAIL

NOT TO SCALE

NOTES

1. TREE SURVEY WAS PREPARED BY OTHERS.
2. TREE INVENTORY WAS PREPARED BY URBAN FOREST MANAGEMENT (FOX RIVE GROVE, IL - TEL 847.516.9708).
3. ALL TREES MEASURING 3" CALIPER AND LARGER ON THE PROPERTY, LOCATED AT 909 W. CAMPBELL, WERE SURVEYED AND INVENTORIED. A TOTAL OF 111 TREES WERE INVENTORIED:

- Tree species inventoried on this property include Boxelder Maple, Norway Maple, Silver Maple, Hackberry, Honeylocust, Black Walnut, Eastern Red Cedar, Mulberry, Pin Oak, American Elm, Siberian Elm and other species in smaller quantities. The most common species inventoried was Norway Maple with 15% of all species inventoried, followed by Mulberry with 12% and American Elm with 10%. Understory species include Buckthorn, Honeysuckle, Eastern Red Cedar, Burning Bush and smaller trees of the same species inventoried. There are some large Buckthorn, which were not inventoried, in the northwest corner of the lot and along the north property line. Six (6) parkway trees were inventoried along Kaspar Avenue, all of these being mature Silver Maple.

- Approximately 17% of the inventoried trees are in fair/poor condition or worse, with four (4) of these being dead at the time of the inventory. Most of the trees contain varying amounts of deadwood, decay and/or structural defects. There were only two Ash trees inventoried on this site, with one of these dying back as a result of Emerald Ash Borer.

4. FOR COMPLETE TREE INVENTORY LISTING, SEE SHEET #2.

SCALE: 1" = 20'-0"

TREE INVENTORY

1301	Silver Maple	Acer saccharinum	31	3	3	minor deadwood, upper canopy, trunk scar, multiple leaders	Parkway Tree.
1302	Silver Maple	Acer saccharinum	28	4	4	one sided, hollow, multiple leaders	Parkway tree.
1303	Silver Maple	Acer saccharinum	24	3	3	weak crotch, multiple leaders	Parkway tree.
1304	Silver Maple	Acer saccharinum	29	3	3	weak crotch, double leader	Parkway tree.
1305	Silver Maple	Acer saccharinum	30	3	3	minor deadwood, upper canopy, trunk scar, multiple leaders	Parkway tree.
1306	Silver Maple	Acer saccharinum	28	3	3	minor deadwood, girdling root, trunk swell	Parkway tree.
1307	S.E. property corner	Norway Maple	2.5	2	2	over-topped, slight lean, twist in trunk	
1308	E. property line	Acer platanoides	5	2	4	one sided, over-topped, slight lean	
1309	E. property line	Hackberry	3	2	4	sweep, over-topped	
1310	E. property line	Mulberry	3	3	4	one sided, over-topped, damaged leader, multiple leaders	Forked at 5' with 8", 7" co-leaders.
1311	E. property line	Norway Maple	8	2	3	weak crotch	Forked at base with a 2" co-leader.
1312	E. property line	Norway Maple	7	2	4	minor deadwood, basal decay, over-topped	
1313	E. property line	Mulberry	3	3	4	over-topped, damaged leader, slight sweep, multiple leaders	
1314	E. property line	Norway Maple	3	3	4	minor deadwood, suckering, damaged leader	Forked at 5' with 3", 2" co-leaders.
1315	E. property line	Acer platanoides	3	3	4	suckering, over-topped, damaged leader	Forked at base with 2", 2", 2" co-leaders.
1316	E. property line	American Elm	5	3	4	weak crotch, over-topped, double leader	Forked with a 2" co-leader.
1317	E. property line	Norway Maple	2	3	4	weak crotch, damaged leader, double leader	Forked at 5' with a 2" co-leader.
1318	E. property line	American Elm	3	3	4	over-topped, damaged leader, slight sweep	
1319	E. property line	Mulberry	4	3	4	suckering, damaged leader, multiple leaders	
1320	E. property line	Tree-of-Heaven	3	2	3	over-topped, double leader	
1321	E. property line	Pin Oak	34	3	3	minor deadwood, weak crotch, multiple leaders	
1322	E. property line	Norway Maple	2.5	4	3	basal decay, basal scar, suckering, over-topped, slight lean	Forked at base with 2.5", 2", 1" co-leaders.
1323	E. property line	Norway Maple	11	2	4	basal decay, over-topped, damaged leader, twist in trunk	Forked at 5' with 2.5", 2.5", 2" co-leaders.
1324	E. property line	Tree-of-Heaven	11	2	4	over-topped, slight sweep	
1325	E. property line	Mulberry	4.5	3	4	damaged leader, slight lean, multiple leaders	
1326	E. property line	Mulberry	5	3	4	suckering, damaged leader, multiple leaders	Forked at base with 4", 4" co-leaders.
1327	E. property line	Norway Maple	3.5	3	4	decay, damaged leader, twist in trunk	Forked at base with 3", 2.5" co-leaders.
1328	E. property line	Norway Maple	2.5	3	4	over-topped, slight sweep	
1329	E. property line	Norway Maple	2.5	3	4	decay, damaged leader, twist in trunk	Forked at base with 2.5", 2" co-leaders.
1330	E. property line	American Elm	2.5	2	4	sweep, over-topped	
1331	E. property line	Black Walnut	7	3	4	suckering, damaged leader	Forked at 5' with 3", 3", 2" co-leaders.
1332	E. property line	Mulberry	5	3	4	suckering, damaged leader, multiple leaders	Forked at base with 2.5", 2.5" co-leaders.
1333	E. property line	Norway Maple	3	3	4	minor deadwood, damaged leader, twist in trunk	Forked at 5' with a 2" co-leader.
1334	E. property line	Norway Maple	3	3	4	damaged leader, twist in trunk	Forked at 3' with a 1.5" co-leader.
1335	E. property line	Black Walnut	14	3	4	basal scar, weak crotch, slight sweep	
1336	E. property line	Black Cherry	12	3	4	minor deadwood, suckering, slight lean	Forked at base with 4", 3", 3", 3" co-leaders.
1337	E. property line	Mulberry	4	3	4	minor deadwood, suckering, damaged leader, slight sweep	
1338	E. property line	Hackberry	5	3	4	double leader	
1339	E. property line	Mulberry	4	3	4	suckering, damaged leader, double leader	
1340	E. property line	Mulberry	4	3	4	suckering, damaged leader, slight lean, multiple leaders	
1341	E. property line	American Elm	4	3	3	damaged leader, thin crown	
1342	E. property line	American Elm	4	3	4	over-topped, damaged leader, slight lean	
1343	E. property line	Bowelder Maple	4	3	4	minor deadwood, suckering, twist in trunk, multiple leaders	Forked at 5' with 3", 3", 3" co-leaders.
1344	E. property line	Mulberry	4	3	4	weak crotch, suckering, damaged leader	Forked at 5' with 3", 2" co-leaders.
1345	E. property line	Bowelder Maple	2.5	3	4	damaged leader, slight sweep, double leader	
1346	E. property line	American Elm	4	3	4	weak crotch, suckering, damaged leader, double leader	
1347	E. property line	Bowelder Maple	3	3	4	suckering, over-topped, damaged leader, slight lean	Forked at base with a 3" co-leader.
1348	E. property line	Bowelder Maple	3.5	3	4	minor deadwood, suckering, damaged leader, slight lean	Forked at base with a 2.5" co-leader.
1349	E. property line	American Elm	6	3	4	weak crotch, damaged leader, multiple leaders	
1350	E. property line	Ulmus americana	3.5	3	4	damaged leader, thin crown	Forked at base with 3.5", 2.5" co-leaders.
1351	N.E. property corner	American Elm	6	3	4	weak crotch, one sided, twist in trunk	Forked at 1' with a 6" co-leader.
1352		Eastern red cedar	7	3	4	one sided, poison ivy, lower branches shaded out	
1353		Juniperus virginiana	8	3	4	one sided, slight lean	
1354		White Spruce	18	4	3	minor deadwood, poison ivy, lower branches shaded out	
1355		Eastern red cedar	6	3	4	one sided, slight lean, double leader	
1356		Juniperus virginiana	5	4	3	minor deadwood, sparse foliage, multiple leaders	
1357		Crabapple	7	3	3	minor deadwood, weak crotch	Forked at 3' with 7", 4", 4", 3" co-leaders.
1358		Malus spp.	5	3	3	broken limbs, weak crotch	Forked at 3.5 with 5", 4", 4" co-leaders.
1359		Norway Maple	22	4	5	broken limbs, minor deadwood, basal scar, decay, top broken	
1360		Pin Oak	32	3	3	minor deadwood, epicormics, multiple leaders	Dead.
1361		Horseshoebat	35	6	3		
1362		Colorado Blue Spruce	10	3	3	minor deadwood	
1363		Saucer Magnolia	14	4	3	construction impact, broken limbs, weak crotch, compaction	Forked at 2' and 3' with 11", 10", 9" co-leaders.
1364		Saucer Magnolia	11	4	4	construction impact, broken limbs, basal scar, trunk scar, 1/2 of crown is split off.	
1365		Saucer Maple	24	3	3	broken limbs, weak crotch, compaction, multiple leaders	
1366		Hackberry	30	3	3	minor deadwood, weak crotch, multiple leaders	
1367	W. property line	Siberian Elm	3	3	3	over-topped	Forked at base with 2", 1.5" co-leaders.
1368	W. property line	Scots Pine	15	3	4	wine infested, slight sweep	
1369		Siberian Elm	20	3	4	suckering, slight sweep, double leader	
1370		Scots Pine	12	3	4	sweep, over-topped, double leader	
1371		Siberian Elm	27	4	4	heavy deadwood, suckering, over-topped, dieback, slight sweep	
1372		Honeylocust	12	3	4	suckering, over-topped, slight sweep	
1373		Honeylocust	16	3	4	one sided, sweep, suckering	
1374		Honeylocust	25	3	3	heavy deadwood, weak crotch, multiple leaders	
1375		Eastern red cedar	12	3	3	construction impact, weak crotch, one sided, double leader	
1376		Norway Maple	25	3	4	one sided, girdling root, over-topped, multiple leaders	
1377		Abies concolor	16	3	4	minor deadwood, excessive lean	
1378		Pin Oak	38	3	2	heavy deadwood, epicormics	
1379		Green Ash	17	5	4	sparse foliage, excessive lean, suckering, emerald ash borer	
1380		Hawthorn	9	4	4	basal decay, suckering, slight lean, slight sweep	Forked at base with a 3" co-leader.
1381		Crataegus spp.	8	3	4	weak crotch, one sided, suckering, over-topped, slight sweep	Forked at 1.5' with 6", 5" co-leaders.
1382	N. property line	Hackberry	23	3	3	trunk scar, multiple leaders	
1383		Morus spp.	4	3	4	one sided, over-topped, slight sweep	Forked at 1' with a 3" co-leader.
1384		Hackberry	2.5	2	4	sweep, over-topped	
1385		Silver Maple	3	2	3	weak crotch, suckering	Forked at base with a 2" co-leader.
1386		Norway Maple	3.5	2	3	slight lean	
1387		Bowelder Maple	2.75	3	4	suckering, slight sweep	
1388		American Elm	6	3	4	sweep, over-topped	
1389		Siberian Elm	8	3	3	double leader	
1390		Asclepius hippocastanum	2.75	3	4	one sided, over-topped	Forked at 3' with a 2.5" co-leader.
1391		Siberian Elm	5	3	4	weak crotch, one sided	Forked at 3.5' with a 4" co-leader.
1392		Siberian Elm	9	3	3	minor deadwood, weak crotch, double leader	
1393		Siberian Elm	3	3	4	over-topped, twist in trunk	
1394		Siberian Elm	8	3	3	weak crotch, thin crown	

1395	Hackberry	Celtis occidentalis	6	2	4	sweep, over-topped	
1396	Siberian Elm	Ulmus pumila	8	3	3	one sided, thin crown	
1397	Green Ash	Fraxinus pennsylvanica	2	2	4	sweep, over-topped	
1398	American Elm	Ulmus americana	2.5	2	4	one sided, over-topped, slight sweep	
1399	Dogwood	Cornus spp.	4	4	4	basal decay, weak crotch, over-topped	Forked at base with 3", 3", 2", 2" co-leaders.
1400	Dogwood	Cornus spp.	4	3	4	sweep, over-topped	Forked at base with 3", 2" co-leaders.
1682	Black Walnut	Juglans nigra	15	2	3	weak crotch, multiple leaders	
1683	Eastern red cedar	Juniperus virginiana	5	3	4	sparse foliage, one sided, over-topped	
1684	Eastern red cedar	Juniperus virginiana	4	4	4	basal scar, one sided, over-topped, twist in trunk	
1685	Eastern red cedar	Juniperus virginiana	7	3	4	one sided	
1686	Colorado Blue Spruce	Picea pungens	13	6	4		Dead.
1687	Eastern red cedar	Juniperus virginiana	4.5	3	4	over-topped	
1688	Mulberry	Morus spp.	2.75	2	4	weak crotch, over-topped, slight sweep	Forked at 3.5' with a 2" co-leader.
1689	Silver Maple	Acer saccharinum	44	5	3	heavy deadwood, dieback, multiple leaders	
1690	Mulberry	Morus spp.	3.5	3	4	girdling root, slight sweep, multiple leaders	
1691	Paper Birch	Betula papyrifera	4	6	4		Dead. Forked at base with 4", 4", 3" co-leaders.
1692	Paper Birch	Betula papyrifera	4	6	3		Dead. Forked at base with 3", 3", 3" co-leaders.

PRESERVATION SUMMARY

THE FOLLOWING EXISTING TREES SHALL BE REMOVED (DUE TO CONFLICTS WITH LAND DEVELOPMENT & UTILITY LOCATIONS):

- (36) EXISTING TREES / 27.25 CALIPER INCHES TOTAL SHALL BE REMOVED:
 - #1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357
 - #1367, 1368, 1369, 1370, 1371
 - #1682, 1683, 1684, 1685, 1686, 1687, 1688
 - #1690

NOTE:
EXISTING TREES ON INDIVIDUAL LOTS WILL BE REVIEWED FOR TREE PRESERVATION & REMOVAL AT TIME OF PERMIT APPLICATION FOR EACH LOT.

REVISIONS	
1.	VILL. COMMENTS 11/14/14
2.	PER CIVIL ENG. 11/18/14
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

SCALE

AS SHOWN

CLIENT NAME AND ADDRESS

EMERALD HOMES

800 S. MILWAUKEE AVENUE, SUITE 250
LIBERTYVILLE, IL

PROJECT NAME AND SHEET TITLE
CAMPBELL STREET
DEVELOPMENT
CAMPBELL STREET & KASPAR AVENUE
ARLINGTON HEIGHTS, IL

TREE PRESERVATION PLAN

PLAN DATE

SEPTEMBER 19, 2014

SHEET NUMBER

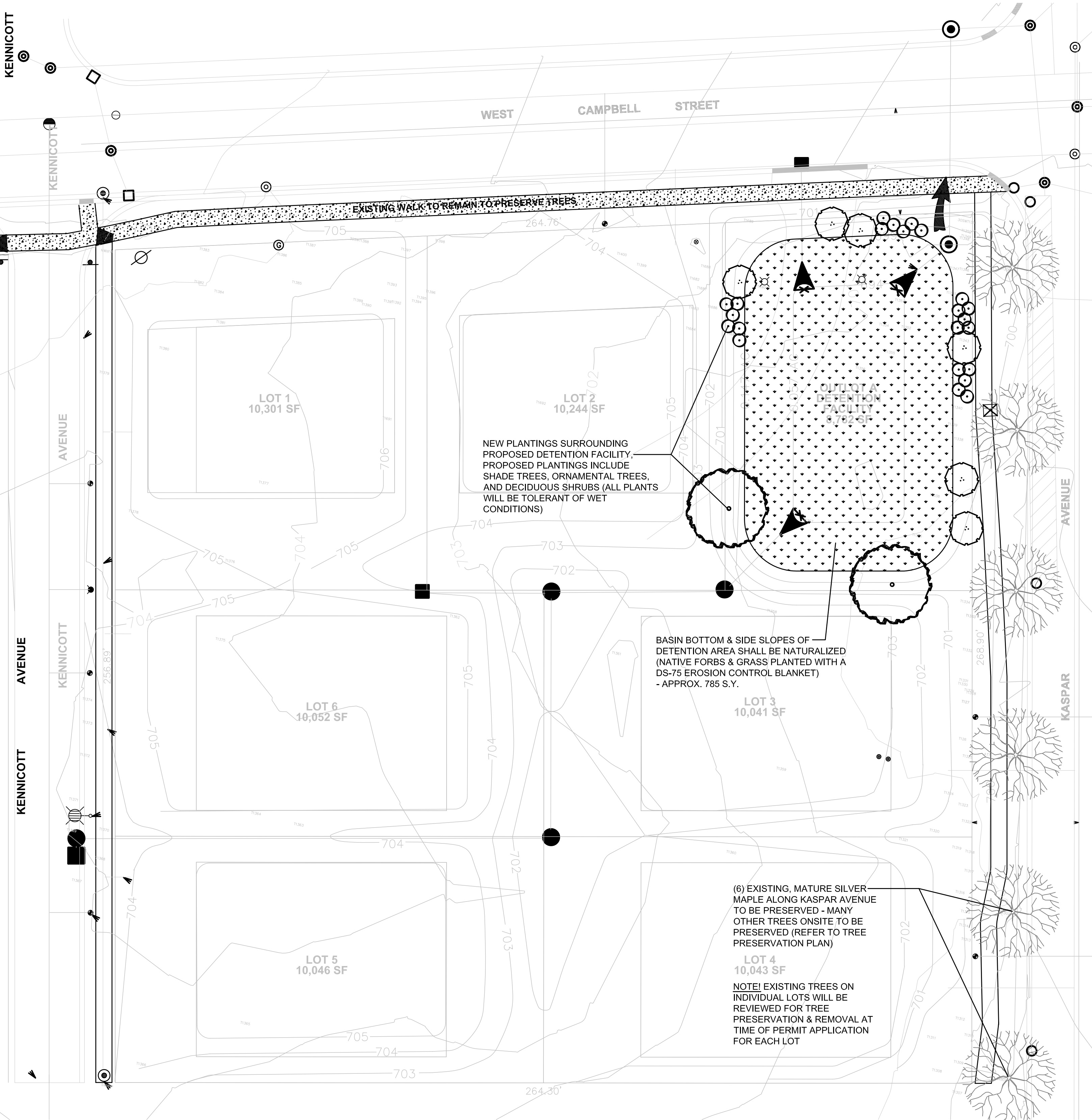
2 OF 2

PROJECT NUMBER

CAMB. CAMPBELL A.H.



DICKSONDESIGNSTUDIO.COM
526 SKYLINE DRIVE
ALGONQUIN IL 60102
847.879.4019



PLANT SYMBOLS KEY

- EXISTING TREE TO BE PRESERVED
NOTE! NOT ALL EXISTING TREES TO BE PRESERVED ARE DEPICTED, REFER TO TREE PRESERVATION PLAN
- CANOPY / SHADE TREE, 2.5" CALIPER: SWAMP WHITE OAK, SILVER LINDEN, DAWN REDWOOD, BALD CYPRESS
- UNDERSTORY / ORNAMENTAL TREE, 6-10' TALL: SERVICEBERRY, WITCHHAZEL, BLACKHAW VIBURNUM, ALDER
- DECIDUOUS, MEDIUM-LARGE SHRUBS, 36"-48" TALL: REDTWIG DOGWOOD, BUTTONBUSH, CHOKEBERRY

NOTES

1. ALL PLANTING BEDS SHALL CONTAIN 4-12" OF TOPSOIL, FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
2. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A TWO INCH (2") LAYER OF PEAT MOSS, ALONG WITH A ONE INCH (1") LAYER OF MUSHROOM COMPOST, AND A GRANULAR FERTILIZER. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
3. ALL PLANTING BEDS AND TREE RINGS TO RECEIVE SHREDDED HARDWOOD MULCH (NON-DYED, NON-COLORED) AT A DEPTH OF 3".
4. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A SPADED EDGE WHERE BED MEETS TURF.
5. ALL PLANTS SHALL BE ALLOWED TO GROW AND MATURE IN THEIR NATURAL FORM/HABIT.
6. ALL NEW PLANT MATERIAL SHALL BE OF GOOD QUALITY AND IN GOOD FORM.
7. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE.
8. ALL PARKWAY TURF AREAS SHALL BE KENTUCKY BLUEGRASS SOD (MINERAL, NOT PEAT), UNLESS OTHERWISE NOTED ON THE PLAN.
9. ALL OTHER TURF AREAS, SHALL BE KENTUCKY BLUEGRASS SOD (MINERAL, NOT PEAT) OR KENTUCKY BLUEGRASS BLEND SEED & BLANKET, UNLESS OTHERWISE NOTED ON THE PLAN.
10. TREATMENT OF DETENTION AREA TO BE DETERMINED AT TIME OF FINAL PLANS.
11. QUANTITIES AND SPECIES OF ALL PLANT MATERIAL WILL BE DETERMINED AT TIME OF FINAL PLANS.



dickson design
STUDIO

DICKSONDESIGNSTUDIO.COM

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

REVISIONS

1.	VILL. COMMENTS	11/14/14
2.	PER CIVIL ENG.	11/18/14
3.		
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SCALE

AS SHOWN

CLIENT NAME AND ADDRESS

EMERALD HOMES

800 S. MILWAUKEE AVENUE, SUITE 250
LIBERTYVILLE, IL

PROJECT NAME AND SHEET TITLE

CAMPBELL STREET
DEVELOPMENT

CAMPBELL STREET & KASPAR AVENUE
ARLINGTON HEIGHTS, IL

PRELIMINARY LANDSCAPE PLAN

PLAN DATE

SEPTEMBER 19, 2014

SHEET NUMBER

1 OF 1

PROJECT NUMBER

CAMB_CAMPBELL_A.H.



Mark Salvatore
(847)984-4539

November 6, 2014

Latika Bhide, AICP, LEED Green Associate
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 909 W. Campbell Ave Subdivision (PC 14-019) - Review Comments

Dear Ms. Bhide:

This letter serves as our formal request to the Village for a Variance based on the Preliminary Engineering Review.

We are asking for a Variance from the request to install a cul-de-sac at the south end of the property. Our request is based on the following criteria:

1. There is not enough room for a cul-de-sac at the south end of the property.
2. We do not own the property to the south of our parcel making it impossible to properly grade a road extension to the next southerly intersection.
3. We run the risk of it creating worse flooding problems in the immediate area.

Based on the criteria above we respectfully request a variance to the Zoning Regulations regarding the installation of a cul-de-sac

If you have any questions or concerns, I can be reached at (847)984-4539 or mssalvatore@drhorton.com.

Sincerely,

Mark S. Salvatore, P.E.
Land Development Project Manager

Cc: Keith Wisniewski - Emerald Homes (via email only)
Tony Van Dijk - Emerald Homes (via email only)



Mark Salvatore
(847)984-4539

November 6, 2014

Latika Bhide, AICP, LEED Green Associate
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 909 W. Campbell Ave Subdivision (PC 14-019) - Review Comments

Dear Ms. Bhide:

This letter serves as our formal request to the Village for a Lot Requirement Variance based on the Preliminary Engineering Review.

We are asking for a Variance from Chapter 28 Zoning Regulations regarding lot requirements for Outlot A, the detention area. Our request is based on the following criteria:

1. Outlot A is not a buildable lot and will only be used for stormwater detention.
2. The Outlot will eventually be turned over to the Village and will not be privately owned property.

Based on the criteria above we respectfully request a variance to the Zoning Regulations regarding lot size, width and corner lot requirements.

If you have any questions or concerns, I can be reached at (847)984-4539 or mssalvatore@drhorton.com.

Sincerely,

Mark S. Salvatore, P.E.
Land Development Project Manager

Cc: Keith Wisniewski - Emerald Homes (via email only)
Tony Van Dijk - Emerald Homes (via email only)

PLAN COMMISSION PROJECT TIMELINE

Project Name: Campbell Street Development
 PC Number: PC 14-019
 Location: 909 W Campbell
 Requested Action: Preliminary Plat of Subdivision to re-subdivide eight, substandard platted parcels, into six single family lots and one lot for detention and Variations

	Date	# of Business Days
Plat and Sub Committee Meeting	8-12-2014	
Awaiting Petitioner PC application	9-29-2014	33 days
Plan Commission Application Submittal Date	9-29-2014	
1 st Round Department Comments	10-23-2014	18 days
Petitioner's Response	11-3-2014	7 days
Public Hearing Notification	10-28-2014	21 days from application date
PC Hearing*	11-12-2014	31 days from application date
Village Board	12-15-2014	23 days
Village Board Ordinance Adoption	1-5-2015	12 days

Note:

* Legal notice; State Statute requires 15 to 30 days notice.



Item: Closed Session

Department: Village Manager's Office

Request for Closed Session per 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)(5): Purchase or lease of real property for the use of the public body, including discussing whether a particular parcel should be acquired

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount: