



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 4, 2017

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

- A. Presentation of the Colors by Cub Scout Pack #129 from Southminster Presbyterian Church

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 11/06/2017
- B. Committee of the Whole 11/13/17
- C. Committee-of-the-Whole 11/15/17
- D. Village Board 11/20/2017

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 11/30/2017

VI. RECOGNITIONS AND PRESENTATIONS

- A. Swearing-in of Andrew Larson as Deputy Fire Chief
- B. Recognition of Retiring Board & Commission Members

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

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. Vendor Expenses Over \$20,000 In Aggregate for Calendar Year 2018

CONSENT NEW BUSINESS

- A. Cash in Lieu of Land Dedication

CONSENT LEGAL

- A. An Ordinance Dissolving Redevelopment Project Area Number 3 of the Village of Arlington Heights and Related Matters
- B. An Ordinance Amending Planned Unit Development Ordinance Number 02-005 and Granting a Variation from Chapter 28 of the Arlington Heights Municipal Code
(St. Edna Church, 2525 N. Arlington Heights Road)
- C. An Ordinance Amending Chapter 18 of the Arlington Heights Municipal Code
(Section 18-102, Adoption of the Illinois Vehicle Code)
- D. A Resolution Approving an Amended Employment Agreement Between Randall R. Recklaus and the Village of Arlington Heights

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - Arlington Heights Junior Woman's Club

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Kotis Surgical Center - 3443 N. Kennicott Ave. - Sign Variation - DC#17-125

- B. Hey Nonny - 10 S. Vail Ave. - PC#17-011
PUD Amendment, Special Use for Restaurant/Auditorium (Music Venue), Variation to waive traffic study.

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

- A. Early Review - CA Ventures/Sigwalt St. Apartments

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

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: Presentation of the Colors

Department: Village Manager's Office

Presentation of the Colors by Cub Scout Pack #129 from Southminster
Presbyterian Church

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Committee of the Whole 11/06/2017

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Committee of the Whole 11/06/2017	Minutes

**MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND
BOARD OF TRUSTEES OF THE
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD - COMMUNITY ROOM
MONDAY, NOVEMBER 6, 2017 – 7:30 PM**

President Hayes called the meeting to order at 7:30 PM.

BOARD MEMBERS PRESENT: Mayor Hayes; Trustees Baldino, Blackwood, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

BOARD MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus; Assistant Village Manager, Diana Mikula; Village Attorney Mark Burkland

OTHERS PRESENT: Byoung Jin Kim; John Kim

**A. CONSIDERATION OF RECOMMENDING TO THE LIQUOR COMMISSIONER THE
ISSUANCE OF A CLASS "E" LIQUOR LICENSE TO D&J SEOUL, DBA SAN KOREAN
CUISINE LOCATED AT 234 E. GOLF ROAD**

Mayor Hayes swore in Mr. Byoung Jin Kim and John Kim.

Diana Mikula presented the staff report on Mr. Byoung Jin Kim. The applicants are seeking a Class "E" Liquor License for San Korean Cuisine located at 234 E. Golf Road which permits the retail sale of beer and wine for consumption. Mr. Byoung Jin Kim has 100% ownership interest in the business entity. No convictions were disclosed and no criminal derogatory information was found. Mr. Kim previously held a liquor license in Hoffman Estates as well as Houston, Texas. No liquor related issues were presented.

Ms. Mikula conducted a walk-through of the establishment on October 30 and no issues were noted. The floor plan layout was consistent with what was submitted. Upon a satisfactory liquor interview it would be appropriate to approve the issuance of a Class E liquor license.

Mayor Hayes asked Mr. Byoung Jin Kim about his experience in the restaurant business. Mr. Kim replied he had restaurant experience for nine years in Hoffman Estates which is no longer in operation. Mr. Kim also said he was the owner of a restaurant in Houston, Texas for one year. Mr. Kim said he will be working at the San Korean restaurant along with his son John who will be the manager and two other employees.

The hours of operation will be Monday through Wednesday 11:00 am-10:00 pm; Thursday through Saturday 11:00 am-Midnight; and closed on Sunday.

Trustee Glasgow asked about Byoung Jin Kim's DUI offense in Texas and if he understood that his DUI was a violation of liquor laws and not a traffic offense.

Trustee Rosenberg asked how many hours John Kim would be working at the restaurant.

Mr. Kim replied he will be at the restaurant 5-10 hours per day. Trustee Rosenberg asked Mr. Kim if he was familiar with the Village's liquor laws. Mr. Kim said he was familiar with the laws and said he also completed Bassett training.

The Mayor conveyed the importance of having food available for purchase at all times liquor is sold. Only after 11:00 pm can they have a modified menu. The applicant indicated he understood.

TRUSTEE GLASGOW MOVED, SECONDED BY TRUSTEE SIDOR TO RECOMMEND THAT THE VILLAGE BOARD OF TRUSTEES RECOMMEND TO THE LIQUOR COMMISSIONER THE ISSUANCE OF A CLASS "E" LIQUOR LICENSE TO D&J SEOUL, DBA SAN KOREAN CUISINE LOCATED AT 234 E. GOLF ROAD,

THE FOLLOWING VOICE VOTE WAS RECORDED:

9 AYES

0 NAYS

The motion passed.

B. INTERVIEW OF LUIS RAMIREZ-ALONSO FOR APPOINTMENT TO THE FIRE & POLICE COMMISSION – TERM ENDING: 4/30/20

The Board reviewed Luis Ramirez-Alonso's resume and discussed his interest in serving on the Fire & Police Commission.

Trustee Glasgow commended Mr. Ramirez-Alonso on his background in Human Resources and thanked him for his willingness to serve.

Luis said he has been a resident for almost 30 years. He said it would be a privilege and honor to serve on the Fire & Police Commission. He said it would be a great compliment to the professional side of his life.

Trustee Rosenberg asked Mr. Ramirez-Alonso about the business he started. Luis said it is a Human Resources consulting business to help small business entities with Human Resources infrastructure and medium-sized companies with expanding internationally or merging with an international firm.

TRUSTEE GLASGOW MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF LUIS RAMIREZ-ALONSO TO THE FIRE & POLICE COMMISSION WITH TERM ENDING 4/30/20. TRUSTEE TINAGLIA SECONDED THE MOTION.

C. ADJOURNMENT

Trustee Tinaglia moved, and Trustee Scaletta seconded the motion to adjourn. The meeting adjourned at 7:55 p.m.



Item: Committee-of-the-Whole 11/13/17

Department: Finance

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Committee-of-the-Whole 11/13/17	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 13, 2017
7:00 PM

I. CALL TO ORDER

President Hayes called the meeting to order at 7:01 PM.

Mayor Hayes stated that the Board takes these budget meetings and this process very seriously as the Village's residents expect. He said that it is a very important process and thanked staff and employees for all they do for the Village of Arlington Heights.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

BOARD MEMBERS PRESENT:

Mayor Thomas Hayes, Trustees Baldino, Blackwood, Glasgow, LaBedz, Scaletta, Sidor, & Tinaglia

BOARD MEMBERS ABSENT:

Trustee Rosenberg

OTHERS PRESENT:

Greg Zyck & Various Arlington Heights Memorial Library Staff

IV. NEW BUSINESS

A. Arlington Heights Memorial Library Budget Review

Mr. Greg Zyck, Treasurer of the Arlington Heights Memorial Library introduced the Library staff and trustees that were present this evening.

Mr. Zyck stated that the Library has had a five-star rating by the Library Journal for nine years in a row and that they are hopeful that they will receive it again this year. He said that they should know by December 1st.

He went on to say that the Library has had a 0% tax levy for the eighth year in a row. Mr. Zyck continued by talking about some of the capital projects that are planned which include; a new roof, roof fans, skylight replacement, a boiler, carpeting and an upgraded computer system.

The Mayor and the Board thanked Library Staff for doing a great job for the community.

TRUSTEE TINAGLIA MOVED, SECONDED BY TRUSTEE LABEDZ, THAT THE COMMITTEE-OF-THE-WHOLE RECOMMEND TO THE BOARD OF TRUSTEES THAT THE BOARD ACKNOWLEDGE WITH THANKS THE PROPOSED 2018 BUDGET FOR THE ARLINGTON HEIGHTS MEMORIAL LIBRARY FUND. The motion passed unanimously.

B. Village Budget Overview for 2018 - Randy Recklaus / Tom Kuehne

Mr. Recklaus and Mr. Kuehne presented the proposed budget and tax levy overview.

Mr. Recklaus said that the budget document is a result of a lot of hard work by staff and done as a team effort. He said that this has been a productive and year, saying that a number of high profile projects were started and completed in 2017, saying that the storm water improvement plan with prioritized projects is underway and funded with the new storm water utility fee, work is underway on the Police Station, and work continues on the expanded road and water main programs. He went on to say that extra steps were taken to realign project timing to make sure that the projects stay in sync.

Mr. Recklaus went on to highlight some of the other things that took place this year which include; a lot of new growth in the Downtown, an increase in workload and in building permits issued, maintaining the 10% staff reduction since the recession, and the new Employee Compensation System. He also said that that communication in the business community is being strengthened and said that he is serving as the Village's representative on the Chamber of Commerce's Board of Directors. Mr. Recklaus went on to say that the Village's new website was implemented, that the Village transitioned to IRMA, and joined the GIS consortium this year.

Mr. Recklaus explained some of the challenges the Village faces which include declining sales tax revenues because of on-line shopping and the reduced amount of revenue coming to the Village from the State. He said that the increase in ambulance fees, without an increase cost to residents, will help fill that gap, but said that threat of further changes by the State will continue to loom over the Village for the foreseeable future. Mr. Recklaus stated that the Board has budgeted conservatively, which leaves the Village in a position to make thoughtful decisions to address those changes. A challenge that he noted is with employee demographics. He said that in addition to the large number of current retirements that were experienced, about a third of remaining employees are eligible to retire. He said that

although that would give the Village an opportunity to adjust to the Village's evolving needs, it also puts a tremendous strain on the organization, because the rapid pace of change is a threat to the institutional knowledge and consistency of our services.

Mr. Recklaus stated that the Village is a top-tier community, and needs to look forward despite the changes in the environment. He went on to give an overview of the strategic priorities for 2018-19 and said that he believes that this budget will put the Village in a position to have another successful year to address the priorities the Board identified. He went on to say that when the State took action in July, they eliminated 10% of income tax coming to the Village and they imposed a 2% fee on home rule sales tax, saying that it is a loss of about \$916,000. He said that staff is continually evaluating changes in the Village's revenue stream and discussing potential cost reductions in the event the State takes further actions. Mr. Recklaus said that the Village needs to be flexible in responding to the landscape as it changes, saying that if further cuts and changes occur throughout 2018 that are beyond the Village's control, or if revenues begin to flatten more quickly than anticipated, we will have to do our best to react while still providing the services that our residents expect.

Some efforts to hold the line include a proposed 2018 budget that is at or below the budget ceilings, a property tax increase devoted to maintaining existing services, total General Fund operating expenditures that are increasing less than 1% over last year's budget, continued focus on long-term and organizational planning, and a continual review of new ways of doing business. Mr. Recklaus then went over some of the key infrastructure projects for 2018 listed in his presentation.

Mr. Recklaus went on to say that the Village represents only 12% of the property tax bill. Mr. Kuehne said that one of the Village's key goals has always been to keep property tax levy increases as low as possible. He said that since the 2011 property tax levy, four of the six included 0% increases for operations, and explained the increases for the street program. He went on to explain the breakdown of the proposed 2017 property tax levy as shown in the presentation. He explained how it will effect an average homeowner with a \$300,000 home, using a homeowner's exemption of \$7,000 and the new Cook County exemption of \$10,000. He said that with the new exemption, the cost to the homeowners will be less because it pushes more of the tax burden to commercial and industrial users.

Mr. Kuehne continued by explaining that the proposed 2018 total expenditure budget is 2.1% lower than the previous year, and that this is primarily due to the end of the EAB program. He went on to say that budgeted revenues are lower than the expenditures due to the sale of a bond issue in January of 2016.

Mr. Recklaus continued with the presentation noting some of the Village's personnel changes and staffing levels, the leveling off of sales tax, and the

reduction in income tax received from the State. He said that the majority of the Village's workforce and expenditures are in the public safety area, saying that two-thirds of costs in the General Fund go toward the division of public safety services. Mr. Kuehne then gave an overview of some of the limited programs in the 2018 General Fund budget. He also said that although the State passed a budget, it is reported to be unbalanced by about \$1.7 billion, which already includes the income tax they have taken from communities. He said, in regards to the General Fund, that the Village has to continue to be watchful of what is happening with the State.

Mr. Kuehne went on to talk about the Water and Sewer Fund, saying that revenues have come in under budget over the last two years due to wet springs and improved water conservation. As a result, the number of gallons sold is projected to be lower in the 2018 budget, and that the planned increases in the water main replacement program will be stretched out.

Mr. Recklaus gave an overview of some of the 2018 Capital Projects which include; street rehabilitation and resurfacing, sidewalk & curb replacement, and brick paver maintenance. He went on to say that regarding the Storm Water Control Fund, a \$10 million dollar bond will be sold which will be supported with revenue from the storm water fee for backyard drainage improvements, the storm water rehabilitation replacement program, the enhanced Overhead Sewer Program, and the Campbell/Sigwalt & Cypress area improvements. Mr. Recklaus noted that other capital projects planned include a Downtown parking study and continued parking structure maintenance and repairs. He went on to say that out of the Criminal Investigation Fund, some equipment replacement related to the Police station will be purchased, as well as a public safety command vehicle.

Mr. Kuehne gave an overview of some of the other funds. He explained that the Village Board approved switching the Village from a self-insured general liability and workers compensation insurance package to going with the Intergovernmental Risk Management Agency (IRMA), saying that on a combined basis, the 2018 budget now reflects a savings of almost \$185,000.

Mr. Kuehne moved on to the Health Insurance Fund, saying that there have been some high claim years and some low claim years. He explained that the claim projections done by the Village's insurance consultant, HUB, are based on prior and current year claims. Mr. Kuehne said that because of the high claim year in 2016 and because of a higher number of claims and type of claims that came in later this year, it is projected that 2018 will also be a high claim year. He went on to say that over the next couple of years, an increase in premiums and cost to employees can be expected. Mr. Kuehne stated that staff is recommending that the Village and Library take action to ensure that the Health Insurance Fund's reserve stay at an appropriate level, even at a worst case scenario. It was recommended that a \$2.3 million dollar transfer to the Health Insurance Fund by the Village and the Library be completed before the end of 2017 so that the Health Insurance Fund has a healthy reserve by the end of 2018.

Ms. Rath explained that medical claims vary from year-to-year, saying that health insurance premiums are based on prior year's claims, trend factor, and pharmacy usage. Ms. Rath also explained that one of the purposes of the pre-insurance renewal meeting that was held in June was to look at where the Village is at in the plan (looking at 4 months of full claims) and to determine and evaluate if any necessary plan changes are needed. At that time the Village had 5 large claims (over \$55,000) and was running on expected trend. She went on to say that at the renewal meeting held in August (looking at 7 months of full claims), there were 15 large claims (over \$55,000). She continued by saying that pharmacy utilization is the cost driver in this factor, and said that this is a concern nationwide. She explained that pharmacy costs increase due to numerous specialty drugs prescribed directly related to the type of medical issues employees and retirees are exhibiting. Ms. Rath talked about the increase in claims for both the PPO and HMO plans, the high cost of the PPO plan, and about the new Core PPO Plan being implemented in 2018 that will include preventative services. Ms. Rath finished by saying that lower pharmacy costs were negotiated by our insurance brokers with HUB which will be reflected in 2018, and added that different pharmacy providers with lower costs will also be looked at next year. She also stated that IPBC, a health insurance consortium, will be looked next year to see if there would be any cost savings. In 2019, a carve out post-65 retiree medical plan will be looked at as well.

Trustee Scaletta asked why a large transfer to the Health Insurance Fund needs to be done now. Mr. Kuehne stated that the projections show that next year will be a rough year and said that since it is all Village money it wouldn't make a difference if it was in the General Fund or Health Insurance Fund reserves. He said that another reason to have the funds in the Health Insurance Fund reserves is that when we go out for a bond issue next year and start showing deficits the following year, it can be more problematic in talking to the rating agencies because the Village is already showing a deficit in the General Fund budget for 2017 because revenues are not coming in.

Discussion took place regarding premiums paid by employees and retirees, other community's costs, with comparable benefits for bargaining and non-bargaining employees, and on monitoring future costs, as well as comparisons with other communities.

Mayor Hayes asked if the Library concurred with Staff's recommendation for the Library to transfer \$300,000 to the Health Insurance Fund. Mr. Kuehne stated that there should not be an issue as the Library has reserves available and added that Library staff agrees but will need to bring it to their board for approval.

TRUSTEE SCALETTA MOVED, SECONDED BY TRUSTEE LABEDZ, THAT THE COMMITTEE-OF-THE-WHOLE RECOMMEND TO THE BOARD OF TRUSTEES THAT THE BOARD AUTHORIZE STAFF TO

TRANSFER \$2 MILLION FROM THE GENERAL FUND AND TO REQUEST A TRANSFER OF \$300,000 FROM THE ARLINGTON HEIGHTS MEMORIAL LIBRARY TO THE HEALTH INSURANCE FUND DURING 2017, TO STABILIZE THAT SELF-INSURANCE FUND'S RESERVES. The motion passed unanimously.

Mr. Kuehne continued his presentation by saying that the AE & E Fund has a projected annual deficit of \$19,100 and is recommending a \$20,000 one-year transfer from the General fund to the AE & E Fund to cover the deficit this year. He continued by explaining that the deficit was because of some recent new events, as well as increasing costs for the Memorial & Labor Day parades. Mr. Kuehne stated that for 2018 it is recommended that the Village either seek additional sponsorships or determine whether certain events should be discontinued. Mr. Recklaus added that there have been a lot of last minute requests for some of the events that come at a cost, and added that some changes may be made in 2018 and that a balanced A E & E Fund will be made for the following year.

Mayor Hayes thought that this was a good problem to have. He said that the Village is a victim of its own success and thought these costs could be absorbed. He also felt that fundraising and sponsorships for events should not be the responsibility of the Special Events Commission members. Mr. Recklaus said that during 2018 staff will make it a project to come up with ideas, whether it is through sponsorships, fundraising, reductions, cost sharing etc., and come up with recommendations for the Board.

Some of the notable budget changes mentioned for 2018 include a decrease of 1.5 Full time positions, maintaining existing services, a \$10 million Bond issue for storm water control projects, and a new annual asphalt emulsions application program.

C. Questions on the Budget Overview

Trustee Sidor asked what the status was on grants for projects coming up in 2018. Mr. Recklaus stated that for the storm water projects, two grants were applied for. He said that Village did not get one of them and was told, unofficially, the one regarding permeable pavers for the Police Station project the Village did get. He added that it is not yet known how much it will be and that he does not have any other details. Mr. Recklaus went on to say that in planning the Campbell/Sigwalt project, the engineering firm will be expected to be seeking alternative sources of revenue including grants.

D. Review of Department Budgets:

- Board of Trustees / Integrated Services
- Human Resources
- Finance
- Building & Life Safety
- Planning & Community Development
- Police

Each department gave an overview of their budgets as well as highlights of their department activities and/or initiatives for 2018

Board of Trustees/Integrated Services

Mr. Recklaus stated that there were no major initiatives proposed for the Board of Trustees. Ms. Mikula stated that Integrated Services includes IT and GIS. She wanted to acknowledge and thank Community Relations Coordinator, Nancy Kluz for her dedication and leadership in implementing the Village's website. She also acknowledged IT Manager Robert Taraszka for his leadership especially with the Police Department in moving to the temporary facility.

Some initiatives for Integrated Services in 2018 are;

- Continued evaluation and implementation of parking solutions for the Downtown parking system which will include continuing to evaluate, identify and improve signage in all of the parking garages.
- Success with the new GIS service provider
- Performance benchmark cooperative
- Validation of the mission and scope of Boards and Commissions
- Special Events program review

Trustee Labeledz asked if a mobile app for parking will be implemented. Ms. Mikula said that the mobile app is hoped to be in place by the end of this year. It will be promoted by signage, and social media outlets.

Trustee Tinaglia asked that the wall along the sidewalk facing Highland Avenue in the Vail Garage be considered to be cut down, saying that it is not a structural wall. He stated that he hears from many and believes it is a safety problem because while people are walking, drivers cannot see them crossing that drive aisle. Ms. Mikula stated that it could be looked at as part of the parking study that is planned. Trustee Sidor agreed, saying that as a temporary fix maybe some mirrors can be installed. Trustee Sidor also asked if businesses, patrons and residents would be interviewed as part of the study. Mr. Recklaus stated that Planning will be spearheading the study, and said that the scope of services has not yet been written, and feels that talking to the business community would have to be part of the scope.

Ms Mikula stated that one of the initiatives to improve organizational effectiveness and reduce operational costs is to look at implementing a village-wide document management system, which would track, manage, store documents, reduce paper, and streamline day-to-day business activities for employees in all departments. She said the hope is to have a vendor selected by the fall of this year. She finished by saying IT's budget is down .8% for next year and that there has been a decrease in staff because of the retirement of the GIS manager.

Trustee Tinaglia asked if the implementation would help with FOIA requests. Ms. Mikula stated yes, saying that there is a website software solution that provides better tracking. Mr. Recklaus stated that this will make researching

old documents easier and much quicker in response to FOIA's, adding that all the benefits of this new program are not yet known.

Human Resources

Ms. Rath stated that this year forty positions were vacant and hopes that most of them will be filled by year end. She said that currently one third of employees are eligible to retire this year, and one third next year. She added that the process and implementation of the Class & Comp Study led to the review and structure of each department, including succession planning.

Ms. Rath continued by giving an overview of three priorities for 2018 for the HR department which include; targeted customer service training, follow-up customer service training, and the strengthening of the use of technology and web resources for HR functions. She said that a customer service survey is planned with results in early 2018, and done every two years, in order to compare trends and to gauge to see where the Village is, how it's been, and where it wants to go. As far as the use of technology, she said HR is looking at expanding web-based recruiting, better utilization of the HR information system program, on-line benefit enrollment for employees and retirees, and streamlining HR related forms.

Trustee Sidor asked who the customer service survey will be sent to. Mr. Recklaus stated that it is a randomly selected survey that will be sent to 2,200 households, with the hope of getting a 20% response. Ms. Rath stated that one point of the survey is to get out information on what services the Village provides, and said some residents will receive it via e-mail and others through the mail. Trustee Scaletta was concerned with doing a combined survey of letting residents know about services, with their interactions with the Village. He felt that because good customer service is a Village Board goal, the survey should be sent to residents that have utilized services, and have interacted face-to-face with the employees of the Village in order to see if significant advances forward have been made. Mr. Recklaus stated that a survey for every step of the process is being planned for the Building Department, with expansion to other departments if successful.

Finance

Mr. Kuehne talked about some of the accomplishments that the Finance Department was involved in during 2017 which include; moving General Liability and Workers' Comp to IRMA, increased parking fees, development of storm water utility fees, the Class & Comp Study, the Police Station project, and the increase of ambulance fees. He went on to explain some of the goals for 2018 which include; new revenue sources and continuing to look for ways to cut expenditures, review and update the Village's Investment Policy as necessary, expand online payment options, and to plan and sell a \$10 million G.O. Bond issue for storm water control projects.

Mr. Kuehne went over some of the other funds. He stated that in the Capital Projects Fund, Finance is looking to replace two copiers, one in the department, and the other is the color copier in mailroom that is shared by

everyone. He added, regarding costs, that a lease versus buy option will be looked at.

Trustee Scaletta said, in regards to the AE & E Fund, the Village puts a tremendous amount of revenue towards various events in helping them be successful, and thought that it is important that the Village gets recognized as a sponsor of the Promenade of Art and the Taste of Arlington. Mr. Recklaus said that discussion can take place with Community Relations Coordinator Nancy Kluz, and with Jon Ridler of the Chamber.

Building Services

Mr. Touloumis highlighted some of the goals of the Building Department for 2018 which include; re-evaluation of the code enforcement process (to be shared among departments), review of current fire inspection process with focus on high risk structures and occupancies, implementation of the newest Building Code by the 4th quarter next year (and ordinance language improvements), hiring of a part-time administrative assistant to improve front desk customer service, and to establish continuous feedback systems to improve service and efficiency. Mr. Touloumis went on to say that the workload is higher than ever before, both in applications and permits received, as well as in the amount of inspections being done. He explained that the assistance at the front counter will help free up the supervisor who can help him with doing analysis of what needs to be done in the department. He said that a lot of automation can be done with administrative portions of work that is currently being done manually and that causes delays.

Regarding the Building Department budget, \$30,000 is requested for the Administrative Assistant position, and \$10,000 for supplemental operations for third party inspections and plan reviews, and staff overtime for inspections and plan reviews.

Trustee Tinaglia felt that code enforcement processes are important and needs to get better. He also felt that, regarding adopting the 2018 Illinois Building code, that there needs to be consistency between municipalities. He felt that it was important to have less amendments, modifications, and deviations from the code which would make things easier for everyone. Trustee Tinaglia said that it has been a long time since permit fees were looked at and suggested, in an effort to cover some costs, the Village look at what other municipalities are charging for permits. Trustee Scaletta felt that the Building Code Review Board will be very supportive of adopting the new code and with having less amendments and modifications.

Trustee Sidor voiced his concerns with the manual processes and with the need for time to be freed up for Mr. Touloumis to get to the efficiencies that are needed. Mr. Recklaus said that the part-time person will help, as well as having the flexibility of having some contract help at peak times. Mr. Recklaus explained that data collections processes are underway and are needed before good decisions on where to go and what needs to be

improved are decided. He went on to say that Mr. Touloumis is trying to get the Building, Planning, and Engineering departments to speak the same technological language so that there will not be any handoff issues. He finished by saying that there will be a new management analysis position that will be working on a lot of interdepartmental IT projects, and will spend time with the Building department to help Mr. Touloumis get through some of these issues. He said some notable changes should be seen this next year.

Planning & Community Development

Mr. Perkins gave an overview of some of the department's strategic priorities that are currently being worked on which include the Police Station, continued implementation of corridor enhancements, and a Downtown Parking & Usage Study among others. Mr. Perkins went on to say that the Planning Department budget is status quo. He said that there has been a reduction in temporary help, as well as a significant reduction in professional services. Regarding economic development, it is consistent with what has been budgeted over the last couple of years, saying that the budget is for funding the Chamber of Commerce small business agreement and annual funding.

Trustee Sidor asked what the Planning Department's role was with the Police Department construction. Mr. Recklaus stated that Mr. Perkins is the project manager. Trustee Sidor asked about total estimated costs, including all fixtures and furnishings. Mr. Perkins stated that there were several funds that the Police Station is being funded from including a Construction Fund with \$27.985 million. He went on to explain that the Board approved a Guaranteed Maximum Price (GMP) with Riley Construction, and said that Riley has gone out and bid all the sub-trades which came in under what was estimated. Mr. Perkins continued by giving a brief overview on the other accounts and their amounts budgeted for the Police Station project, saying that things were going well so far.

Trustee LaBedz thought that the planned parking study is very critical and felt because of all the businesses opening up, the sooner it gets done the better, and felt that the cost is worth the data that would be received from it. Mr. Perkins stated that a draft of the RFP should be reviewed with various Village departments in January. He stressed that the main part of the study will need to be done in the summer in order to capture the regular Thursday and Friday events, including the theatre and ballroom. Trustee LaBedz also asked if the study would include traffic patterns Downtown. Mr. Perkins said initially the thought was for the study to solely be focused on parking and garages, and traffic patterns in the garages, saying that a Downtown traffic study is a whole different scope.

Trustee Tinaglia asked how long the study will take to capture the data, Mr. Perkins stated that it will take at least a couple of weeks. Trustee Scaletta thought that in spending the \$75,000 on the parking study, a lot of data will be needed. Trustee Scaletta asked if any discussion or evaluation of valet parking will be done. Mr. Perkins stated that a couple of businesses already

have valet, and said that it can be looked at further as well, and added that everything to do with parking should be looked at.

Trustee Glasgow asked Mr. Perkins if he had enough people in his department. Mr. Perkins stated that he could always use more explaining that the contract planner that did 85% of permit reviews is gone and that the new entry level planner will be trained on doing plan reviews. He said that we will have to see how things go next summer after the entry level planner is trained. Mr. Perkins added that streamlining some of the permit reviews to departments have helped.

Trustee Blackwood asked what the “develop of scope of services Village-wide for rebranding initiative” was. Mr. Perkins stated that this initiative came from the strategic planning session that the Board had, saying that the Planning Department was asked to take that statement and come up with some steps as to where the Village goes with that. He said that the first step would be, in the first quarter or first half of next year, to come up with a summary report or memo outlining various options, updating data on what other communities have done, and laying out various options and potential costs for the Board to consider. After that, it would be determined how the Village would move forward, whether it would be a full-fledged branding study, or just looking at making changes in another direction with less cost or impact. Trustee Blackwood thought it was important not to forget about branding, and determine who we are, and then proceed to reinforce and promote that.

Police

Chief Mourning stated that the Police Department had a busy and productive year and met all their established goals and objectives. He gave an overview of some of the things that will be worked on next year which include; investigate the use of drones as a shared resource with the Fire and Public Works Departments, acquiring a firearms training simulator for the new police facility with the hopes of using grant money, a joint project with the Fire Department to acquire a police command vehicle using available forfeiture funds, and to complete the construction of the new Police facility.

Chief Mourning stated that regarding the budget, that there have been few variances from 2017, and stated that it is anticipated that the department will come in under budget this year.

Mayor Hayes asked what the sharp decrease in DUI arrests was attributed to. Chief Mourning stated that the decrease has been a regional trend. He added that it somewhat mirrors the number of traffic accidents that the Village has had over the last 8-10 years, and that the use of Uber services was a factor in these decreases.

V. OTHER BUSINESS

VI. ADJOURNMENT

Trustee TINAGLIA moved, seconded by Trustee LABEDZ to adjourn the meeting at 9:52 P.M. The motion carried unanimously.



Item: Committee-of-the-Whole 11/15/17

Department: Finance

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Committee-of-the-Whole 11/15/17	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 15, 2017
7:00 PM

I. CALL TO ORDER

President Hayes called the meeting to order at 7:00 PM

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

BOARD MEMBERS PRESENT:

Mayor Thomas Hayes, Trustees Baldino, Blackwood, LaBedz, Scaletta, & Sidor

BOARD MEMBERS ABSENT:

Trustees Glasgow, Rosenberg & Tinaglia

STAFF MEMBERS PRESENT:

R. Recklaus, T. Kuehne, J. McCalister, J. Massarelli, S. Shirley, K. Koeppen, C. Papierniak, K. Hansen, M. Juarez, D. Ruda, P. Wilkiel, Various Department Support Staff

OTHERS PRESENT:

Steve Daday, Joe Keefe, Metropolis, Various Metropolis Staff

IV. NEW BUSINESS

A. Staff Follow-up from Previous Meeting

There was no staff follow-up.

B. Boards and Commissions

Mr. Kuehne stated that the budget for Boards and Commissions is status quo. Mayor Hayes said that he never realized that the Environmental Commission members get paid for attending their meetings and asked if

there was a statutory reason for it. Mr. Recklaus thought that it was a determination that was made at the time the commission was created. He reminded the Board that a review of the scope of work and makeup for each commission will be done over the next planning cycle. Mayor Hayes thought that there was a State statute that mandates payments for some Commissions and asked to be provided the statutory reason why they are paid. Mr. Recklaus stated that it will be looked into and that staff will get some history as well.

Regarding the Special Events Commission, Mayor Hayes asked about the newly proposed Health Event/Family Field Day that is budgeted. Mr. Recklaus said that the commission is trying to have an event that focuses on health and wellness in the community. The Board will need further details before any funding is approved. Trustee Sidor asked if the Board of Health would comment and be involved in this event. Mayor Hayes agreed and thought that the different commissions should work together on this type of event. Mr. Recklaus added that there is potential for multiple groups to collaborate on this event, including the Interagency Health Group that works in the community.

C. Performing Arts at Metropolis Theater Budget Review

Mayor Hayes thanked the Whistler family for their recent contribution, and all contributors to the Metropolis as well as Metropolis staff for all of their hard work.

Mr. Steven Daday said that Metropolis is very happy with the quality of the shows that were done this past year and are looking forward to the upcoming year. He continued by giving a brief overview of some of Metropolis' goals and accomplishments which included focusing on the development of major gifts, donations, and corporate sponsorships. He stated that a toddler theater has been instituted. Mr. Keefe explained that the Metropolis Playhouse will be a small theater on the second floor that is devoted to children 18 months to 5 years old, and said that it should be opened for programming, shows, and playtime early in January.

Mr. Daday went on to say that although the revenue is not quite what it was hoped to be, Metropolis believes they are on the right track, saying that the quality of the shows have improved significantly since Mr. Keefe has been Executive Director. Mr. Keefe added that what is normal in this type of business and what is looked for, is a balance between contributed income and ticket revenue, saying that two years ago ticket revenue was higher and contributed revenue was lower. He said that this year ticket revenue is down slightly, and that per the Board's direction a concentration was put on contributed income. Mr. Keefe stated that the goal is to have 35% of their operating budget being contributed income. He said that two years ago it was at 20-23% which will be up significantly this year, and are hoping to have a goal of 30% plus for next year.

Mayor Hayes asked Mr. Keefe to explain the number of restaurant seats that

have opened within one block of the Metropolis. Mr. Keefe explained that Downtown activity was very high, that food and beverage taxes increased and said that in the last 18 months 600 new restaurant seats were added within a block of Metropolis. He stated that the Metropolis takes a lot of pride being an economic engine for Downtown.

Trustee Sidor asked why ticket sales are flat. Mr. Keefe answered by saying that across the industry they are seeing a leveling across the board, and said that Metropolis has been performing as well or better than most of their competitors. Trustee Sidor asked how that was measured. Mr. Keefe stated that he talks quite a bit with the other Executive Directors and asks them about their current and prior year sales, what issues and challenges they are facing, and what mechanisms they are using, and what is working for them. He also said that another reason for some flat sales are attributable to some programming choices that were more challenging this year as well. Trustee Sidor felt that what is most important is the product that is put on stage, which will fill the seats, and said that ticket sales will tell how many people are coming into town. Mr. Keefe said that acceptance of the shows this year have been high or excellent.

Trustee Sidor asked why tuition and fees are under budget. Mr. Keefe said that in the past 18 months the school has undergone a series of transformations. He said that they are heavily dependent on private lessons, and are trying to expand offerings to include more group lessons which he stated are more economically more beneficial to their institution, and to increase the types of programming. He went on to explain that the school is now fully staffed and now has good direction.

In reading a bullet point in Metropolis' 2018 budget narrative, "Continued focus on producing a positive working cash balance in order to build up our own reserves", Trustee Sidor asked how realistic that was. Mr. Daday stated that it is a challenge, and that every month and year they look at that to see where they are. He thought that the key is with increased contributed income that would help with the buildup of working cash. Mr. Keefe believes that the quality of program is helping with the contributed income.

Trustee LaBedz asked how ticket sales compared from presented shows to produced shows. Mr. Keefe said that this year, presented show sales will be average to good, whereas produced shows will be average to slightly under average. He explained that they have a wide range of shows and are trying to find a better balance of how many presented and produced shows they can reasonably do and still achieve maximum revenues from them. Mr. Keefe went on to say that presented shows are pretty reliable from a net profit point of view, but doesn't have the same level of risk/reward as produced shows. He said that presented shows are lower risk with the reward sometimes being higher, but said the challenge that presented shows face is that is not what your theater is known for. Mr. Keefe said that Metropolis wants to embrace what they would consider a wonderful menu of cultural arts. Discussion continued regarding the variety of shows.

Trustee Scaletta congratulated all of Metropolis staff for bringing a lot of energy to the Metropolis Theater. He continued by saying that the diversity of shows that are at Metropolis are starting to bear fruit and have something for everyone at different times for each of the quarters. He said that when you look at budget versus estimated actuals, the Metropolis has done a very good job of not only staying within budget, but that when revenues start to decline, you reduce your expenses. Trustee Scaletta then asked why Metropolis thought they may see an increase of about 18% in ticket sales next year. Mr. Keefe explained that there were three things attributable for the difference in the budget; an increase in ticket prices from \$38 to \$40 per seat, an increased number in produced (16) and presented (8) shows for 2018, and are considering the possibility of a slight increase of a service charge for ticketing.

Trustee Scaletta then asked why there is about a 20% increase in the Guest Artist Fees budgeted for 2018 from 2017. Mr. Keefe said it would be because of the increase in shows, but also because of a slight difference in the way they project the presented shows as well. He explained that it is difficult to do twelve months of projection for the presented shows because they cannot contract out that far with many of the acts. He added that they are trying to plan further in advance for the shows and to have placeholders for shows, typically toward the end of the year.

Trustee Scaletta asked if presented shows are more expensive to put on. Mr. Daday said it depends on the entertainer, and the royalties of longer produced shows. Trustee Scaletta felt that one of the reasons that the budgeted and actuals are in much better balance than they have been in the past years is because Metropolis has focused on exactly where everything belongs. Trustee Scaletta asked where the Casting Director line item came from when it wasn't budgeted for, and why it is budgeted significantly higher than the year-to-date estimated actual. Mr. Keefe said that prior to this year, the employee that fills that function had been paid for three different types of services in three different categories. It was determined that it was more economical to pay her on this basis and to reduce the payments from the various areas.

Trustee Scaletta asked about the significant increase in the Artist Care and Feeding line item. Mr. Keefe said most of the increase is due to the additional shows and longer days and in recognizing the investment they put into Metropolis. He noted that payment to actors has not increased in several years, and that they may look at that in 2019.

Trustee Scaletta asked about the budget increase for liability and workers comp. Mr. Daday said that it is generally a function of the salaries that are paid out and how they account for some people. He said they are putting in a larger number because they want to budget conservatively. Trustee Scaletta asked if people were added since salaries have gone up. Mr. Keefe stated there have been management structural issues that have been discussed with

the Board, and said that they are not yet ready for total restructuring but wanted to put in the budget for consideration of adding full-time staff if necessary. Mr. Keefe stated that from a theatrical management point of view, Metropolis is a very lean organization in some areas of administration. He said that the proposed budget is functional for the Metropolis and that it was an important step to take. Trustee Scaletta was glad that it was put in the budget since it is something Metropolis is thinking about doing and is transparent.

Trustee Scaletta thanked Metropolis for the efforts they made over the past year and appreciated the thoughtful budget. He asked Metropolis to consider talking to Mr. Kuehne in providing a similar report that the Board receives from Village departments that show why there are variations, saying that it will give the Board indication and direction of Metropolis. Mr. Keefe stated that they will incorporate the variances and the narrative as support in future submissions.

Resident, Mr. Keith Moens addressed the Board and asked what amount the Village gives Metropolis every year to keep the lights on. Mr. Kuehne explained that there is an operating contribution of \$260,000 budgeted for 2018, and added that Metropolis' total budget is close to \$3 million. Mayor Hayes stated that the money budgeted for the Metropolis goes to a lot more than just keeping the lights on. Mr. Moens asked if the Village would ever not be in a position to give Metropolis money. Mayor Hayes stated that this topic has been addressed for years, and said that Mr. Moens has attended many of the meetings himself and has heard the reason why. He went on to say that theaters like this have a difficult time providing enough revenue to support themselves, and said many municipalities that are similar to this provide subsidies as well and that it is not unusual.

Mr. Keefe spoke and said that the money that the \$260,000 that is allocated comes from the food & beverage tax, saying that the Metropolis draws as many as 140,000 people annually who go to the Downtown area and spend their money. He went on to say that Metropolis appreciates the powerful sensitivity of the community around them, saying that they are there as servants to the community. He stressed that in regards to the money that Metropolis receives from the Village, it is hoped and planned to raise that money by being an economic engine that draws people to the Downtown which would increase the food & beverage taxes collected. Mr. Keefe said that he is dedicated to the notion of providing cultural value to the Village in addition to financial and fiscal business value to the Downtown area. Mayor Hayes thanked Mr. Keefe for the reminder that the subsidy is coming from people other than Arlington Heights residents.

D. Review of Department Budgets:

- Legal
- Health & Human Services
- Engineering
- Public Works

- Fire

Mayor Hayes asked Mr. Dave Parulo of Meet Chicago Northwest (MCNW) to give a brief overview of how Village money will be spent and benefit Arlington Heights next year. Mr. Parulo said MCNW is working on marketing plans to draw visitors deeper into the community, and are looking for a new design partner to improve marketing deliverables including community maps. He went on to say that matching funds from the State have been delayed, and said because they have worked hard to increase reserves they did not have to cease placing advertising and campaigns. Mr. Parulo went on to say that they have been doing more leisure activations by using Metropolis and Arlington Heights Racecourse which serves as key places to entertain buyers that are coming in. Mayor Hayes thought it is money that is well spent.

Trustee Blackwood asked Mr. Parulo to talk about the ranking of the Dragon Boat Race. Mr. Parulo said that the GWN Dragon Boat race which happens at Lake Arlington each year has been recognized as the best amateur sports event by Sports Event Magazine. Mr. Parulo went on to say that on a board level, MCNW is working to source a professional consultant to help redo their multiple year strategic plan. He also said they are also looking to source a marketing design firm to strengthen the image of their brand.

Each of the following Departments gave an overview of their goals and planned activities for 2017:

Legal

Ms. Ward stated that there is nothing new in the Legal Department's budget. She went on to say that for the first time, the Village is evaluating the pursuit of cell tower leases on Village property, and said that there is a bill sitting in the legislature waiting to be approved. Trustee LaBedz asked about the bill. Ms. Ward explained that the bill in the legislature is about regulations for entities that want to put up antennas on Village light poles, ComEd poles, or put up new poles, and would impact what kinds of controls the Village would have, and what kinds of permit fees can be charged. She went on to say that if somebody wants to put a small cell antenna on Village light poles, as a landlord, the Village has a right to get revenue for putting it on our property, as well as collecting permit fees. Trustee Sidor asked what the projected revenue would be if this legislation passed. Ms. Recklaus said that no revenue is projected in this budget.

Mayor Hayes asked how the new adjudication process was going. Ms. Ward stated that it is going well, saying that code enforcement adjudication started about 3-4 months ago. She said that the hearing officer is doing a great job, and that Arlington Heights is a little busier than other towns that he works with. Mayor Hayes stated that he has received less complaints from people about it being an unfair process.

Health Services/Senior Services

Mr. McCalister stated that the 2018 Health Services proposed budget is a

maintenance budget, saying that there are no expanded budget or capital outlay requests. He said that overall, the proposed budget, including the Senior Center, shows a 3.2% decrease in total expenditures. Mr. McCalister stated that the full-time public health nurse position was reclassified to a part-time three day a week position. He said the immunization clinic will be closing, but said the nurses will be assisting with the Hoffman Estates clinic which will allow residents of Arlington Heights to use that clinic to get vaccines for \$10 each.

Mr. McCalister went on to explain that the Human Services Coordinator position was replaced with a Social Services Coordinator position who will oversee all social services including the Disability Services Coordinator and Staff Assistant. With this change, Mr. McCalister noted a few areas that will be explored which include, having short-term assessments and counseling done in the department, have that position work closely with the Police and Fire Departments on social service related issues, and participate on the Opioid Task Force. He also said that the possibility of using master level interns to assist the departments, and updating the social services database will also be evaluated.

Mr. McCalister stated that the department's strategic goals for 2017 have been met, and have purchased the initial software and hardware for digital inspections by the Health Officers in the field, which will start the first of 2018. He also said that enforcement of the new food code will begin in July.

Mayor Hayes asked who would be administering the emergency assistance fund. Mr. McCalister stated that the Social Services Coordinator will be doing so. Mayor Hayes asked Ms. Hansen to talk about the "Let it Snow, Make it Go" program that was initiated by the Youth Commission. Ms. Hansen stated that it is a pilot project that will be a valuable service to the seniors in the community, and hopes to get more students involved. Ms. Hansen said that this program is designed for the students to get paid and develop job skills, as well as giving seniors the option of having the students shovel the snow for them.

Engineering

Mr. Massarelli started by saying that after approving reports and developing a funding source, Phase I of storm water improvements are ready to go to design. He said that the Engineering Department will coordinate the design and construction of the Campbell/Sigwalt street improvements, and that the next step is to hire a design consultant to prepare plans in 2018 for construction in 2019. Mr. Massarelli continued by giving a brief overview on how Engineering will review existing storm water development standards for single-family teardown construction, and work with other communities regarding their regulations in order to develop more effective storm water management improvements for them. He went on to say that Engineering will continue to manage the Village's street resurfacing and rehabilitation programs, saying that these projects are the centerpiece of the Engineering

Department's budget. He explained that funding was increased recently and the Department continues to modify and review different methods and means of construction. In trying to be effective and efficient with funding, Mr. Massarelli gave an overview on the results of a road product called Reclamite that the Village tested and had good results with. He said that it is hoped to see 3-5 years of additional life of the streets. Discussion took place regarding the process of using Reclamite, why it makes the streets look messy, and on how residents are notified of the projects, including the use of the Village's website and Facebook.

Trustee Sidor asked about the timeframe on the Downtown mid-block crosswalks in relation to the Campbell/Sigwalt storm water improvements. Mr. Massarelli said that after discussions, that the crosswalk that would be behind Peggy Kinnanes and in front of Metropolis will be incorporated into the storm water project that will be done in 2019 with construction of the sewer project. He went on to say that the Planning Department was planning on doing a mid-block crossing on Dunton sometime next summer.

Public Works

Mr. Shirley gave a brief overview of each of the Public Works goals for 2018 which include; continued work with other departments on the new police station, the third year of a seven year plan to increase the annual water main replacement program, the fourth year of a four year plan to repair the Village's four public parking garages, planning for the Cypress detention basin/lift station project, and further development of the Cityworks and the See Click Fix mobile applications. He went on to say that the budget is tight and within the budget ceilings.

Mayor Hayes asked about the winter forecast in regards to snowplowing and the purchase of salt. Mr. Shirley stated that the budget for snow removal and salt are based on average years. Discussion took place regarding snow shoveling around the train station areas. It was discussed that some walks and areas by the train station buildings are done by the Village, but that other areas, like the platforms are the responsibility of Metra.

Trustee Scaletta asked what the scope of work is for the Evergreen Garage. Mr. Papierniak said there were no significant repairs, and explained that there would be some floor repair, striping, painting, and stairwell repair, and said that most things are cosmetic. For safety reasons, Trustee Scaletta asked if there were going to be any additional lights installed. Mr. Papierniak said no, but added that the current fixtures will be retrofitted with LED lights which will make it much brighter.

Trustee Scaletta asked what can be done about the dirty condition of the Downtown garbage cans. Mr. Shirley said there isn't the personnel to devote to that, and said that all of the cans were brought in last year to be sandblasted and painted. He said that it is a challenge to keep them clean, saying that simple wipe downs may not be enough. Mr. Shirley said that he will discuss this with his staff and get back to Mr. Recklaus with a plan to

address it.

Trustee Scaletta asked if preventative maintenance efficiency is expected to improve further this year. Mr. Papierniak stated that he has not seen an update on the miles yet. He explained that they have had communication to make sure that the vehicles are not overdue on service, and said that employees can use the Cityworks program to communicate with Public Works when they see their vehicle is up for service.

Trustee Scaletta expressed his gratitude for the consistent professionalism shown residents from Public Works' staff.

Trustee Sidor stated that he was happy with the outcome of the Vail Street garage and thanked Public Works for the work that was done. He then asked about the elevators in the garage, saying that those elevators get a lot of use. Mr. Papierniak said that there were 30 service requests for the Vail Street elevators this year. He said that the capital improvement program showed future funding to consider modernization of them. He went on to explain that with the use of those elevators and because they are outside where there is a lot of moisture, that vents have been added to help with that issue. Mr. Papierniak stated that the long-term plan is to get them replaced and modernized when appropriate, possibly in 2022.

Trustee Baldino asked if the Village is responsible for the maintenance of the sidewalks around the Metra Station and near the crossing gates. Mr. Shirley responded yes. Trustee Baldino asked if there was system in place for prioritizing sidewalk maintenance. Mr. Shirley explained that when problems with concrete offsets are seen, then Public Works would take action on them, adding that if they occur during the winter, they would take care of it the following season. Trustee Baldino expressed his concern with a number of spots near the Metra station. Mr. Shirley stated that there are some restrictions on when they can work and how they work on things between the gates. Mr. Papierniak said that the concrete leading up to the gates would be the Village's responsibility, and said that between the gates and the asphalt work and pads are the responsibility of Union Pacific. He went on to say in the Downtown area, a couple of things have been identified for the brick paver replacement program. He also explained the changes in handicap law have significantly complicated the project of getting handicap ramp slope requirements to work the train tracks. Discussion continued regarding access covers and various areas around the train tracks. Mr. Recklaus stated that staff will take a look and get back to the Board with anything that is found in that vicinity.

FIRE

Chief Koeppen gave a brief overview of each of the goals of the Fire Department for 2018 which include; continuing to strengthen the ISO Class 1 rating, putting policy and procedure in place for any active shooter/hostile event, implement the restructured ambulance fee schedule, continuance of the Succession Planning Program, and organize position-specific National

Incident Management System (NIMS) training for Fire, Police, and other Village staff.

Trustee Scaletta asked about the significant drop in response times for EMS calls for 2016 from 2015. Chief Koeppen stated that EMS calls increased in 2016 by 8.6% or 600 calls. He explained that because of that increase, their vehicles were on the street and were unavailable to respond to other calls. He added that when other calls come in, they have to get an ALS ambulance or mutual aid who are coming from other districts or communities. Chief Koeppen said that station alertings that they have been putting in are designed to help with response times. He stressed that what is more important is that they get to the calls safely, and with the proper equipment and proper manning. Chief Koeppen went on to explain a software update that is scheduled to be done in the next year that will have a tool called Automatic Vehicle Locater (AVL) which should help with response times.

Trustee Scaletta complimented Chief Koeppen on his ability to communicate with the firefighters through the technology that he has implemented, and on his challenge for fire fighters to be more active and physically fit. He felt that the efforts in using fans and baby wipes when they leave a burning building, in order to reduce the carcinogens getting into their bodies, will help them have a long, healthy life in retirement.

Trustee Blackwood thanked Chief Koeppen and the Fire Department for partnering with the Police Department on the active shooter/hostile event issues, and said that from the business community, as well as from individuals that she talks to on a regular basis, they are happy and grateful for that.

Mayor Hayes thanked Bernie Lyons for all the great years and dedicated service with the Village and congratulated him on his upcoming retirement.

Mayor Hayes thanked Mr. Recklaus and Mr. Kuehne with their efforts in streamlining the budget process. Mr. Recklaus wanted to thank Ms. Juarez and Ms. Ruda for all the work in keeping everyone organized and on task during budget preparations.

- E. Final Recommendation of Committee-of-the-Whole to Board of Trustees for the 2017 Property Tax Levy payable in 2018

Trustee Scaletta moved, seconded by Trustee Sidor that the Committee-of-the-Whole recommend to the Village Board to authorize staff to prepare the Village's and the Arlington Heights Memorial Library's 2017 tax levy ordinance reflecting an estimated total tax levy of \$49,465,192 or a 2.61% increase over the 2016 extended tax levy for the Village and Library portion of the levy. The motion passed unanimously.

- F. Final Recommendation of Committee-of-the-Whole to Board of Trustees for the 2018 Budget

Trustee LaBedz moved, seconded by Trustee Blackwood that the Committee-of-the-Whole recommend to the Board of Trustees that the Board approve the Proposed 2018 Budget as amended through the review process. The motion passed unanimously.

V. OTHER BUSINESS

VI.ADJOURNMENT

Trustee Scaletta moved, seconded by Trustee Blackwood to adjourn the meeting at 9:03 P.M. The motion carried unanimously.



Item: Village Board 11/20/2017

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Village Board 11 20 17

Type

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

November 20, 2017

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

- A. Presentation of the Colors by Girl Scout Troop
#40531 from Olive-Mary Stitt School

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Rosenberg, Scaletta, Sidor, Glasgow, Tinaglia, Baldino, Blackwood and LaBedz.

IV. APPROVAL OF MINUTES

- A. Village Board 11/06/2017 Approved

Trustee Carol Blackwood moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 11/15/2017 Approved

Trustee Bert Rosenberg moved to approve the Warrant Register dated 11/15/2017 in the amount of \$2,257,075.78. Trustee Thomas Glasgow

Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Keith Moens said citizens are not welcome to participate in Committee of the Whole meetings. The business at these meetings can include commission appointments and budget. Residents are allowed to attend, but it is up to the Village President if they are allowed to talk. Citizens can speak at a regular Board meeting, but these meetings are a rubber stamp to earlier crafted motions. He said it seems like it is late to hear comment from the residents. Mount Prospect Committee of the Whole meetings have a Citizens to be Heard item on their agenda. He respectfully asked that Arlington Heights include Citizens to be Heard on Committee of the Whole agendas to ensure that residents have the opportunity to participate at the ground level.

President Hayes said the Village Manager explained the difference between public hearing and public meeting to Mr. Moens. The Committee of the Whole meeting is where recommendations are made from that body to the Village Board. Then they are voted on at Village Board meetings. The Board has never been a rubber stamp Board. No one makes their minds up until they are at the Village Board meeting and hear all the input from all sources. There is an opportunity for all citizens to speak. Public hearings are at the formal Board meetings. President Hayes did recognize Mr. Moens at the Committee of the Whole meeting and allowed him to speak. He said he appreciated Mr. Moens' participation.

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting Approved of November 13, 2017

Arlington Heights Memorial Library Budget Review

Trustee Scaletta moved, seconded by Trustee LaBedz, that the Committee-of-the-Whole recommend to the Board of Trustees that the Board authorize staff to transfer \$2 million from the General Fund and to request a transfer of

\$300,000 from the Arlington Heights Memorial Library to the Health Insurance Fund during 2017, to stabilize that self-insurance fund's reserves. The motion passed unanimously.

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

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

B. Report of the Committee-of-the-Whole Meeting Approved of November 15, 2017

Final Recommendation of Committee-of-the-Whole to Board of Trustees for the 2017 Property Tax Levy payable in 2018

Trustee Scaletta moved, seconded by Trustee Sidor that the Committee-of-the-Whole recommend to the Village Board to authorize staff to prepare the Village's and the Arlington Heights Memorial Library's 2017 Tax Levy Ordinance reflecting an estimated total tax levy of \$49,465,192 or a 2.61% increase over the 2016 extended tax levy for the Village and Library portion of the levy. The motion passed unanimously.

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

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

C. Report of the Committee-of-the-Whole Meeting Approved of November 15, 2017

Final Recommendation of Committee-of-the-Whole to Board of Trustees for the 2018 Budget

Trustee LaBedz moved, seconded by Trustee Blackwood that the Committee-of-the-Whole recommend to the Board of Trustees that the

Board approve the proposed 2018 Budget as amended through the review process. The motion passed unanimously.

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

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

- D. Report of the Committee-of-the-Whole Meeting Approved of November 20, 2017

Interview of Kristyn Ramsey for Appointment to the Senior Citizens Commission - Term Ending: 4/30/20

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

Trustee Robin LaBedz moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

- E. Report of the Committee-of-the-Whole Meeting Approved of November 20, 2017

Interview of Nancy O'Donnell for Appointment to the Special Events Commission - Term Ending: 4/30/20

President Hayes administered the Oath of Office to Ms. O'Donnell.

Trustee Jim Tinaglia moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

- F. Report of the Committee-of-the-Whole Meeting Approved of November 20, 2017

Interview of Diane Jamieson for Appointment to
the Special Events Commission - Term Ending:
4/30/19

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

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

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT LEGAL

- A. An Ordinance Amending Chapters 7 and 30 of the Arlington Heights Municipal Code (Electronic Message Signs) Approved

Trustee Thomas Glasgow moved to approve 17-042. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Tinaglia

Nays: Sidor

- B. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (Section 13-502, Fees and Number of Licenses, making available a Class "E" liquor license) Approved

Trustee Thomas Glasgow moved to approve 17-043. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. St. Edna Church - 2525 N. Arlington Heights Rd. - PC#17-010
PUD Amendment Approved

Mr. Perkins said the proposed PUD amendment has a positive recommendation from the Plan Commission. The project was approved a few years ago, but the petitioner is making changes. The size of the building is slightly larger and so there is a change to the parking variation originally proposed.

Susan Maish, architect for the project, presented the changed site plan. They are adding a parish life center. There is additional water detention and a new parking configuration that includes a turn around. A lot of landscaping is being added. The new design steps down the building on the east side to reduce the height for the residential neighbors. The parking has changed from the initially proposed 248 spaces to 250 now.

Trustee Rosenberg asked if there was existing flooding on the east side. Ms. Maish said she believes the detention is working as it is designed to. Josh Cap of Erickson Engineering said they are not aware of any flooding issues now. The detention will be updated and expanded. They still have to satisfy the village and MWRD, which will most likely be the controlling factor. They have preliminary, conditional approval from the Village's Engineering Deputy Director on the detention.

Trustee Rosenberg asked if there was a way to grade the project to assist the neighbors. Ms. Maish said water is already draining in the church's direction. Mr. Recklaus said one of the conditions is that prior to approval, Engineering is going to work with the church and the residents to make sure the grassy area is shaped properly so the situation works well.

Trustee Rosenberg asked if there was a parking agreement with the school district or Futabakai for shared parking. Ms. Maish said they do not have a written agreement, but it has always worked historically for both properties. He told the petitioner to reach out to the school district for an agreement.

Trustee Scaletta said he wants there to be an effort to follow up on the parking agreement. The Board needs to know because there needs to be an opportunity for excess parking spaces.

Trustee LaBedz asked how the second water detention space helps. Ms. Maish said some of the water flows to the south, so this accommodates

some of that flow. It also reduces the volume on the north side of the property. By adding the south detention, they do not have to make the north detention deeper.

Keith Grossich, a neighbor and parishioner of St. Edna's, said there is quite a bit of overflow into the backyards of some of the neighbors. He is concerned that the final numbers come through before approval is given by Engineering. He said he wants to make sure the flooding does not get worse. Mr. Recklaus said the village will be in touch with him.

Mr. Grossich said he is also concerned about the potential outside noise and use of the building. A Daily Herald article suggested it could be rented to entities not affiliated to St. Edna's.

His third issue is with the green space and mature trees. There is a 125-year-old silver maple. He asked the Board to consider a parking variance to save the silver maple.

President Hayes said the parking spaces are worth their weight in gold. Mr. Grossich said on Christmas/Easter it is full but otherwise it is not.

Trustee Scaletta said landscaping changes can affect the water flow. Mr. Grossich said there has not been much change to landscaping, but in last two years, storm water seems to get closer to the properties. There has not been any new construction in the area in quite some time.

Mr. Maloni, Building Committee-St. Edna's, said the object is to increase ministry events. They are trying to increase the uses for parishioners and have it be a destination space for them.

President Hayes asked if they had any intention of renting to groups outside of the church. Mr. Maloni said no. He said there have been three pastors through this process, and all have said the expansion is for the parish only; it is not for outside groups to use as a rental facility.

Trustee Tinaglia said he would encourage the church to amend the parking slightly to save the tree. Ms. Maish said to truly save that tree, a 40' radius would be necessary which cuts into the drive aisle. Their landscape architect said it was better to put in the new landscaping immediately rather than watch the old tree die.

Trustee Tinaglia said the engineering at this stage is preliminary. If Engineering believes the numbers are reasonable at this point, then the project is on the right path. When the project goes through the whole process, then all the details will be worked out.

Trustee Jim Tinaglia moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,

Sidor, Tinaglia

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Mr. Recklaus said the Police Department received the Advanced Law Enforcement Accreditation Award. It is the fourth time they have won this award. Only 4% of agencies in the country win this award. This was accomplished while the Department was moving and in a temporary facility and senior members of command staff turned over.

President Hayes said the Tree Lighting is Friday at North School Park at 4:15. The Santa Run is Saturday, December 2. The Movie with the Mayor is on Saturday, December 9 at the Paragon Theater at 10:00 a.m. Bring a non-perishable food item for the Wheeling Township Food Pantry for free entry and a toy donation for Toys for Tots for a free popcorn.

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

XVII. ADJOURNMENT

Trustee Thomas Glasgow moved to adjourn to Closed Session at 9:05 p.m. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia



Item: Warrant Register 11/30/2017

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Warrant Register 11/30/2017	Warrant Register



**VILLAGE OF ARLINGTON
HEIGHTS
WARRANT REGISTER FOR
CHECK DATE: 11-30-2017**

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$243,933.59
231	Criminal Investigation Fd	\$15,061.41
235	Municipal Parkg Opr Fund	\$5,139.84
261	TIF III Fund	\$1,564,961.59
301	Debt Service Fund	\$6,040,250.00
401	Capital Projects Fund	\$20,813.98
426	Storm Water Control Fund	\$64,392.90
431	Public Building Fund	\$746,373.09
435	EAB Fund	\$308.86
505	Water and Sewer Fund	\$35,574.81
511	Solid Waste Fund SWANCC	\$90,263.99
515	Arts,Entert & Events Fund	\$2,462.86
605	Health Insurance Fund	\$6,657.43
611	General Liability Ins Fnd	\$2,897.85
615	Workers Compensation Ins	\$73,766.62
621	Fleet Operations Fund	\$562,897.80
625	Technology Fund	\$12,046.77
715	Guaranty Deposits Fund	\$1,150.00
721	Escrow Deposits Fund	\$1,000.00
TOTAL ALL FUNDS		\$9,489,953.39

Check Date: 11-30-2017

Wednesday, November 29, 2017

WARRANT REGISTER - GM0002

Department: 0

Division: 0

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209565	101-0000-433.14-00	AETNA	REFUND AMBULANCE CLAIM	\$432.82	\$432.82
209569	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE REIMBURSEMENT	\$2,144.18	\$2,144.18
209570	715-0000-220.93-00	AMERICAN STRIPING MAT	BOND REFUND	\$200.00	\$200.00
209602	101-0000-433.14-00	JOAN CUNNINGHAM	REFUND AMBULANCE CLAIM	\$74.38	\$74.38
209605	715-0000-220.93-00	DANLEY'S GARAGE WORLD 171240	BOND REFUND	\$200.00	\$200.00
209606	715-0000-220.93-00	DANLEYS GARAGE WORLD 171241	BOND REFUND	\$150.00	\$150.00
209607	715-0000-220.93-00	DAVIS, CHRISTINE 172880	BOND REFUND	\$200.00	\$200.00
209609	715-0000-220.93-00	DUBOIS PAVING CO.	BOND REFUND	\$200.00	\$200.00
209618	101-0000-421.05-00	MICHAEL FISCUS	REFUND VEHICLE STICKER	\$5.00	\$5.00
209641	101-0000-421.99-00	IRIS CONSTRUCTION SERVICES, LL	OL REFUNDS	\$65.00	\$65.00
209643	715-0000-220.93-00	JEFF JOSEPHS	BOND REFUND	\$200.00	\$200.00
209646	505-0000-452.42-00	WESLEY KASTNING	REFUND FINAL WATERBILL	\$21.67	\$21.67
209649	101-0000-433.14-00	KENNETH KRISCHLE	REFUND AMBULANCE CLAIM	\$80.00	\$80.00
209652	235-0000-435.65-02	COLLEEN LETKE	REFUND PARKING PERMIT	\$30.00	\$30.00
209662	101-0000-433.14-00	NATL GOVERNMENT SERVICES	REFUND AMBULANCE CLAIM	\$291.59	\$291.59
209666	101-0000-140.50-00	OFFICE DEPOT	PAPER, OFFICE, MAILROOM	\$391.50	\$391.50
209674	101-0000-421.99-00	PIZZA HUT	OL REFUNDS	\$10.00	\$10.00
209689	101-0000-421.05-00	MARK RYERSON	REFUND VEHICLE STICKER	\$120.00	\$120.00
209692	721-0000-221.10-08	SEBERT LANDSCAPING	WATER METER DEPOSIT RTRN	\$1,000.00	\$1,000.00
209701	101-0000-433.14-00	DEBRA STOLPE	REFUND AMBULANCE CLAIM	\$80.00	\$80.00
801680	101-0000-210.95-00	RTA/CTA BENEFIT PROGRAM	DECEMBER 2017	\$358.50	\$358.50
901295	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA CLAIMS 11/6/17	\$4,484.07	\$13,872.43
			FSA CLAIMS 11/13/17	\$9,388.36	
				Division 0 Total	\$20,127.07
				Department 0 Total	\$20,127.07

Check Date: 11-30-2017

Wednesday, November 29, 2017

WARRANT REGISTER - GM0002

Department: 2 Integrated Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209629	101-0201-502.21-65	HARRIS TRUST & SAVINGS BANK	CTC*CONSTANTCONTACT.C	\$487.68	\$487.68
	101-0201-502.22-03	HARRIS TRUST & SAVINGS BANK	UBER 5BHR2	\$6.46	\$7.46
			UBER TIP 5BHR2	\$1.00	
209694	101-0201-502.22-10	SIGNS BY TOMORROW	POSTERS	\$128.25	\$128.25
209703	515-0201-525.40-55	SUMMERFIELD ZOO INC	HOLIDAY HAPPENINGS	\$950.00	\$950.00
209704	515-0201-525.40-55	SUNSHINE FARM II	HOLIDAY HAPPENINGS	\$965.00	\$965.00
				Division 1 Total	\$2,538.39
				Department 2 Total	\$2,538.39

Check Date: 11-30-2017

Wednesday, November 29, 2017

WARRANT REGISTER - GM0002

Department: 3 Human Resources

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209621	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$2,184.32	\$2,184.32
	615-0301-552.42-80	GALLAGHER BASSETT SERVICES INC	CLAIMS - W/C	\$59,981.14	\$59,981.14
209629	615-0301-552.20-50	HARRIS TRUST & SAVINGS BANK	FUNCTIONAL MOVEMENT SY	\$8,091.90	\$8,091.90
209638	615-0301-552.42-80	INTERGOVERNMENTAL RISK MGMT AGENCY	WORKMANS COMP	\$3,352.70	\$3,352.70
209663	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	\$2,567.00	\$3,496.00
			SERVICE HEALTH TESTING	\$929.00	
209666	101-0301-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$159.94	\$159.94
	615-0301-552.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$128.18	\$156.56
			OFFICE SUPPLIES	\$28.38	
209716	605-0301-552.20-58	VISION SERVICE PLAN	VSP DEC 2017 PREMIER PLAN	\$2,143.93	\$3,161.43
			VSP DEC 2017 BASE PLAN	\$1,017.50	
				Division 1 Total	\$80,583.99
				Department 3 Total	\$80,583.99

Check Date: 11-30-2017

Wednesday, November 29, 2017

WARRANT REGISTER - GM0002

Department: 4 Legal Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209594	101-0401-503.20-20	CLARK BAIRD SMITH LLP	LEGAL SERVICES	\$251.25	\$251.25
209614	101-0401-503.20-20	ERNEST R BLOMQUIST PC	LEGAL SERVICES	\$8,677.50	\$8,677.50
209632	101-0401-503.20-10	HOLLAND & KNIGHT LLP	RETAINER	\$3,000.00	\$3,000.00
209666	101-0401-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$82.99	\$82.99
209686	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$945.00	\$945.00
209702	101-0401-503.33-05	SULLIVANS LAW DIRECTORY	LAWYERS HANDBOOK	\$25.00	\$25.00
209710	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES	\$298.06	\$928.06
			BOOKS	\$630.00	
				Division 1 Total	\$13,909.80
				Department 4 Total	\$13,909.80

Check Date: 11-30-2017

Wednesday, November 29, 2017

WARRANT REGISTER - GM0002

Department: 5 Finance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209621	611-0501-552.42-60	GALLAGHER BASSETT SERVICES INC	CLAIMS - LIABILITY LOSS	\$1,197.45	\$1,197.45
209629	101-0501-503.22-03	HARRIS TRUST & SAVINGS BANK	GOVERNMENT FINANCE	\$380.00	\$380.00
209638	611-0501-552.42-53	INTERGOVERNMENTAL RISK MGMT AGENCY	AUTO CLAIMS	\$805.00	\$805.00
	611-0501-552.42-55	INTERGOVERNMENTAL RISK MGMT AGENCY	PROPERTY DAMAGE	\$895.40	\$895.40
209644	101-0501-503.30-01	JOURNAL & TOPICS NEWSPAPERS	PRINT MATERIALS	\$33.00	\$33.00
209666	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$60.25	\$131.77
			OFFICE SUPPLIES	\$71.52	
209676	101-0501-503.30-05	PTM DOCUMENT SYSTEMS	OFFICE SUPPLIES	\$1,100.16	\$1,100.16
				Division 1 Total	\$4,542.78
				Department 5 Total	\$4,542.78

Check Date: 11-30-2017

Wednesday, November 29, 2017

WARRANT REGISTER - GM0002

Department: 6 Information Technology

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209596	625-0601-553.21-65	COMCAST PROCESSING CENTER	ACCT 907065060	\$4,682.33	\$4,682.33
209629	625-0601-553.21-02	HARRIS TRUST & SAVINGS BANK	DMI* DELL HLTHCR/PTR	\$1,380.22	\$1,380.22
	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM AMZN.COM/BI	\$38.03	\$315.03
			ADVANTAGE LASER	\$277.00	
	625-0601-553.33-05	HARRIS TRUST & SAVINGS BANK	ZOHO CORPORATION	\$776.00	\$776.00
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$39.99	\$326.13
			AMAZON MKTPLACE PMTS	\$4.69	
			AMAZON MKTPLACE PMTS	\$26.97	
			AMAZON MKTPLACE PMTS	\$254.48	
209637	625-0601-572.50-10	INSIGHT PUBLIC SECTOR	COMPUTERS,DP & WORD PROC.	\$4,103.12	\$4,103.12
209698	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	BARCODE LABELS	\$240.00	\$240.00
209721	625-0601-553.21-65	WOW BUSINESS	ACCT 014748718	\$111.97	\$111.97
209722	625-0601-553.21-65	WOW BUSINESS	ACCT 014753641	\$111.97	\$111.97
				Division 1 Total	\$12,046.77
				Department 6 Total	\$12,046.77

Check Date: 11-30-2017

Wednesday, November 29, 2017

WARRANT REGISTER - GM0002

Department: 10 Boards & Commissions

Division: 18

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209613	515-1018-525.40-55	COLLEEN ENGLE	SUPPLIES HEARTS OF GOLD	\$163.30	\$513.94
			SUPPLIES AUTUMN HARVEST	\$224.48	
			SUPPLIES TREE LIGHTING	\$126.16	
Division 18 Total				\$513.94	

Division: 21

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209672	101-1021-502.40-40	PETTY CASH	MEETING SUPPLIES	\$29.48	\$29.48
Division 21 Total					\$29.48

Division: 22

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209672	515-1022-525.40-55	PETTY CASH	ART COMM RECEPTION SUPPLY	\$33.92	\$33.92
Division 22 Total					\$33.92
Department 10 Total					\$577.34

WARRANT REGISTER - GM0002

Department: 30 Police Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209563	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	\$166.56	\$166.56
209575	101-3001-511.21-65	ARMOR SYSTEMS	COLLECTION FEE	\$718.43	\$718.43
209589	101-3001-511.30-35	CARAWAY ROBERT	REIMBURSEMENT	\$328.95	\$328.95
209624	101-3001-511.21-65	GOLF ROSE PET LODGE	SERVICE MISCELLANEOUS	\$119.00	\$150.45
			SERVICE MISCELLANEOUS	\$14.55	
			SERVICE MISCELLANEOUS	\$16.90	
209629	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	HILTON HOTELS DFW LAKE	\$464.43	\$928.86
	101-3001-511.30-01	HARRIS TRUST & SAVINGS BANK	CHICAGO TRIB SUBSCRIPT	\$389.48	\$389.48
	101-3001-511.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM AMZN.COM/BI	\$59.96	\$59.96
	101-3001-511.30-35	HARRIS TRUST & SAVINGS BANK	BIG BLACK BOOTS	\$514.00	\$2,439.80
			BIG BLACK BOOTS	\$1,011.00	
			SUPER SEER CORPORATION	\$914.80	
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$26.38	\$430.74
			DD/BR #301361 Q35	\$25.87	
			INT*IN *ARROWHEAD SCIE	\$59.91	
			MASTER HITCH	\$288.60	
			PANERA BREAD #203287	\$29.98	
	101-3001-511.33-30	HARRIS TRUST & SAVINGS BANK	MARIANOS FRESH00085019	\$59.34	\$59.34
209630	101-3001-511.22-03	HAYES NATHAN	COPS NATL CONFERENCE	\$150.00	\$150.00
209648	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$205.09	\$268.09
			OFFICE MACHINES & ACCESS	\$63.00	
209673	101-3001-511.30-05	PETTY CASH/POLICE	2018 DATEBOOK REFILL	\$28.99	\$28.99
	101-3001-511.33-25	PETTY CASH/POLICE	ROADSIDE DETAIL SUPPLIES	\$34.69	\$34.69
209679	101-3001-511.33-25	RADARSIGN	BATTERIES	\$1,590.00	\$1,690.00
			SHIPPING/DELIVERY SERVICE	\$100.00	
209693	101-3001-511.33-25	SHERWIN ACE HARDWARE	BATTERIES	\$4.99	\$4.99
209698	235-3001-532.21-65	SOUTHERN COMPUTER WAREHOUSE	COMPUTER SUPPLIES	\$449.96	\$449.96
209708	101-3001-511.30-35	JEFFREY TEGTMEYER	REIMBURSEMENT	\$600.00	\$600.00
				Division 1 Total	\$8,899.29

Check Date: 11-30-2017

Wednesday, November 29, 2017

WARRANT REGISTER - GM0002

Department: 30 Police Department

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209595	231-3003-511.40-11	CMS ACCOUNTING	POLICE EQUIPMENT & SUPPLY	\$132.81	\$132.81
209604	231-3003-511.40-11	GRZEGORZ J CZERNECKI	ANNUAL CONFERENCE	\$558.60	\$558.60
209629	231-3003-511.40-11	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$33.98	\$166.79
			POWERDMS	\$132.81	
209653	231-3003-511.40-01	LIVE 4 LALI INC	NALOXONE KITS	\$7,500.00	\$7,500.00
209670	231-3003-511.40-11	PECORA JR, NICHOLAS	ANNUAL CONFERENCE	\$1,318.80	\$1,318.80
209691	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	\$61.79	\$61.79
209715	231-3003-511.40-01	VETERINARY SPECIALTY CENTER	VETERINARY SERVICES	\$5,322.62	\$5,322.62
				Division 3 Total	\$15,061.41
				Department 30 Total	\$23,960.70

Check Date: 11-30-2017

Wednesday, November 29, 2017

WARRANT REGISTER - GM0002

Department: 35 Fire

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209566	101-3501-512.31-85	AIR ONE EQUIPMENT	TOOLS-FIRE RESCUE	\$161.95	\$161.95
209586	101-3501-512.31-85	BOUND TREE MEDICAL LLC	OXYGEN CYLINDERS	\$1,917.90	\$1,917.90
	101-3501-512.33-50	BOUND TREE MEDICAL LLC	MEDICAL SUPPLY BAG	\$155.96	\$155.96
209642	101-3501-512.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$66.50	\$246.10
			CLOTHING & APPAREL	\$35.95	
			CLOTHING & APPAREL	\$89.95	
			CLOTHING & APPAREL	\$53.70	
209677	101-3501-512.31-60	R H MEDICAL	MEDICAL OXYGEN	\$313.50	\$313.50
209693	101-3501-512.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$7.59	\$7.59
209714	101-3501-512.22-05	UPS STORE #1051	SHIPPING/DELIVERY SERVICE	\$149.20	\$159.94
			SHIPPING/DELIVERY SERVICE	\$10.74	
209719	101-3501-512.22-03	WHITEYS TOWING	TRAINING CARS DELIVERED	\$2,700.00	\$2,700.00
				Division 1 Total	\$5,662.94
				Department 35 Total	\$5,662.94

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Department: 40 Planning

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2131	101-4001-521.40-41	CBS RADIO	HOLIDAY RADIO ADS	\$8,800.00	\$8,800.00
209615	101-4001-521.40-40	FASTSIGNS	SIGNS	\$299.52	\$299.52
209629	101-4001-521.21-65	HARRIS TRUST & SAVINGS BANK	APL* ITUNES.COM/BILL	\$0.99	\$0.99
				Division 1 Total	\$9,100.51
				Department 40 Total	\$9,100.51

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Department: 45 Building

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209626	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENGINEERING REVIEW	\$575.00	\$2,645.00
			PLAN REVIEW	\$1,380.00	
			ENGINEERING REVIEW	\$690.00	
209629	101-4501-523.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$33.99	\$103.38
			TLF*ARDMORE FLORIST	\$69.39	
	101-4501-523.30-35	HARRIS TRUST & SAVINGS BANK	AMAZON.COM AMZN.COM/BI	\$264.95	\$449.44
			RED WING SHOE STORE	\$184.49	
209639	101-4501-523.30-01	INTL CODE COUNCIL INC	PRINT MATERIAL	\$1,197.50	\$1,956.50
			PRINT MATERIAL	\$759.00	
209659	101-4501-523.21-65	MICROSYSTEMS	SERVICE MISCELLANEOUS	\$2,562.30	\$2,562.30
209711	101-4501-523.22-10	TOTAL PRINT SOLUTIONS	BUSINESS LICENSE	\$440.25	\$440.25
				Division 1 Total	\$8,156.87

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209574	101-4502-523.41-16	ARLINGTON HTS PARK DISTRICT	CAP CHILDREN AT PLAY	\$2,309.93	\$5,194.39
			CAP CHILDREN AT PLAY	\$2,526.51	
			CAP CHILDREN AT PLAY	\$357.95	
209616	101-4502-523.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$41.03	\$41.03
209645	101-4502-523.20-25	JOURNEYS COUNSELING CENTER LLC	COUNSELING	\$840.00	\$840.00
209647	101-4502-523.20-25	KATOR LCSW, ANNE	COUNSELING	\$123.50	\$123.50
209651	101-4502-523.20-25	SHERRY LEMKE	COUNSELING	\$100.00	\$100.00
209666	101-4502-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$53.13	\$53.13
209675	101-4502-523.30-35	IPROMOTEU	CLOTHING & APPAREL	\$306.78	\$306.78
209681	101-4502-523.40-60	RESIDENCES AT ARLINGTON HEIGHTS	RENT - RHAP	\$1,200.00	\$1,200.00
209682	101-4502-523.40-60	RESIDENCES AT ARLINGTON HEIGHTS	RENT - RHAP	\$900.00	\$900.00
				Division 2 Total	\$8,758.83

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Department: 45 Building

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209562	101-4503-523.30-05	A & E RUBBER STAMP CORP	NOTARY STAMP	\$33.00	\$33.00
209629	101-4503-523.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$87.51	\$87.51
	101-4503-523.31-65	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$3.92	\$488.45
			AMAZON MKTPLACE PMTS	\$8.99	
			AMAZON.COM	\$35.67	
			GFS STORE #0204	\$131.98	
			GFS STORE #1913	\$216.83	
			SAMSClub #6228	\$91.06	
209666	101-4503-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$5.80	\$42.84
			OFFICE SUPPLIES	\$37.04	
	101-4503-523.31-65	OFFICE DEPOT	OFFICE SUPPLIES	\$102.14	\$162.90
			OFFICE SUPPLIES	\$60.76	
209723	101-4503-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$18.60	\$18.60
				Division 3 Total	\$833.30
				Department 45 Total	\$17,749.00

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Department: 50 Engineering

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209600	401-5001-571.50-30	CONSTRUCTION & GEOTECHNICAL	SERVICE CONSULTING	\$4,839.50	\$14,460.25
			SERVICE CONSULTING	\$9,620.75	
209612	401-5001-571.50-30	MARIANNE EMBREE	SIDEWALK REIMBURSEMENT	\$148.35	\$148.35
209627	101-5001-524.20-05	HAMPTON LENZINI & RENWICK INC	SERVICE PROFESSIONAL	\$25,627.00	\$25,627.00
209629	101-5001-524.21-65	HARRIS TRUST & SAVINGS BANK	PAYPAL *CNUILLINOIS	\$65.00	\$65.00
				Division 1 Total	\$40,300.60
				Department 50 Total	\$40,300.60

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Department: 71 Public Works

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209564	101-7101-531.31-55	ADDISON BUILDING MATERIAL CO	SERVICE MISCELLANEOUS	\$86.15	\$86.15
209567	101-7101-531.21-11	ALL WINDOW CLEANING SERV INC	WINDOW CLEANING	\$375.00	\$375.00
209568	101-7101-531.21-11	ALPHA BUILDING MAINTENANCE SRVS	SERVICE BLDG MAINT	\$3,562.50	\$3,562.50
209571	101-7101-531.21-11	ANDERSON LOCK	LOCKSMITH SERVICES	\$46.00	\$46.00
209576	101-7101-531.22-70	AT & T	ACCT 84739443682112	\$42.04	\$42.04
209577	101-7101-531.22-70	AT & T	ACCT 84734215365273	\$42.04	\$42.04
209578	101-7101-531.22-70	AT & T	ACCT 84725535058159	\$2,103.11	\$2,103.11
209579	101-7101-531.22-70	AT & T	ACCT 84739420624707	\$42.04	\$42.04
209580	101-7101-531.22-70	AT & T	ACCT 84725331209504	\$8,050.76	\$8,050.76
209582	101-7101-531.22-70	AT & T	ACCT 84759391411742	\$107.95	\$107.95
209584	101-7101-531.31-45	BARCO PRODUCTS CO	OFFICE SUPPLIES	\$525.05	\$525.05
209587	426-7101-571.50-25	BURNS MCDONNELL	SERVICE CONSULTING	\$43,325.40	\$43,325.40
209591	101-7101-531.21-55	CHRISTOPHER B BURKE LTD	LANDSCAPING SERVICES	\$925.96	\$925.96
209592	101-7101-531.21-11	CINTAS CORP	FLOOR MATS	\$27.59	\$86.17
			FLOOR MATS	\$27.59	
			FLOOR MATS	\$30.99	
209599	101-7101-531.21-11	COMPLETE CLEANING CO INC	SERVICE BLDG MAINT	\$5,103.00	\$5,103.00
209601	101-7101-531.21-11	CRYSTAL MAINTENANCE & MGMT SRVS	SERVICE BLDG MAINT	\$7,645.00	\$7,645.00
209608	101-7101-531.31-40	DE VROOMEN GARDEN PRODUCTS	AGRICULTURAL SUPPLIES	\$3,541.77	\$3,541.77
209612	101-7101-531.21-15	MARIANNE EMBREE	CURB REIMBURSEMENT	\$382.20	\$382.20
209619	101-7101-531.33-05	FLAG LADY CORP	FIRE DEPT FLAGS	\$287.08	\$287.08

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Department: 71 Public Works

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209620	101-7101-531.21-55	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	\$4,950.00	\$5,700.10
			STUMP REMOVAL	\$150.10	
			STUMP REMOVAL	\$600.00	
209623	101-7101-531.20-05	GLOBAL AERIAL VIDEO INC	VIDEO EDITING	\$1,740.00	\$1,740.00
209625	101-7101-531.31-55	GRAINGER W W INC	HARDWARE SUPPLIES	\$14.56	\$14.56
209629	101-7101-531.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM AMZN.COM/BI	\$9.67	\$9.67
	101-7101-531.30-35	HARRIS TRUST & SAVINGS BANK	AMAZON.COM AMZN.COM/BI	\$159.95	\$159.95
	101-7101-531.31-65	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$8.40	\$9.39
			APL* ITUNES.COM/BILL	\$0.99	
	101-7101-531.31-85	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$72.93	\$351.01
			AMAZON.COM AMZN.COM/BI	\$278.08	
	401-7101-571.50-20	HARRIS TRUST & SAVINGS BANK	RADIANT SOLUTIONS CO	\$1,350.00	\$3,392.38
			RADIANT SOLUTIONS CO	\$2,042.38	
209631	101-7101-531.21-55	HENDRICKSEN ROBERT W COMPANY	LANDSCAPING SERVICES	\$41,694.00	\$41,694.00
209636	426-7101-571.50-25	REBECCA HUME	ENHANCED SEWER REBATE	\$9,817.50	\$9,817.50
209640	101-7101-531.21-11	INTL EXTERMINATORS INC	PEST CONTROL	\$138.00	\$570.00
			PEST CONTROL	\$432.00	
209654	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$29.21	\$661.45
			HARDWARE SUPPLIES	\$39.83	
			HARDWARE SUPPLIES	\$160.29	
			HARDWARE SUPPLIES	\$372.77	
			JANITORIAL SUPPLIES	\$16.34	
			HARDWARE SUPPLIES	\$37.99	
			HARDWARE SUPPLIES	\$5.02	
	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	FURNITURE, NON OFFICE	\$42.58	\$42.58
	101-7101-531.31-80	LOWES COMMERCIAL SERVICES	SIGNS, SIGN MATERIAL	\$23.74	\$67.38
			SIGNS, SIGN MATERIAL	\$43.64	
	101-7101-531.31-90	LOWES COMMERCIAL SERVICES	STREET/SIDEWALK SUPPLIES	\$54.26	\$54.26
	101-7101-531.33-05	LOWES COMMERCIAL SERVICES	DECORATIONS	\$518.43	\$1,658.15
			DECORATIONS	\$461.01	
			DECORATIONS	\$18.05	
			DECORATIONS	\$607.40	
			DECORATIONS	\$53.26	
	435-7101-531.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$308.86	\$308.86

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Department: 71 Public Works

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209655	101-7101-531.30-39	MANSFIELD OIL COMPANY	VEH MAINTENANCE SUPPLY	\$16,188.08	\$16,188.08
209657	101-7101-531.31-55	MECOR INC	BULBS	\$1,959.00	\$3,373.46
			BULBS	\$997.50	
			HARDWARE SUPPLIES	\$416.96	
209658	101-7101-531.31-45	MEYER LABORATORY INC	OFFICE SUPPLIES	\$553.00	\$553.00
209660	101-7101-531.21-55	MILIEU DESIGN LLC	SERVICE MISCELLANEOUS	\$2,254.89	\$2,254.89
209664	101-7101-531.33-05	NORTHWEST ELECTRICAL SUPPLY CO	HOLIDAY LIGHTING	\$45.43	\$45.43
209666	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$14.19	\$181.91
			OFFICE SUPPLIES	\$149.73	
			OFFICE SUPPLIES	\$17.99	
209667	101-7101-531.31-90	ORANGE CRUSH LLC	STREET/SIDEWALK SUPPLIES	\$3,383.44	\$3,383.44
209669	101-7101-531.31-65	PATTEN INDUSTRIES INC	SERVICE BLDG MAINT	\$1,205.41	\$1,205.41
209671	101-7101-531.31-40	PESCHES FLOWER SHOP	FLOWERS	\$441.71	\$441.71
209672	101-7101-531.31-65	PETTY CASH	EVENT SUPPLIES	\$69.93	\$69.93
209680	401-7101-572.50-15	RADICOM	SIREN UPGRADE	\$2,000.00	\$2,000.00
209684	101-7101-531.30-39	RKA PETROLEUM COMPANIES INC	VEH MAINTENANCE SUPPLY	\$17,532.63	\$17,532.63
209685	101-7101-531.21-02	ROBERTS ENVIRONMENTAL CONTROL CORP	SERVICE BLDG MAINT	\$2,097.00	\$2,097.00
209688	401-7101-572.50-15	RUSSO'S POWER EQUIPMENT INC	HARDWARE SUPPLIES	\$813.00	\$813.00
209693	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$6.99	\$20.80
			HARDWARE SUPPLIES	\$11.97	
			HARDWARE SUPPLIES	\$1.84	
	101-7101-531.33-05	SHERWIN ACE HARDWARE	DECORATIONS	\$19.90	\$77.04
			DECORATIONS	\$19.98	
			DECORATIONS	\$23.17	
			DECORATIONS	\$13.99	
209697	101-7101-531.22-70	SOUND INCORPORATED	TELECOMMUNICATIONS	\$72.73	\$72.73
209700	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	SERVICE BLDG MAINT	\$112.43	\$112.43
209705	101-7101-531.31-45	SUPERIOR	OFFICE SUPPLIES	\$1,630.00	\$1,630.00
209709	101-7101-531.31-65	TENACIOUS BRANDS	FORESTRY KIDS ITEMS	\$752.70	\$752.70
209714	101-7101-531.22-05	UPS STORE #1051	SHIPPING/DELIVERY SERVICE	\$24.05	\$24.05
209717	235-7101-571.50-25	WALKER PARKING CONSULTANTS	SERVICE CONSTRUCTION	\$810.00	\$810.00
209720	426-7101-571.50-25	WINDOW, JILL	ENHANCED SEWER REBATE	\$11,250.00	\$11,250.00
801677	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0002031003	\$31.55	\$9,428.09
			ACCT 2278061084	\$95.03	
			ACCT 7363016029	\$9,301.51	
				Division 1 Total	\$216,848.19
				Department 71 Total	\$216,848.19

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Department: 72 Water and Sewer

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209587	505-7201-561.22-03	BURNS MCDONNELL	TRAINING	\$2,300.00	\$2,300.00
209588	505-7201-561.31-90	C C CARTAGE INC	STREET/SIDEWALK SUPPLIES	\$13,230.16	\$13,230.16
209597	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0441087047	\$1,874.46	\$1,874.46
209598	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0081080033	\$2,470.09	\$2,470.09
209610	505-7201-561.21-50	DYNEGY ENERGY SERVICES	ACCT 0297160055	\$344.05	\$344.05
209611	505-7201-561.31-65	EJ EQUIPMENT INCORPORATED	SERVICE CONSTRUCTION	\$7,582.50	\$7,582.50
209625	505-7201-561.31-65	GRAINGER W W INC	ELECTRICAL SUPPLIES	\$26.40	\$26.40
209628	505-7201-561.31-85	HARBOR FREIGHT TOOLS	WATER SUPPLIES	\$49.97	\$49.97
209629	505-7201-561.22-02	HARRIS TRUST & SAVINGS BANK	AWWA.ORG	\$211.00	\$211.00
	505-7201-561.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$28.94	\$28.94
	505-7201-561.30-35	HARRIS TRUST & SAVINGS BANK	AMAZON.COM AMZN.COM/BI	\$101.77	\$101.77
	505-7201-561.31-65	HARRIS TRUST & SAVINGS BANK	AMAZON.COM AMZN.COM/BI	\$82.36	\$82.36
209634	505-7201-561.21-50	HOMEFIELD ENERGY	ACCT 0441087047	\$122.26	\$122.26
209635	505-7201-561.21-50	HOMEFIELD ENERGY	ACCT 0081080033	\$428.14	\$428.14
209654	505-7201-561.31-01	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$19.93	\$19.93
	505-7201-561.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$81.20	\$81.20
	505-7201-561.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$11.34	\$414.47
			HARDWARE SUPPLIES	\$403.13	

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Department: 72 Water and Sewer

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209666	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$48.95	\$272.80
			OFFICE SUPPLIES	\$14.64	
			OFFICE SUPPLIES	\$137.25	
			OFFICE SUPPLIES	\$17.99	
			OFFICE SUPPLIES	\$53.97	
209667	505-7201-561.31-90	ORANGE CRUSH LLC	STREET/SIDEWALK SUPPLIES	\$759.03	\$1,446.69
			STREET/SIDEWALK SUPPLIES	\$687.66	
209672	505-7201-561.22-03	PETTY CASH	TRAIN STATION PARKING	\$21.00	\$21.00
209693	505-7201-561.31-02	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$6.17	\$6.17
	505-7201-561.31-05	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$17.99	\$22.99
			HARDWARE SUPPLIES	\$5.00	
	505-7201-561.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$63.93	\$63.93
	505-7201-561.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$4.59	\$10.17
			HARDWARE SUPPLIES	\$5.58	
209706	505-7201-561.30-30	SYNERGY GLOBAL TECHNOLOGY INC	HARDWARE SUPPLIES	\$1,439.96	\$1,439.96
209707	505-7201-561.30-35	TARKOWSKI DEAN	RAIN JACKET REIMBURSEMENT	\$46.64	\$46.64
801677	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0111076085	\$243.58	\$331.33
			ACCT 1092085063	\$87.75	
801678	505-7201-561.21-50	NICOR	ACCT 05850400002	\$29.84	\$279.97
			ACCT 16797600000	\$93.84	
			ACCT 76830700001	\$156.29	
801679	505-7201-561.22-70	AMERICAN MESSAGING	ACCT U1109311	\$99.61	\$99.61
				Division 1 Total	\$33,408.96
				Department 72 Total	\$33,408.96

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Department: 73 Parking

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801677	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4286290000	\$501.30	\$586.01
			ACCT 4643715006	\$21.54	
			ACCT 5231622008	\$63.17	
Division 1 Total				\$586.01	

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209581	235-7303-532.21-50	AT & T	ACCT 84763200281737	\$1,224.26	\$1,224.26
209633	235-7303-532.21-50	HOMEFIELD ENERGY	ACCT 4643395004	\$2,039.61	\$2,039.61
Division 3 Total					\$3,263.87
Department 73 Total					\$3,849.88

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Department: 74 Solid Waste Dispsl SWANCC

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901294	511-7401-562.21-54	SOLID WASTE AGENCY	TIPPING FEES DEC 2017	\$90,263.99	\$90,263.99
				Division 1 Total	\$90,263.99
				Department 74 Total	\$90,263.99

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Department: 75 Municipal Fleet Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209572	621-7501-551.31-51	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$43.23	\$43.23
209573	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	\$181.29	\$197.06
			VEH MAINTENANCE SUPPLY	\$15.77	
209583	621-7501-551.31-51	AUTO ZONE	VEH MAINTENANCE SUPPLY	\$25.00	\$310.63
			VEH MAINTENANCE SUPPLY	\$191.98	
			VEH MAINTENANCE SUPPLY	\$70.66	
			VEH MAINTENANCE SUPPLY	\$22.99	
209585	621-7501-551.31-51	BATTERIES PLUS LLC	VEH MAINTENANCE SUPPLY	\$100.00	\$322.60
			VEH MAINTENANCE SUPPLY	(\$100.00)	
			VEH MAINTENANCE SUPPLY	\$322.60	
209590	621-7501-551.31-51	CATCHING FLUID POWER INC	VEH MAINTENANCE SUPPLY	\$31.97	\$31.97
209593	621-7501-551.21-36	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLY	\$306.56	\$306.56
209622	621-7501-551.31-51	GIBBS BRAND	VEH MAINTENANCE SUPPLY	\$134.96	\$134.96
209629	621-7501-551.21-65	HARRIS TRUST & SAVINGS BANK	IL TOLLWAY AUTO REPLEN	\$40.00	\$40.00
	621-7501-551.31-51	HARRIS TRUST & SAVINGS BANK	JAI*JEGS 190 AUTOPARTS	\$72.00	\$781.87
			MILL SUPPLY INC	\$75.57	
			MILL SUPPLY INC	\$272.35	
			SP * SKID STEER GENIUS	\$183.50	
			U.S. LIFT AND WAREH	\$178.45	

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Department: 75 Municipal Fleet Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209656	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$44.51	\$44.51
209661	621-7501-551.31-51	MONROE TRUCK EQUIPMENT	VEH MAINTENANCE SUPPLY	\$36.24	\$36.24
209665	621-7501-551.31-51	NORTHWEST FREIGHTLINER	VEH MAINTENANCE SUPPLY	\$17.40	\$105.84
			FILYER-VENTILATOR	\$88.44	
209666	621-7501-551.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$24.95	\$24.95
209668	621-7501-551.31-51	PATLIN INC	HARDWARE SUPPLIES	\$59.94	\$124.75
			HARDWARE SUPPLIES	\$32.71	
			HARDWARE SUPPLIES	\$32.10	
209669	621-7501-551.31-51	PATTEN INDUSTRIES INC	VEH MAINTENANCE SUPPLY	\$128.35	\$128.35
209678	621-7501-551.21-07	RACEWAY CARWASH	VEH MAINTENANCE SUPPLY	\$120.00	\$120.00
209687	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	\$68.36	\$330.86
			VEH MAINTENANCE SUPPLY	\$262.50	
209690	621-7501-551.21-02	SANDERS HARDWARE SUPPLY	VEH MAINTENANCE SUPPLY	\$239.52	\$239.52
209693	621-7501-551.31-51	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$3.59	\$3.59
209695	621-7501-551.31-51	SNAP ON INDUSTRIAL TOOLS	VEH MAINTENANCE SUPPLY	\$120.75	\$120.75
209699	621-7501-551.31-51	SPRING ALIGN	VEH MAINTENANCE SUPPLY	\$1,200.00	\$1,651.78
			VEH MAINTENANCE SUPPLY	\$451.78	
209713	621-7501-551.21-07	UNIVERSAL HYDRAULIC SERVICES	VEH MAINTENANCE SUPPLY	\$700.00	\$700.00
209718	621-7501-551.21-07	WEST SIDE TRACTOR SALES CO	VEH MAINTENANCE SUPPLY	\$1,677.78	\$1,677.78
209724	621-7501-551.31-51	ZARNOTH BRUSH WORKS INC	VEH MAINTENANCE SUPPLY	\$870.00	\$870.00
				Division 1 Total	\$8,347.80
				Department 75 Total	\$8,347.80

Check Date: 11-30-2017

Wednesday, November 29, 2017

WARRANT REGISTER - GM0002

Department: 90 Capital

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209603	621-9003-572.50-05	CURRIE MOTORS	VEHICLE MAJOR TRANSPORT	\$100,332.00	\$100,332.00
209712	621-9003-572.50-05	TRANS CHICAGO TRUCK GROUP	VEHICLE MAJOR TRANSPORT	\$227,109.00	\$454,218.00
			VEHICLE MAJOR TRANSPORT	\$227,109.00	
				Division 3 Total	\$554,550.00

Division: 13

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
209596	431-9013-571.50-25	COMCAST PROCESSING CENTER	ACCT 907065060	\$900.00	\$900.00
209617	431-9013-571.50-25	FIRST COMMUNICATIONS	ACCT 00112249	\$525.00	\$525.00
209650	431-9013-571.20-05	LEGAT ARCHITECTS	SERVICE CONSULTING	\$24,302.80	\$24,302.80
209683	431-9013-571.50-25	RILEY CONSTRUCTION	SERVICE CONSTRUCTION	\$711,861.54	\$711,861.54
209696	431-9013-571.50-25	SOIL & MATERIAL CONSULTANTS	MATERIAL TESTING	\$8,783.75	\$8,783.75
				Division 13 Total	\$746,373.09
				Department 90 Total	\$1,300,923.09

Check Date: 11-30-2017

Wednesday, November 29, 2017

WARRANT REGISTER - GM0002**Department: 95 Debt Service****Division: 47**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901292	301-9547-581.60-05	BANK OF NEW YORK MELLON	DEBT SERVICE PRINCIPAL	\$330,000.00	\$330,000.00
	301-9547-582.60-15	BANK OF NEW YORK MELLON	DEBT SERVICE INTEREST	\$13,500.00	\$13,500.00
Division 47 Total					\$343,500.00

Division: 50

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901292	301-9550-581.60-05	BANK OF NEW YORK MELLON	DEBT SERVICE PRINCIPAL	\$235,000.00	\$235,000.00
	301-9550-582.60-15	BANK OF NEW YORK MELLON	DEBT SERVICE INTEREST	\$23,275.00	\$23,275.00
Division 50 Total					\$258,275.00

Division: 51

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901292	301-9551-581.60-05	BANK OF NEW YORK MELLON	DEBT SERVICE PRINCIPAL	\$60,000.00	\$60,000.00
	301-9551-582.60-15	BANK OF NEW YORK MELLON	DEBT SERVICE INTEREST	\$189,650.00	\$189,650.00
Division 51 Total					\$249,650.00

Division: 52

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901292	301-9552-581.60-05	BANK OF NEW YORK MELLON	DEBT SERVICE PRINCIPAL	\$1,000,000.00	\$1,000,000.00
	301-9552-582.60-15	BANK OF NEW YORK MELLON	DEBT SERVICE INTEREST	\$85,200.00	\$85,200.00
Division 52 Total					\$1,085,200.00

Division: 53

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901292	301-9553-581.60-05	BANK OF NEW YORK MELLON	DEBT SERVICE PRINCIPAL	\$2,020,000.00	\$2,020,000.00
	301-9553-582.60-15	BANK OF NEW YORK MELLON	DEBT SERVICE INTEREST	\$111,000.00	\$111,000.00
Division 53 Total					\$2,131,000.00

Division: 54

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901293	301-9554-581.60-05	UMB BANK	DEBT SERVICE PRINCIPAL	\$1,350,000.00	\$1,350,000.00
	301-9554-582.60-15	UMB BANK	DEBT SERVICE INTEREST	\$75,525.00	\$75,525.00
Division 54 Total					\$1,425,525.00

Division: 55

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901293	301-9555-582.60-15	UMB BANK	DEBT SERVICE INTEREST	\$547,100.00	\$547,100.00
Division 55 Total					\$547,100.00
Department 95 Total					\$6,040,250.00

Check Date: 11-30-2017

Wednesday, November 29, 2017

WARRANT REGISTER - GM0002

Department: 99 Non Operating

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2130	261-9901-591.40-99	COOK COUNTY TREASURER	TIF 3 SURPLUS REFUND	\$1,564,961.59	\$1,564,961.59
				Division 1 Total	\$1,564,961.59
				Department 99 Total	\$1,564,961.59
TOTAL ALL FUNDS:					\$9,489,953.39



Item: Swearing in of Andrew Larson as Deputy Fire Chief

Department: Village Manager's Office

Swearing-in of Andrew Larson as Deputy Fire Chief

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Recognition of Retiring Board & Commission Members

Department: Village Manager's Office

Recognition of Retiring Board & Commission Members

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Vendor Expenses Over \$20,000 In Aggregate

Department: Finance

BACKGROUND

Throughout the upcoming fiscal year Village departments will purchase materials and services from a variety of vendors on an as needed basis; the vendor selected having submitted the lowest price. However, in aggregate, purchases from the attached list of vendors will likely exceed \$20,000 before the end of calendar year 2017. Separate Purchase Orders are issued for some of these expenditures as they occur during the fiscal year. Blanket purchase orders are also used to process some these purchases, which enables better control and tracking of small purchases and allows staff an efficient way to track these purchases.

Staff from various departments are requesting waivers of formal bidding requirements for the vendors on the attached list. Some of the vendors are sole source suppliers or have been providing proven, exceptional service and competitive pricing over the past years. Each year this spreadsheet is reviewed in an effort to ensure those vendors listed perform services or provide materials that are in the best interest of the Village.

These purchases are made from various accounts in the Village's General, Water & Sewer, Fleet, Parking, and other funds.

RECOMMENDATION

It is recommended that the Board of Trustees waive the requirements of formal competitive bidding and authorize the purchase of goods, materials and services from the listed vendors during calendar year 2018.

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

20000+LIst Ending 12/31/18.xlsx

Type

Correspondence

Village of Arlington Heights-Vendor Expenses over 20,000 for the Calendar Year Ending 12/31/18					
		Actual	Estimated	Projected	
Vendor/Location	Product/Service	2016	2017	2018	Justification for Bid Waiver
Various Services & Products					
Active Electrical Supply	Street light and electrical supplies	76,818	75,000	77,000	Street light poles & arms, fixtures & electric parts.
Chicago, IL					Competitive pricing secured prior to purchase.
Acutrak Solutions	Sound, lighting and stage equipment	34,682	38,000	38,000	Quality/professional work, extra services are not billed,
Mt. Prospect, IL	for all summer events				vendor has reduced residential noise complaints.
Air One Equipment	Fire rescue equipment and turn out	63,762	67,000	67,000	Sole source for Amkus & MSA Rescue equipment
Elgin, IL	gear				& Protective Turnout Clothing.
American Door & Dock	Overhead door repair for municipal bldgs	36,596	31,000	31,000	Quality commercial work, low costs, quick response
Schaumburg, IL					and minimal downtime.
CDS Office Technologies	Patrol video cameras and Police/Fire	105,886	65,000	90,000	Police & Fire-standardized public safety vehicle equip.
Addison, IL	emergency mobile computers				State of Illinois contract.
Car Quest	Automotive/Truck parts	35,104	26,000	25,000	Large inventory, parts available as needed.
Arlington Heights, IL					Competitive pricing secured prior to purchase.
Dell Marketing LP	Servers, PC's, routers, switches and	36,754	30,000	30,000	Standardized I.T. equipment & components
Round Rock, TX	storage units				Servers: State of IL Contract & PCs WSAC Contract.
East Jordan Iron Works	Fire Hydrants, castings & repair parts	48,537	40,000	50,000	Sole Provider of EJIW hydrants, castings and
New Lenox, IL					repair parts.
Forman, Joseph D & Co.	Repair parts for water mains, valves,	76,491	42,000	45,000	Provides Rockwell, Kennedy, & Ford repair parts.
Barrington, IL	and hydrants				Competitive pricing secured prior to purchase.
Grainger, WW, Inc	HVAC supplies, small motors, fans,	49,975	34,000	35,000	Large inventory, items available as needed.
Arlington Heights, IL	pumps and small tools.				Competitive pricing secured prior to purchase.
I/O Solutions	Personnel testing for Police & Fire	43,571	35,000	35,000	Customized exam testing for specialized criteria,
Whestchester, IL					high ranking leader in municipal safety clients.
Insight	Computer routers and software support	55,764	40,000	43,000	Low prices for computer parts and software support.
Dallas, TX					Competitive quotes secured prior to purchase.
Johnson Controls	HVAC and Mechanical Service	66,010	24,000	30,000	Quality/Specialized commercial work. Only vendor
Milwaukee, WI	for Village Hall				who can work on certain components on our HVAC.
Jon-Don	Concrete restoration supplies	34,695	24,000	25,000	Only source for specific concrete restoration products,
Roselle, IL					for Village owned equipment for concrete restoration.
Lorelle Communications	Cablecast and video production services	89,727	65,000	66,000	Vendor provides the equipment installed in the Board
Mount Prospect, IL	for Village Board Meetings				room at their expense.

Village of Arlington Heights-Vendor Expenses over 20,000 for the Calendar Year Ending 12/31/18

		Actual	Estimated	Projected	
Vendor/Location	Product/Service	2016	2017	2018	Justification for Bid Waiver
Lowe's Hardware Arlington Heights, IL	Hardware and building supplies	41,799	29,000	27,000	Large local inventory, available when needed. Competitive pricing secured prior to purchase.
Northwest Community Hosp Arlington Heights, IL	Human Resources Physicals	124,412	100,000	102,000	Sole source/local hospital.
Office Depot Streamwood, IL	Office supplies and printer cartridges	74,369	68,000	68,000	National Joint Purchasing Alliance Contract
Ozinga Concrete Des Plaines, IL	Concrete repairs	34,087	21,000	22,000	Local source, low costs, quick response and minimal delivery times.
Paddock Publications Arlington Heights, IL	Advertisements	29,392	32,000	33,000	Local advertisements and notices.
Standard Equipment Chicago, IL	Street sweeping & sewer vehicle equipment and rentals	28,072	31,000	32,000	Only source for specialized vector/sweeper parts.
Suburban Laboratories Oak Brook Terrace, IL	Water samples and testing	24,160	24,000	25,000	Provides accredited water sample testing & analysis required by Federal & State regulations.
Traffic Control Corp Woodridge, IL	Traffic Signal Supplies	77,715	74,000	74,000	Only source for traffic signal maintenance parts and materials
Ultra Strobe Communications Crystal Lake, IL	Police vehicles (marked & unmarked) equipment removal/installations	49,437	67,000	75,000	Standardized w/one vendor, provides quality & detailed installion/removal of equipment-Police safety vehicles
West Side Tractor Naperville, IL	Equipment rental and snow plow parts	42,661	27,000	28,000	Large inventory, items available when needed. Competitive pricing secured prior to purchase.
Ziebell Water Service Elk Grove, IL	Repair parts for water mains, valves and hydrants	48,496	20,000	22,000	Provides Mueller & Rockwell brand repair parts. Competitive pricing secured prior to purchase.
Recurring Software Licensing and Maintenance Support					
Cityworks/Azteca Sandy, UT	Asset Mgmt/Service Request Mgmt Srvs	N/A	N/A	60,000	Sole source software maint. & license renewal.
Physio Controls Chicago, IL	Defibrillators maint. & equipment	53,581	50,000	55,000	Sole source provider - Fire Dept defibrillators & maint.
Environmental Sys. Research Redlands, CA	GIS mapping software maintenance	42,487	23,000	24,000	Sole source for software license & maintenance.



Item: Cash in Lieu of Land Dedication

Department: Finance

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, 2017 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: \$9,523.26

Prospect Heights Public School District 23 - To help fund new and/or refurbished playground equipment and grounds at Eisenhower, Ross, and Sullivan Elementary Schools.

Total collected to date and requested: \$15,775.76

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

Total collected to date and requested: \$12,288.10

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

Total collected to date and requested: \$58,079.89

Arlington Heights Memorial Library – To help fund furnishings for the library's Kids' World area.

Total collected to date and requested: \$4,665.20

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 \$100,332.31.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Cash in Lieu of Land Dedication	Exhibits



Stacey Mallek
Assistant Superintendent for Business/CSBO
Email: smallek@sd25.org

Embracing Today – Inspiring Tomorrow

PATTON | OLIVE | IVY HILL | GREENBRIER | THOMAS
WINDSOR | WESTGATE | DRYDEN | SOUTH

November 17, 2017

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 notification regarding cash contributions in lieu of land dedication monies for the period May 1, 2017 through October 31, 2017.

Please be advised that we are requesting \$9,523.36 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,

A handwritten signature in black ink that reads 'Stacey Mallek'. The signature is written in a cursive, flowing style.

Stacey Mallek
Assistant Superintendent For Business/CSBO
Phone 847-228-2080 fax 847-758-4908

RECEIVED NOV 27 2017

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

November 21, 2017

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 14, 2017 letter in which you indicated that the Village has collected \$12,288.10 in cash contributions in lieu of land dedication for District 214 for the period of May 1, 2017 through October 31, 2017.

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

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



November 17, 2017

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

Dear Pam:

The Arlington Heights Park District requests \$58,079.89 in cash contributions in lieu of land dedication from May 1, 2017 through October 31, 2017. The contribution shall be considered for improvements and/or additions to the following parks:

Project	Date	Amount	Parks
1325 N.Christina	05/08/2017	\$5,392.04	Greenslopes, Hickory Meadows, Greens, Carriage Walk, Klehm. Lake Arlington, Hasbrook, Olympic and Recreation.
1324 N. Christina	05/11/2017	\$5,392.04	Greenslopes, Hickory Meadows, Greens, Carriage Walk, Klehm. Lake Arlington, Hasbrook, Olympic and Recreation
1328 N. Christina	05/11/2017	\$5,392.04	Greenslopes, Hickory Meadows, Greens, Carriage Walk, Klehm. Lake Arlington, Hasbrook, Olympic and Recreation
1332 N. Christina	06/01/2017	\$5,392.04	Greenslopes, Hickory Meadows, Greens, Carriage Walk, Klehm. Lake Arlington, Hasbrook, Olympic and Recreation
1317 N. Christina	07/07/2017	\$5,392.04	Greenslopes, Hickory Meadows, Greens, Carriage Walk, Klehm. Lake Arlington, Hasbrook, Olympic and Recreation
9 S. Kennicott	07/07/2017	\$5,392.04	Lake Arlington, Cronin, Volz, Olympic, Pioneer, Recreation, Westgate and Shaag.
12 S. Kennicott	07/07/2017	\$5,392.04	Lake Arlington, Cronin, Volz, Olympic, Pioneer, Recreation, Westgate and Shaag.
12 S. Kaspar	07/10/2017	\$5,392.04	Lake Arlington, Cronin, Volz, Olympic, Pioneer, Recreation, Westgate and Shaag.
28 S. Kennicott	07/26/2017	\$5,392.04	Lake Arlington, Cronin, Volz, Olympic, Pioneer, Recreation, Westgate and Shaag.
2111 E. Lilac Terr.	08/09/2017	\$4,159.49	Flentie, Lake Arlington, Camelot Park, Wildwood, Willow, Olympic and Patriots.
1313 N. Christina	10/16/2017	\$5,392.04	Greenslopes, Hickory Meadows, Greens, Carriage Walk, Klehm. Lake Arlington, Hasbrook, Olympic and Recreation.

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

Sincerely,

Ben Rea

Director of Parks and Planning

RECEIVED NOV 20 2017

November 21, 2017

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 14 notifying the library about the contribution fees collected for the Arlington Heights Memorial Library for the period May 1, 2017 through October 31, 2017 in the amount of \$4,665.20.

This letter serves as the library's request to disburse those funds. The funds will be applied toward furnishing for the library's Kids' World area.

I appreciate your assistance in processing this request. If you have any questions, please call me at 847-506-2615.

Best regards,



Michael Driskell
Acting Executive Director

c: Board of Library Trustees

RECEIVED NOV 22 2017



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

ANNE SULLIVAN SCHOOL
Phone (847) 870-3865
Fax: (847) 870-8113

MACARTHUR MIDDLE SCHOOL
Phone (847) 870-3879
Fax: (847) 870-3881

SENT VIA FACSIMILE TRANSMISSION (847) 368-5998 & FIRST CLASS US MAIL

November 27, 2017

Ms. Pamela Wilkiel
Administrative Assistant
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

RE: Requested use of impact fees issued for period covering May 1, 2017 – October 31, 2017

Dear Ms. Wilkiel:

Thank you for your recent correspondence informing District 23 of the \$15,775.76 in cash contributions to be received by the District in lieu of land dedication for the period May 1, 2017 to October 31, 2017. District 23 has numerous areas for which these funds could be used, but I submit this request for one of those specific uses.

The playgrounds at Eisenhower Elementary School, Ross Elementary School and Sullivan Elementary School need to have equipment and/or grounds refurbished in order to remain appropriate and safe for the students and community that utilize these public spaces. This work will include new or repaired playground equipment, mulch and outline of the hardscape areas where students and community gather, play and learn on a daily basis. Pursuant to your letter, and the law, the District is required to use these funds "for the improvement of other existing school . . . land which already serves such needs" of the residents. District 23 firmly believes that these funds will be used within the requirements and spirit of the law.

Please let me know if this is not an acceptable use of the funds. Unless the District is told otherwise, it will assume that the use has been deemed appropriate and will begin to work on these projects. As such, please let me know when the District can expect to receive the money.

Thank you for your consideration and anticipated approval. Your continued partnership with the District is invaluable.

Sincerely,

Micheal DeBartolo
Assistant Superintendent -- Finance & Operations

RECEIVED NOV 27 2017

Cc: Dr. Don Angelaccio, Superintendent

Please contact us if you would like this communication translated into your native language.
Por favor, póngase en contacto con nosotros si desea que esta comunicación traducido a su idioma nativo.
Prosimy o kontakt, jeżeli chcą Państwo by wiadomość ta została przetłumaczona na Państwa język ojczysty.

[illegible]



Item: Ordinance - TIF 3 - Dissolution of Redevelopment Project Area

Department: Planning/Legal

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
TIF 3 Dissolution	Ordinance

**AN ORDINANCE DISSOLVING REDEVELOPMENT
PROJECT AREA NO. 3 OF THE
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
AND RELATED MATTERS**

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the “Act”) and Ordinance Numbers 95-005, 95-006, and 95-007, adopted on January 17, 1995, as supplemented and amended, the Village of Arlington Heights, Illinois (the “Village”), adopted a redevelopment plan and a related redevelopment project (the “Redevelopment Plan” and “Redevelopment Project”), designated Redevelopment Project Area No. 3 (the “Redevelopment Project Area”) (as described on the attachment to this Ordinance) and adopted tax increment finance for the Redevelopment Project Area;

WHEREAS, the Village Board has received the certification of the Village Treasurer and Director of Planning and Community Development that all redevelopment project costs for the Redevelopment Project Area have been paid, that all obligations in connection with the Redevelopment Project Area have been retired, and that all excess monies have been distributed; and

WHEREAS, notice of the dissolution of the special tax allocation fund and the dissolution of the Redevelopment Project Area was given by the Village on or before October 12, 2017, to all affected taxing districts,

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

SECTION ONE: The Village hereby dissolves the special tax allocation fund for the Redevelopment Project Area and dissolves the Redevelopment Project Area as a “Redevelopment Project Area” under the Act.

SECTION TWO: The Village Clerk shall immediately file a certified copy of this Ordinance with the County Clerk of Cook County, Illinois.

SECTION THREE: This Ordinance shall become effective immediately upon its passage and approval.

AYES:

NAYS:

PASSED AND APPROVED this 4th day of December, 2017.

ATTEST:

Village President

Village Clerk

STATE OF ILLINOIS)
COUNTY OF COOK)
VILLAGE OF ARL. HTS.)

CERTIFICATION OF ORDINANCE

I, REBECCA HUME, do hereby certify that I am the duly selected, qualified and acting Village Clerk of the Village of Arlington Heights, Cook County, Illinois (the "Municipality"), and as such official, I am the keeper of the records and files of the Municipality and of its Village Board (the "Corporate Authorities").

I do further certify that the attached ordinance constitutes a full, true and correct excerpt from the proceedings of the Municipality's Corporate Authorities held on December 4, 2017, insofar as same relates to the adoption of Ordinance No. 17-0_____ entitled:

**AN ORDINANCE DISSOLVING REDEVELOPMENT
PROJECT AREA NO. 3 OF THE
VILLAGE OF ARLINGTON HEIGHTS
AND RELATED MATTERS**

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the minutes of such meeting and is hereto attached. Such ordinance was adopted and approved on the date thereon set forth by not less than an affirmative vote of a majority of the Corporate Authorities and approved by the Village President on the date indicated thereon.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the above ordinance were taken openly, that the vote on the adoption of such ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was duly given to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such laws and such Code and their procedural rules in the adoption of such ordinance.

IN WITNESS WHEREOF, I have hereunto affixed by official signature and the seal of the Village of Arlington Heights, Illinois, this _____ day of _____, 2017.

Village Clerk

(SEAL)

Legal Description
Tax Increment Financing Area No. 3

All that part of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 42 North, Range 11 East of the Third Principal Meridian lying South of Rand Road described as follows:

Beginning at a point on the centerline of Rand Road that is 450 feet Northwesterly of the intersection of said line with the East line of the said West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 17, said intersection being 936.53 feet North of the South line of said section; thence Southeasterly 615.58 feet to a point in a line 775 feet North of and parallel with the South line of said section and 568.75 feet East of the West line of said West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said section; thence East along the North line of the South 775 feet of said section to the West line of the East 375 feet of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ aforesaid; thence South along said West line to the North line of the South 650.53 feet of said West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$; thence East along said North line 375 feet to the East line of said West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$; thence North along said East line to the point of beginning, excepting therefore all that part thereof taken for Rand Road and Arlington Heights Road, all in Cook County, Illinois.

PIN: 03-17-302-018, -019, -020, -042, -054, -055, -056



Item: Ordinance - Planned Unit Development Amendment - St. Edna Church

Department: Planning/Legal

An Ordinance Amending Planned Unit Development Ordinance Number 02-005 and Granting a Variation from Chapter 28 of the Arlington Heights Municipal Code
(St. Edna Church, 2525 N. Arlington Heights Road)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
St. Edna PUD Amendment	Ordinance

AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT
ORDINANCE NUMBER 02-005 AND GRANTING
A VARIATION FROM CHAPTER 28 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have approved Ordinance Number 02-005 approving a planned unit development for the property located at 2525 N. Arlington Heights Rd., Arlington Heights, Illinois, commonly known as St. Edna Church; and

WHEREAS, on October 25, 2017, in Petition Number 17-010, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request to amend Planned Unit Development Ordinance Number 02-005 and for a variation from Chapter 28 of the Arlington Heights Municipal Code; and

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

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

SECTION ONE: The Planned Unit Development previously approved and amended by Ordinance Number 02-005 for the property legally described as:

The North 500 feet of the South 1938 feet, (except the West 49.5 feet and the East 522.72 feet thereof) of the East half of the Northwest quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois

commonly known as 2525 N. Arlington Heights Rd., Arlington Heights, Illinois, is hereby amended in substantial compliance with the following plans:

The following plans, dated May 1, 2017 with revisions through September 25, 2017, have been prepared by Eriksson Engineering Associates, Ltd.:

Site Notes, consisting of sheet C-1;
Site Demolition Plan, consisting of sheet C-2;
Site Geometry Plan, consisting of sheet C-3;
Site Utility Plan, consisting of sheet C-4;
Grading and Paving Plan, consisting of sheet C-5;
Soil Erosion & Sediment Control Plan, consisting of sheet C-5A;
Site Details, consisting of sheets C-6, C-7 and C-8;
Fire Truck Turning Movement, consisting of sheet FT-1;

The following plans have been prepared by Jaeger, Nickola, Kuhlman & Associates, Ltd.:

Site Plan, dated September 25, 2017, consisting of one sheet;
Proposed Floor Plan, dated September 25, 2017, consisting of one sheet;
Parish Center Floor Plan, dated September 19, 2017, consisting of one sheet;
Proposed Exterior Elevations, dated September 25, 2017, consisting of two sheets;
Overall Campus Perspective, dated September 19, 2017, consisting of one sheet;
Proposed Exterior Renderings, dated September 19, 2017, consisting of one sheet;
Main Floor Egress Plan, dated May 1, 2017, consisting of sheet G2.1;

The following plans dated June 23, 2017 with revisions through September 25, 2017, have been prepared by McCallum Associates, Landscape Architects:

Landscape Plan, consisting of sheet L1.0;
Tree Inventory Plan, consisting of sheet L2.0;

The following plans have been prepared by W-T Mechanical/Electrical Engineering, LLC:

Electrical Site Plan, dated May 1, 2017 with revisions through May 2, 2017, consisting of sheet ES1.1;
Electrical Photometric Plan, dated May 1, 2017 with revisions through May 2, 2017, consisting of sheet EP1.1;
Electronic Fire Alarm Plan, dated May 1, 2017 with revisions through September 25, 2017, consisting of sheet E3.1;
Electronic Details and Diagrams, dated May 1, 2017 with revisions through September 25, 2017, consisting of sheet E4.1;
Fire Protection Plan, dated May 1, 2017, consisting of sheet FP1.1,

The following plans have been prepared by CaptiveAire:

Mechanical Details and Specification, dated May 1, 2017, consisting of sheets M3.1 and M3.2;

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

SECTION TWO: That a variation from Section 11.4, Schedule of Required Parking, in Chapter 28 Zoning Regulations of the Arlington Heights Municipal Code, is hereby granted to allow a reduction in the number of required parking spaces from 627 parking spaces to 377 parking spaces.

SECTION THREE: That approval of the amendment to Planned Unit Development Ordinance Number 02-005 and variation from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. The Petitioner shall comply with all Design Commission requirements as identified during the September 26, 2017, meeting.

2. The Petitioner shall provide additional landscaping adjacent to the proposed parking lot on the east side, including three or four additional upright junipers at the end of the drive aisle between the Hick Yews.

3. If parking beyond what is provided for the church and its ancillary functions is insufficient as determined by the Village, then the Petitioner shall work with the Village to develop and implement a parking mitigation plan that may include, but shall not be limited to, operational restrictions, and/or the installation of additional parking or other parking accommodations located elsewhere on the site.

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

SECTION FOUR: Except as amended by this Ordinance, the provisions in Ordinance Number 02-005 shall remain in full force and effect.

SECTION FIVE: That the approval of the amendment to the Planned Unit Development granted in SECTION ONE of this Ordinance shall be effective for a period no longer than 24 months from the date of this Ordinance, unless construction has begun or such approval has been extended by the President and Board of Trustees during that period.

SECTION SIX: The Director of Building is hereby authorized to issue a permit upon proper application, in accordance with the provisions of this Ordinance and all applicable ordinances of the Village of Arlington Heights.

SECTION SEVEN: 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 4th day of December, 2017.

ATTEST:

Village President

Village Clerk



Item: Ordinance - Code Amendment - Chapter 18 - Illinois Vehicle Code

Department: Police/Legal

Historically, the Village adopted most, but not all, of the Illinois Vehicle Code. The sections adopted by the Village are written under the local Code and prosecuted in the Village's monthly traffic calls. The Cook County State's Attorney's Office (SAO) notified municipalities late in the summer that certain types of tickets that had been prosecuted by the SAO would now need to be prosecuted locally.

In order to increase the options available to the Village's police officers for issuing citations and to address any additional possible changes the SAO may make in the future, the Police Department and Legal Department, as well as the Village Prosecutor, recommend that the Village adopt the entire Vehicle Code. The attached ordinance deletes all of the Code sections that reference parts of the Vehicle Code and adds one section adopting the Vehicle Code in its entirety.

Recommendation

It is recommended that the Village Board adopt the attached Ordinance Amending Chapter 18 of the Arlington Heights Municipal Code.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Chapter 18 - Adoption of the Illinois Vehicle Code	Ordinance

**AN ORDINANCE AMENDING CHAPTER 18 OF
THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the Village of Arlington Heights, as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, pursuant to Section 625 ILCS 5/20-204, the Village can adopt any or all of the Illinois Vehicle Code, Chapter 625 of the Illinois Compiled Statutes (“IVC”) by reference; and

WHEREAS, pursuant to its home rule powers, the President and Board of Trustees of the Village of Arlington Heights find it in the best interests of the Village to amend the Village Code to adopt the IVC in its entirety,

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

SECTION ONE: That Article I, Adoption of the Illinois Vehicle Code, in Chapter 18, Traffic, of the Arlington Heights Municipal Code, is amended as follows:

a. The following sections are hereby deleted in their entirety:

Section 18-102 Titling and Registration of Vehicles;
Section 18-103 Anti-Theft Laws;
Section 18-104 Illinois Safety Responsibility Law;
Section 18-105 Rules of the Road;
Section 18-106 Equipment of Vehicles;
Section 18-107 Inspection of Vehicles;
Section 18-108 Size, Weight, Load and Permits;
Section 18-109 Enforcement and Criminal Cases;
Section 18-110 Child Passenger Protection Act;
Section 18-111 Snowmobile Registration and Safety Act.

b. That the following Section 18-102, Adoption of the Illinois Vehicle Code, is hereby added:

Section 18-102 Adoption of the Illinois Vehicle Code. The Illinois Vehicle Code, Chapter 625 of the Illinois Compiled Statutes, current edition, is hereby adopted by reference insofar as such terms and provisions may be applicable and not inconsistent with any specific terms, provisions or definitions contained in this Chapter, the same as if set out in length in this Chapter for the purpose of regulating traffic on the roadways of the Village. Any ticket or complaint charging a violation of the provisions of the Illinois Vehicle Code, including its Rules of the Road incorporated herein, may note that the offense is being charged as violation of the

municipal law, but may also describe the specific offense using the statutory section number from ILCS Chapter 625.

SECTION TWO: The provisions of this Ordinance are severable, and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of this Ordinance.

SECTION THREE: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION FOUR: This Ordinance shall be in full force and effect from and after its passage and approval and publication in pamphlet form, in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 4th day of December, 2017.

Village President

ATTEST:

Village Clerk

CodeAmendments:18-102 Adoption of the Illinois Vehicle Code



Item: Resolution - Amended Employment Agreement - Village Manager

Department: Manager/Legal

A Resolution Approving an Amended Employment Agreement Between Randall R. Recklaus and the Village of Arlington Heights

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Amended Employment Agreement - Village Manager	Resolution
Amended Employment Agreement	Agreement

**A RESOLUTION APPROVING AN
AMENDED EMPLOYMENT AGREEMENT
BETWEEN RANDALL R. RECKLAUS AND
THE VILLAGE OF ARLINGTON HEIGHTS**

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

SECTION ONE: A certain Amended Employment Agreement by and between the Village of Arlington Heights and Randall R. Recklaus, attached hereto, is hereby approved.

SECTION TWO: 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 4th day of December, 2017.

Village President

ATTEST:

Village Clerk

AMENDED EMPLOYMENT AGREEMENT FOR VILLAGE MANAGER

THIS AMENDED AGREEMENT is made and entered into this 29th day of August 2014 and amended as of December 4, 2017, by and between the VILLAGE OF ARLINGTON HEIGHTS, State of Illinois, a municipal corporation ("Village"), and RANDALL R. RECKLAUS ("Employee"), both of whom understand as follows:

W I T N E S S E T H:

WHEREAS, the President and Board of Trustees of the Village (the "Board") desire to extend the employment the services of Employee as Village Manager of the Village , as provided by Section 5 of Article 5, Chapter 65 of the Illinois Compiled Statutes and Chapter 3, Article 1 of the Municipal Code of the Village of Arlington Heights ("Municipal Code"); and

WHEREAS, it is the desire of the Board to provide certain benefits, to establish certain conditions of employment, and to set working conditions of said Employee; and

WHEREAS, Employee desires to continue as Village Manager of the Village; and

WHEREAS, the parties acknowledge that Employee is a member of the International City Management Association (ICMA) and that Employee is subject to the ICMA Code of Ethics; and

WHEREAS, by adoption of Chapter 3, Article 1 of the Municipal Code, the Board has exercised its home rule authority regarding the appointment and term of contract of the Village Manager and other matters that may otherwise apply under those certain provisions of the Illinois Municipal Code at 65 ILCS 5/3.1-30-5 and 65 ILCS 5/8-1-7;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

Section 1 - Duties

Employee will continue as Village Manager on the terms and conditions set forth herein, perform the functions and duties specified in the applicable Statutes and Chapter 3, Article 1 of the Code and perform other legally permissible and proper duties and functions as the Board shall from time to time assign.

Section 2 - Term

A. Employee agrees to remain in the exclusive employ of the Village until November 10, 2018 ("Current Term"), and neither to accept other employment nor to become employed by any other employer until said termination date, unless the termination date is affected as hereinafter provided.

B. After the Current Term, this Agreement shall be extended on the same terms and conditions as herein provided for additional terms of two years each (each a "Renewal Term"), unless the Board gives Employee written notice at least 180 days prior to the expiration of the current term that the Board does not wish to extend this Agreement beyond the current term or Employee gives the Board 90 days written notice that Employee does not wish to extend this Agreement beyond the current term.

C. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Board to terminate the services of Employee at any time, subject only to the provisions set forth in Section 3 of this Agreement.

D. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of Employee to resign at any time from his position with the Village, subject only to the provisions set forth in Section 4 of this Agreement.

E. Employee is employed by, and at the will of, the Board and nothing in this Agreement shall create any property right in him or any other right to the continuation of his employment with the Village.

F. If the Village notifies Employee of its intent to terminate this Agreement without cause, as set forth in Section 3 of this Agreement, the Village shall provide Employee with Severance Pay and Benefits ("Severance Pay and Benefits").

Section 3 - Termination and Severance Pay

In the event Employee is terminated by the Board without cause before expiration of the Current Term or any Renewal Term, or the Board does not provide at least 180 days written notice to the Employee that the Board does not wish to extend this Agreement beyond the current term, and during such time Employee is willing and able to perform his duties under this Agreement, then in that event the Village agrees to pay Employee a lump sum cash payment equal to six months' aggregate salary, six months' health insurance premiums, vacation earned but not used, and other accrued benefits to date, calculated based on Employee's annual base salary at the time of termination and/or in conformance with the Village's Employee Handbook. The Village also agrees to pay Employee's health insurance premiums for six months following the termination date.

In the event that Employee resigns following a majority vote of the Board requesting Employee's resignation, Employee shall have the right to declare that action a termination without cause of this Agreement and the Village agrees to provide Employee with Severance Pay and Benefits as set forth in this Section.

In the event Employee is terminated for cause, Employee voluntarily resigns, or this Agreement is not renewed, then, in that event, the Village shall have no obligation to pay the Severance Pay and Benefits designated in the above paragraph. For purposes of this Agreement, "cause" means (i) acts of Employee of malfeasance or malfeasance in office and/or conviction of Employee for fraud, misappropriation, or embezzlement involving property of the Village, (ii)

conviction of Employee of a felony offense, (iii) conviction of Employee of a misdemeanor offense, which conviction results directly from a reduction, through a plea agreement, of a felony charge against Employee, (iv) substantial failure of Employee to properly perform, or substantial neglect by Employee of, the duties of the position of Village Manager, or (v) conduct of Employee that causes substantial harm to the reputation of the Village.

If the Village, citizens, or the Legislature acts to amend any provisions of the Municipal Code pertaining to the role, powers, duties, authority, or responsibilities of the position of the Village Manager resulting in a substantial change to the form of government of the Village, Employee shall have the right to declare that such amendments constitute at termination without cause of this Agreement and the Village agrees to pay Employee Severance Pay and Benefits.

If Employee should become permanently disabled, such that he is unable to perform his duties for the Village, because of sickness, accident, injury or mental incapacity, for a period of four successive months or 16 successive weeks, whichever is longer, the Village shall have the option to terminate this Agreement and such termination shall not be subject to the severance compensation provision of Section 3 of this Agreement. If, however, disability occurs from a duty-related accident, injury, or medical condition, then the Village agrees to continue all salary payments and benefits for Employee, less any amount paid or payable to Employee under the Illinois Workers' Compensation Act or other federal, State or local disability benefit plan or program, for a period of not less than six months from the date of such disability. In either event, Employee shall be entitled to receive the same paid disability benefits as may be generally applicable to management employees of the Village.

Section 4 - Resignation

In the event Employee voluntarily resigns his position with the Board before expiration of the Current Term or any Renewal Term, then Employee shall give the Village 90 days' notice in advance, unless the parties agree otherwise. In the event of such a voluntary resignation, Employee shall not be entitled to any severance pay. Nothing in this Section shall prevent Employee from receiving the Severance Pay and Benefits in the event Employee's resignation is requested by a majority vote of the Board, as set forth in Section 3.

Section 5 - Salary

The Village agrees to pay Employee for his services rendered pursuant hereto an annual base salary of \$205,348 payable in installments at the same time as other management employees of the Village are paid.

In addition, as a result of an annual performance review, if performance warrants an increase in base salary as determined by the Board, the Board shall adjust Employee's salary and/or benefits in such amounts as the Board deems appropriate.

Section 6 - Performance Evaluation

A. The Board shall review and evaluate the performance of Employee annually. The review and evaluation shall be in accordance with specific criteria developed jointly by the Board and Employee. The criteria may be added to or deleted from as the Board may from time to time determine, in consultation with Employee. Further, the Village President shall provide Employee with a summary written statement of the findings of the Board and provide an adequate opportunity for Employee to discuss his evaluation with the Board.

B. Annually, the Board and Employee shall define such goals and performance objectives that they determine necessary for the proper operation of the Village and in the attainment of the Village's policy objectives and shall further establish a relative priority among those various goals and objectives, the goals and objectives to be reduced to writing. They shall generally be attainable within the time limitations as specified and the annual operating and capital budgets and appropriations provided.

Section 7 - Longevity Pay

Employee shall be entitled to Longevity Pay as set forth in the Village's Employee Handbook, as amended from time to time.

Section 8 - Automobile and Cellular Phone

The Village shall provide an automobile allowance to Employee in the amount of \$500 per month during the term of this Agreement. The automobile allowance is intended to provide for Employee's costs to own and operate a vehicle and as such, Employee will not be eligible for the reimbursement for gasoline, maintenance or per mile rate allowances in effect from time to time under Internal Revenue Service regulations. Employee shall carry liability, property damage and comprehensive insurance for the vehicle for which the allowance is provided.

The Village shall provide a cellular communications device to Employee, such as a cell phone or other electronic device (the latter based upon the Village's chosen medium for such communications) for both business and his exclusive and reasonable personal use during the term of his employment under this Agreement. In the alternative, at Employee's option, the Village will provide a cellular communications device allowance in lieu of providing a device in the amount of \$100 per month during the term of this Agreement.

Section 9 - Vacation and Sick Leave

Employee shall accrue, and have credited to his personal account, four weeks of vacation annually.. Sick leave will accrue at the same rate as other general employees of the Village.

Section 10 - Disability, Health, and Life Insurance

A. Employee shall be covered by the same health, dental and disability plans as all other of the Village's employees, and that coverage shall be in full force and effect in accordance

with the Village's plans in effect as of Employee's date of hire. Should there be a gap in coverage as a result of the Village's plan provisions, the Village will pay Employee's COBRA payment until the Village's coverage applies, but in no circumstances will the Village's obligation be for more than two months.

B. The Village shall provide travel insurance for Employee while he is traveling on the Village's business, with Employee to name beneficiary thereof.

C. If Employee so chooses, once per calendar year, Employee may obtain a complete physical examination by a qualified physician selected by the Village, the cost of which shall be paid by the Village.

D. During the Current Term or Renewal Term, if any, of this Agreement, the Village shall continue to maintain the existing life insurance policy for Employee as provided to all other Village employees.

Section 11 - Deferred Compensation and Retirement Benefits

A. Employee acknowledges that the Village is a member of, and its employees are participants in, the ICMA Retirement Corporation (ICMA/RC) and as such, can participate in the deferred compensation programs offered by ICMA/RC. Any contributions to ICMA/RC are to be personally made from Employee's annual base salary with no contributions made by the Village over and above what the Village may personally contribute, unless authorized by the Village Board.

B. Employee shall be covered and governed by the same retirement system (Illinois Municipal Retirement Fund) as all other non-public safety Village employees. Calculations for retirement contributions shall include all compensation normally reported to the Internal Revenue Service by the Village.

Section 12 - Dues and Subscriptions

The Village agrees to budget for and to pay for professional dues and subscriptions of Employee necessary for his continuation and full participation in national, regional, state, and local associations and organizations necessary and desirable for his continued professional participation, growth, and advancement, and for the good of the Village.

Section 13 - Professional Development

A. The Village hereby agrees to budget for and to pay for travel and subsistence expenses of Employee for professional and official travel, meetings and occasions, adequate to continue the professional development of Employee and to adequately pursue necessary official functions for the Village, including but not limited to the ICMA Annual Conference or the NLC Annual Conference.

B. The Village also agrees to budget for and to pay for travel and subsistence expenses of Employee for short courses, institutes, and seminars that are necessary for his professional development and for the good of the Village.

Section 14 - Civic Club Memberships

The Village recognizes the desirability of representation in and before local civic and other organizations, and Employee is authorized to become a member of such civic clubs or organizations, for which the Village shall pay all reasonable membership fees and or dues. Employee shall report to the Village on each membership that he has taken out at the Village's expense.

Section 15 – Residency within Village

As a condition of employment as Village Manager, Employee has relocated to and resides in the Village , and Employee will continue to reside in the Village so long as he remains the Village Manager

Section 16 - Indemnification

In addition to that required under state and local law, the Village shall defend, save harmless, and indemnify Employee against any tort, professional liability or demand or other legal action, arising out of an alleged act or omission occurring in the performance of Employee's duties as Village Manager, other than those arising from Employee's own negligence or knowing or willful misconduct. The Village will have the right to compromise and settle any such claim or suit and pay the amount of any settlement or judgment rendered thereon.

Section 17 – Additional Terms of Employment

A. The Village, in consultation with Employee, shall fix any such other terms and conditions of employment, as it may determine from time to time, relating to the performance of Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the Municipal Code, the Village Employee Handbook, or any other law.

B. All provisions of the Village Employee Handbook and Municipal Code, and regulations and rules of the Village relating to vacation and sick leave, retirement and pension system contributions, holidays, and other benefits and working conditions as they now exist or hereafter may be amended, also shall apply to Employee as they would to other employees of the Village, in addition to benefits enumerated specifically for the benefit of Employee except as herein provided.

C. Employee shall be entitled to receive the same vacation and sick leave benefits as are accorded department heads, including provisions governing accrual and payment therefore on termination of employment, except as otherwise provided in this Agreement.

Section 18 - No Reduction of Benefits

The Village shall not at any time during the term of this Agreement reduce the salary, compensation or other financial benefits of Employee, except to the degree of such a reduction across-the-board for all employees of the Village holding the title of Department Director, Department Chief or Assistant Village Manager.

Section 19 - Notices

Notices pursuant to this Agreement shall be given by deposit in the custody of the United States Postal Service, postage prepaid, addressed as follows:

- (1) EMPLOYER:
Village President
33 South Arlington Heights Road
Arlington Heights, Illinois 60005
- (2) EMPLOYEE:
Randall R. Recklaus
306 S. Walnut Avenue
Arlington Heights, IL 60005

Alternatively, notices required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed delivered as of the date of personal service or as of the date of deposit of such written notice in the course of transmission in the United States Postal Service.

Section 20 - General Provisions

A. The text herein shall constitute the entire Agreement between the parties. Any prior discussions or representations by or between the parties are merged into and rendered null and void by this Agreement.

B. This Agreement shall be binding upon and inure to the benefit of the heirs at law and executors of Employee.

C. This Agreement shall become effective commencing as of the date first written above.

D. If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

IN WITNESS WHEREOF, the Village of Arlington Heights has caused this Agreement to be signed and executed in its behalf by its President, and duly attested by its Village Clerk, and Employee has signed and executed this Agreement.

VILLAGE OF ARLINGTON HEIGHTS

EMPLOYEE

Thomas W. Hayes, Village President

Randall R. Recklaus

ATTEST:

Village Clerk



Item: Bond Waiver - Arlington Heights Junior Woman's Club

Department: Building & Life Safety

Background

The Arlington Heights Junior Woman's Club is requesting a waiver of the bond requirement for their upcoming raffle being held at the Arlington Ale House on December 5, 2017. Tickets will be sold the night of the event from 7:00pm - 11:00pm, with the winner being determined at 11:00pm that same evening.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Letter

Type

Correspondence



Arlington Heights Junior Woman's Club

Volunteerism | Community | Friendship

November 16, 2017

Permit Inspections & License Coordinator
Valerie Gerstein

Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Ms. Valerie Gerstein:

Along with the application for a license to sell raffle tickets at our Cheers for Education event on 12/5/17, the Arlington Heights Junior Woman's Club submits this letter in response to the bond requirement.

The Arlington Heights Junior Woman's Club (AHJWC) is respectfully requesting a waiver of the bond requirement for this event. The club is having a 50/50 raffle and proceeds will go toward college scholarships for local high school students. The event is on 12/5/17 at the Arlington Ale House. Tickets will be sold and prizes awarded that night.

We are aware of the risks involved, but do not feel the raffle values are extreme enough to warrant a bond.

Thank you for considering our request. If you have any questions, please contact me at 847 791 9242

Sincerely,

Karen Bersch
Treasurer, Arlington Heights Junior Woman's Club



Item: Kotis Surgical Center - 3443 N. Kennicott Ave. - Sign Variation - DC#17-125

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the north side of the building, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 24 sf wall sign on the north side of the building, where zero sf is allowed.

Recommendation

A public meeting was held by the Design Commission on November 14, 2017 where Commissioner Eckhardt moved and Commission Kingsley seconded:

A motion to recommend sign variations for Kotis Surgical Center at 3443 N. Kennicott Avenue:

1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the north side of the building, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 24 sf wall sign on the north side of the building, where zero sf is allowed.

This recommendation is subject to compliance with the plans dated and received 10/9/17, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

3. The Design Commission acknowledges the petitioner's right for a code compliant ground sign, but for any ground sign taller than 4-feet, the petitioner shall return to the Design Commission for review of the proposed ground sign.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other

Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

Roll Call Vote: Commissioners Eckhardt, Coon, Kingsley, Kubow, and Chair Fitzgerald voted in favor. Motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
DC Minutes 11/14/17 - DRAFT	Minutes
Exhibits	Exhibits
Hardship Letter	Correspondence
Photos of Surrounding Properties	Exhibits
DC Timeline Tracker	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Kotis Surgical Center
Project Address: 3443 N. Kennicott Avenue
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 17-125
Petitioner Name: Douglas Hammen
Petitioner Address: Douglas Design & Associates
354 Indian Dr.
Glen Ellyn, IL 60137
Meeting Date: November 14, 2017

Date Prepared: November 3, 2017

Requested Action(s):

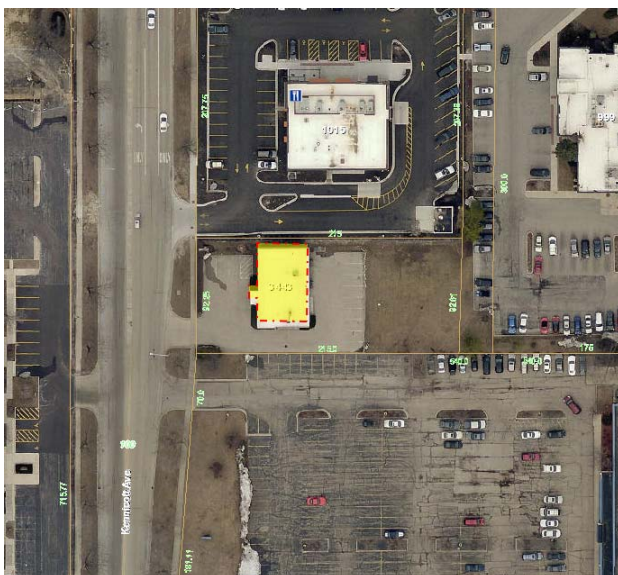
1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the north side of the building, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 24 sf wall sign on the north side of the building, where zero sf is allowed.

ANALYSIS:

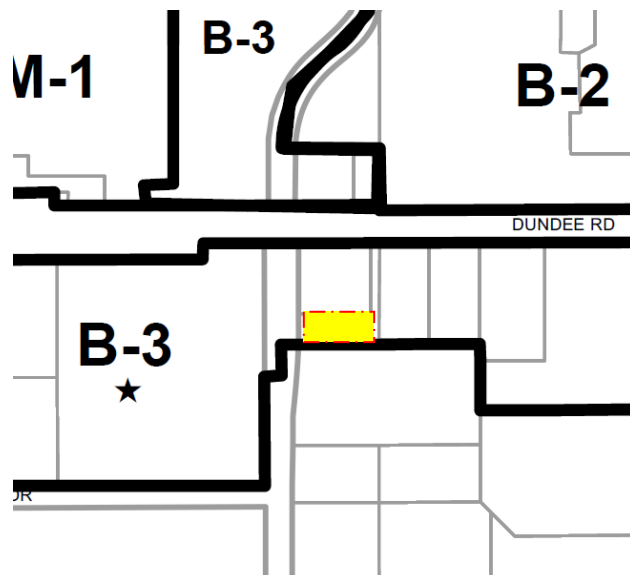
Summary

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

Kotis Surgical Center is planning an expansion and renovation of their existing medical office building. A new addition will be located on the front of the building, creating an entirely new look for the building. The proposed design is an exciting modern style using glass curtain walls and a sloping fiber cement rainscreen wall to create a unique and sculptural façade. The design received Design Commission approval on September 26, 2017. The scope of the project includes two new wall signs, where only one sign is allowed.



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	B-3, General Service, Wholesale, and Motor Vehicle District	Kotis Surgical Center	Commercial
North	B-3, General Service, Wholesale, and Motor Vehicle District	Multi-Tenant Retail	Commercial
South	M-1, Research, Development, and Light Manufacturing District	Arlington Lanes Bowling	Commercial
East	B-3, General Service, Wholesale, and Motor Vehicle District	Mario Tricoci Hair Salon	Commercial
West	B-3, General Service, Wholesale, and Motor Vehicle District	Multi-Tenant Office Building	Commercial

WALL SIGN PROPOSAL:

The petitioner is proposing one new code-compliant wall sign stating "Arlington Medical Arts" on the west (front) wall of the building facing Kennicott Avenue. A second wall sign is proposed on the north wall of the building which is not allowed. The design of the second wall sign is a "K" logo made from a fiber cement panel to match the wall that it will be mounted on. The "K" logo will have a subtle appearance and is non-illuminated.

Table 1: Wall Sign Summary

SIGN	ELEVATION / FRONTAGE	SIGNABLE AREA	25% ALLOWED BY CODE	SIGN SIZE	REMARKS
"Arlington Medical Arts"	West / Kennicott	525 sf	131.3 sf	25 sf	Complies with code.
"K" logo	North / (no frontage)	0 sf	0 sf	24 sf	Variation required for number, Variation required for size. <u>Note:</u> If the proposed sign were approved, it would comply with the 25% signable area.
TOTAL				49 sf	

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

- a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- d. *That the variation will not alter the essential character of the locality;*
- e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter stating that the primary need for the proposed "K" logo wall sign is to provide greater visibility from Dundee Road.

Staff feels that the bold building design will be attention getting without the additional wall sign. If visibility from the street is desired, then a code compliant ground sign should be considered. The hardship criteria for the additional wall sign is not justified.

The Design Commission did provide preliminary feedback regarding this sign variation on September 26, 2017. There were mixed feelings on the necessity of the sign, but there were no objections.

RECOMMENDATION

It is recommended that the Design Commission evaluate the following sign variations for *Kotis Surgical Center* at 3443 N. Kennicott Avenue:

1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the north side of the building, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 24 sf wall sign on the north side of the building, where zero sf is allowed.

This recommendation is subject to compliance with the plans dated and received 10/9/17, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. If the Design Commission supports the variation, then the recommendation for approval should be conditioned to prohibit a ground sign on the property.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

November 3, 2017

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 17-125

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 14, 2017

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present: John Fitzgerald, Chair
Jonathan Kubow
Aaron Coon
Kirsten Kingsley
Ted Eckhardt

Members Absent: None

Also Present: Robert Flubacker, Robert Flubacker Architects for 620 S. Beverly Ln.
Dr. John Kotis for *Kotis Surgical Center*
Douglas Hammen, Douglas Design & Associates for *Kotis Surgical Center*
Nick Bencriscutto, Owner of 639 E. Clarendon Ave.
Robert Lisk, DRH Cambridge Homes for 832 N. Chestnut Ave. & 812 N. Kaspar Ave.
Steve Hautzinger, Staff Liaison
Derek Mach, Village Planner

REVIEW OF MEETING MINUTES FROM OCTOBER 24, 2017

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF OCTOBER 24, 2017. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. SIGN VARIATION REVIEWDC#17-125 – Kotis Surgical Center – 3443 N. Kennicott Ave.

Douglas Hammen, representing *Douglas Design & Associates*, and Dr. John Kotis, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. Kotis Surgical Center is planning an expansion and renovation of their existing medical office building. A new addition will be located on the front of the building, creating an entirely new look for the building. The proposed design is an exciting modern style using glass curtain walls and a sloping fiber cement rainscreen wall to create a unique and sculptural façade. The design received Design Commission approval on September 26, 2017.

The scope of the project includes two new wall signs, where only one sign is allowed. The petitioner is proposing one new code-compliant wall sign stating "Arlington Medical Arts" on the west (front) wall of the building facing Kennicott Avenue. A second wall sign is proposed on the north wall of the building which is not allowed. The design of the second wall sign is a "K" logo made from a fiber cement panel to match the wall that it will be mounted on. The "K" logo will have a subtle appearance and is non-illuminated.

The petitioner has submitted a letter stating that the primary need for the proposed "K" logo wall sign is to provide greater visibility from Dundee Road. Staff feels that the bold building design will be attention getting without the additional wall sign. If visibility from the street is desired, then a code compliant ground sign should be considered. The hardship criteria for the additional wall sign is not justified. The Design Commission provided preliminary feedback regarding this sign variation on September 26, 2017 when the building design was reviewed, and there were mixed feelings on the necessity of the sign, but there were no objections.

It is recommended that the Design Commission evaluate the following sign variations for *Kotis Surgical Center* at 3443 N. Kennicott Avenue:

1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the north side of the building, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 24 sf wall sign on the north side of the building, where zero sf is allowed.

This recommendation is subject to compliance with the plans dated and received 10/9/17, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. If the Design Commission supports the variation, then the recommendation for approval should be conditioned to prohibit a ground sign on the property.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

Mr. Hammen stated that the design of the wall sign has not changed since it was presented during the review of the recently approved addition. Address identity needs to be put on the site and consideration was given to the possibility of a ground sign or window signage, but they are concerned about the look of vinyl numbers on the glass. They are considering a small ground sign slab that address numbers could be put on, which is all that they would ask for in terms of beyond what was presented at the last review.

Commissioner Eckhardt had no issues with the sign variation request, and he would support a ground sign with the address numbers on it. Commissioner Coon was in support as well; however, he would only approve the addition of a ground sign with the address on it, provided the 'K' on the wall remains as subtle and obscure as currently shown. Commissioner Kubow agreed with the comments already made. He felt this is a unique situation and although he was not originally in favor of the 'K' signage, he now understands the design intent, which is very simplistic. He also liked the 'Arlington Medical Arts' language on the other side of the building which is tasteful, and he agreed with the other commissioners about allowing some type of simple slab or simple statement with an address. Chair Fitzgerald agreed as well, and really liked the proposed signage. Commissioner Kingsley agreed with the comments made and had no problem with the sign variation request; however, she questioned why 2 different fonts are being used for the 'K' sign and the 'Arlington Medical Arts' signage. Mr. Hammen replied that the font size relates to the scale of the elevation, with a finer font used on the larger north elevation, and a stronger font used on the shorter north elevation. Commissioner Kingsley also said that she specifically liked the ground sign with the address numbers on it because the numbers are going to be important. Commissioner Eckhardt asked if the style of the 'K' is part of the branding for the surgical center and Dr. Kotis said that the sign was designed by Mr. Hammen, and it could be incorporated into their logo.

Chair Fitzgerald asked if there was any public comment on the project and there was no response from the audience.

Mr. Hautzinger clarified that either a small ground sign with the address numbers on it, or a full size 16.5 foot tall ground sign are both code compliant options that would be allowed, unless the motion is conditioned to include restrictions on the ground sign.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, OF THE FOLLOWING SIGN VARIATION REQUEST FOR *KOTIS SURGICAL CENTER* LOCATED AT 3443 N. KENNICOTT AVENUE:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402 NUMBER, TO ALLOW ONE WALL SIGN ON THE NORTH SIDE OF THE BUILDING, WHERE ZERO WALL SIGNS ARE ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403a DIMENSIONS, TO ALLOW A 24 SF WALL SIGN ON THE NORTH SIDE OF THE BUILDING, WHERE ZERO SF IS ALLOWED.

THIS RECOMMENDATION IS BASED ON THE PLANS DATED AND RECEIVED 10/9/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

3. THE DESIGN COMMISSION ACKNOWLEDGES THE PETITIONER'S RIGHT FOR A CODE COMPLIANT GROUND SIGN.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Chair Fitzgerald asked for clarification that a code compliant ground sign can include any type of text on it. Mr. Hautzinger reiterated that unless a specific condition is recommended by the Design Commission, a ground sign with any text up to 16.5 feet tall would be allowed. Commissioner Eckhardt pointed out that the petitioner stated tonight

that their intent is not to put up a large ground sign, just an architectural and modest ground sign that includes the address, which Mr. Hammen concurred with.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION AS FOLLOWS:

3. THE DESIGN COMMISSION ACKNOWLEDGES THE PETITIONER'S RIGHT FOR A CODE COMPLIANT GROUND SIGN, TO BE BROUGHT BACK TO THE DESIGN COMMISSION FOR REVIEW.

Mr. Hammen explained that there is a retaining wall of bench height on the north end of the building, and a water feature on the south end that goes across the front. He would like to do something similar, maybe a black granite slab that is also roughly bench height, to include stainless steel address letters (3443), as well as Dr. Kotis's name if the commissioners allowed.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION AS FOLLOWS:

3. THE DESIGN COMMISSION ACKNOWLEDGES THE PETITIONER'S RIGHT FOR A CODE COMPLIANT GROUND SIGN, BUT FOR ANY GROUND SIGN TALLER THAN 4-FEET, THE PETITIONER SHALL RETURN TO THE DESIGN COMMISSION FOR REVIEW OF THE PROPOSED GROUND SIGN.

ECKHARDT, AYE; KUBOW, AYE; KINGSLEY, AYE; COON, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.



DR. JOHN KOTIS
SURGICAL CENTER
3443 N KENNICOTT AVE
ARLINGTON HEIGHTS IL 60004

REVISIONS

LOCATION
MAP

I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (410 ILCS 25), the Illinois Accessibility Code (71 ILCS 400) and applicable Building Codes.

Douglas S. Hammen
License #001.019973 Illinois Licensed Architect
Expires 11.30.2018

IL PROF DESIGN FIRM 184.006928



www.douglasDesign.US
© 2017

ISSUE DATE: 10 AUG '17

SHEET NO.
MAP-01

A1

LOCATION MAP

SCALE: 1"=10'



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

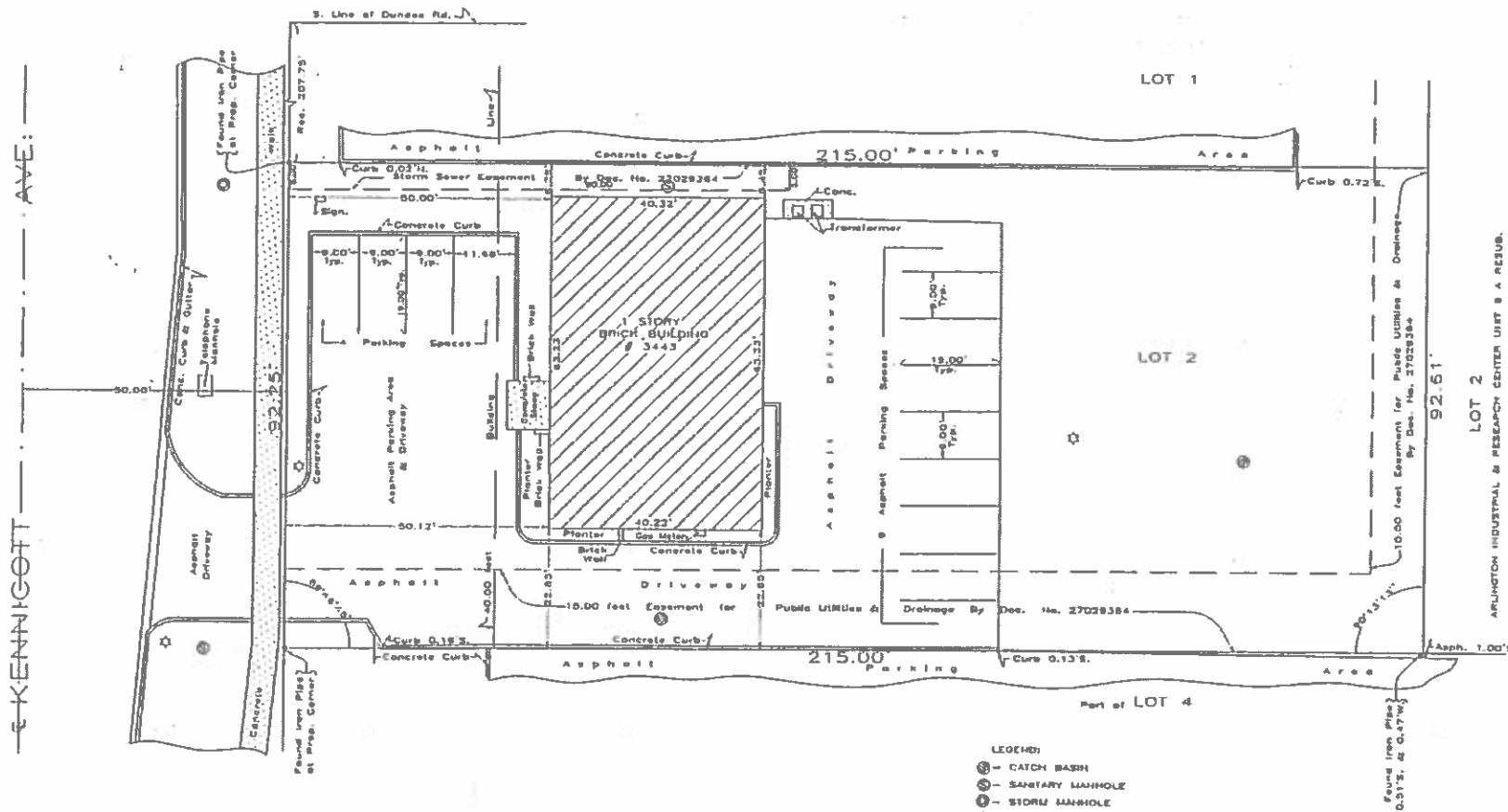
ALTA/ACSM LAND TITLE SURVEY

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FOR REGISTRATION NO. 001100140
 PROPERTY - ALTA - TOPD - CONDO - MORTGAGE SURVEY
 7100 N. TRUMP AVE. LINCOLNWOOD, ILLINOIS 60712
 TEL (847) 675-3000 FAX (847) 675-2167

ALTA/ACSM LAND TITLE SURVEY OF

LOT 2 IN THE PLAT OF RESUBDIVISION, BEING A RESUBDIVISION OF LOT 3, IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT
 2, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL
 MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 1984 AS DOCUMENT 27029384, IN COOK COUNTY, ILLINOIS.
 TOTAL NET AREA 19,872.30 SQ.FT.
 COMMONLY KNOWN AS: 3443 KENNICOTT AVENUE, ARLINGTON HEIGHTS, ILLINOIS.



CERTIFY TO:
 - DOUBLE J. PROPERTIES, LLC
 - ARLINGTON HEIGHTS MEDICAL BUILDING LIMITED PARTNERSHIP
 - CHICAGO TITLE INSURANCE COMPANY
 - WESTERN SPRINGS NATIONAL BANK AND TRUST

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON
 DRAWN IS COPY OF THE ORDER, AND FOR ACCURACY
 SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SEALING.
 ORDER NO.: 03-81324
 SCALE: 1 INCH = 15 FEET
 DATE: October 2, 2003.

ORDERED BY: Francis J. Zeman, Jr.
 Attorney at Law

FLOOD CERTIFICATE:
 ACCORDING TO FLOOD INSURANCE RATE MAP OF
 ARLINGTON HEIGHTS, ILLINOIS OF 1984,
 THIS PROPERTY IS IN A MINIMUM
 FLOODING AREA AND IS DESIGNATED AS ZONE "C"
 170029.0005 2 (COMMUNITY PANEL NUMBER).

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
 WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR
 ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND
 ILLINOIS IN 1988, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, OF TABLE "A"
 AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNLESS OTHERWISE FURTHER
 CERTIFIED THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE
 MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS
 WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

DATE: October 2, 2003.

(SIGNED) S. PPOF, LAND SURVEYOR, LICENSE EXPIRATION DATE: NOV. 30, 2003.

DRAWN BY: A.M.



DR. JOHN KOTIS
SURGICAL CENTER
3443 N KENNICOTT AVE
ARLINGTON HEIGHTS IL 60004

REVISIONS

SITE PLAN

I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (410 ILCS 25), the Illinois Accessibility Code (71 ILCS 400) and applicable Building Codes.

Douglas S. Hammen
License #001.019973

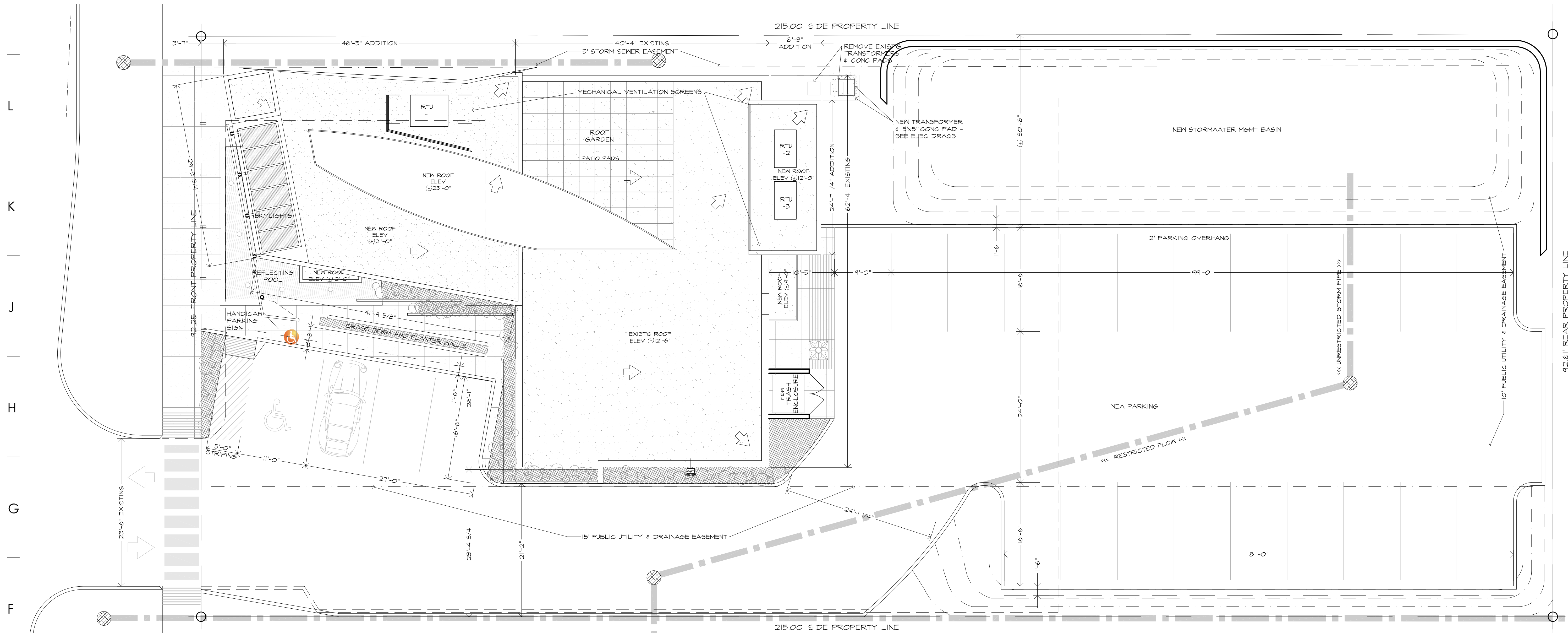
Mike Unreseed Architect
Expires 11.30.2018

IL PROF DESIGN FIRM 184.006928



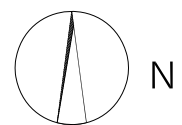
ISSUE DATE: 20 SEP '17

SHEET NO.
A-100



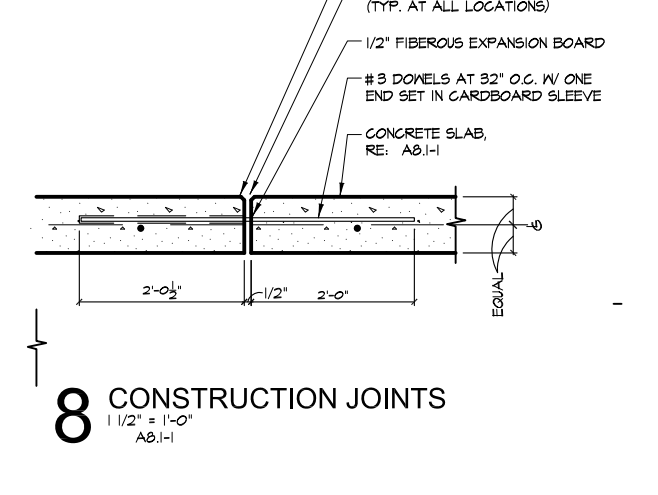
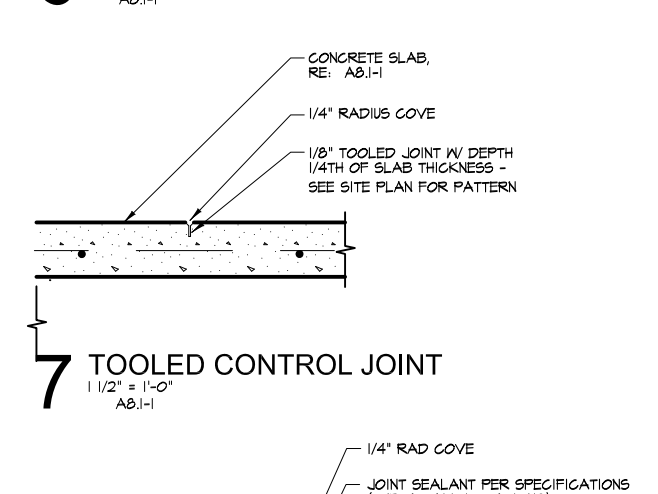
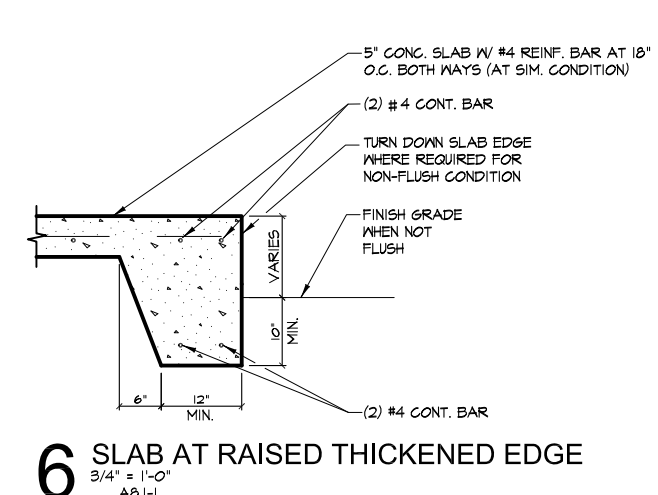
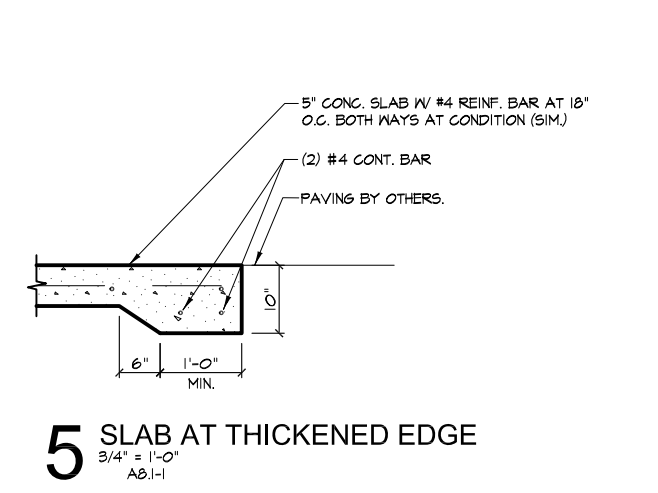
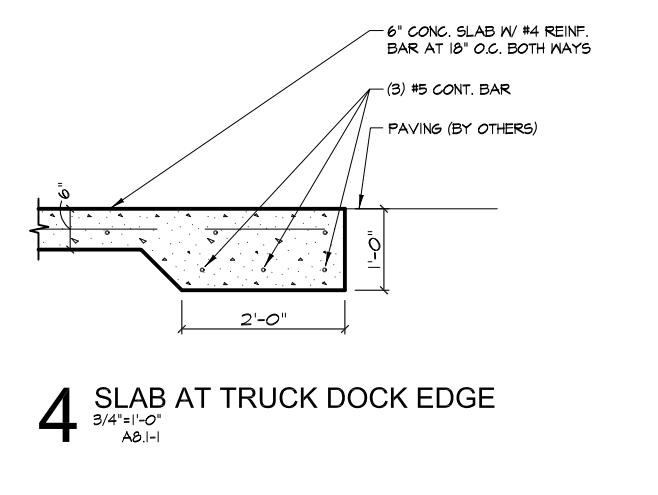
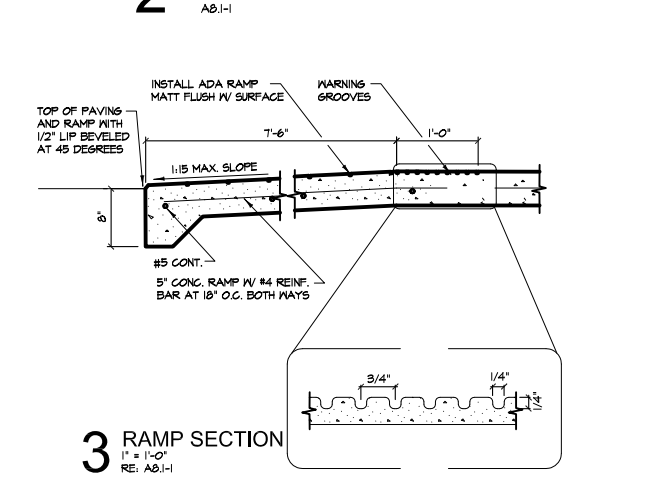
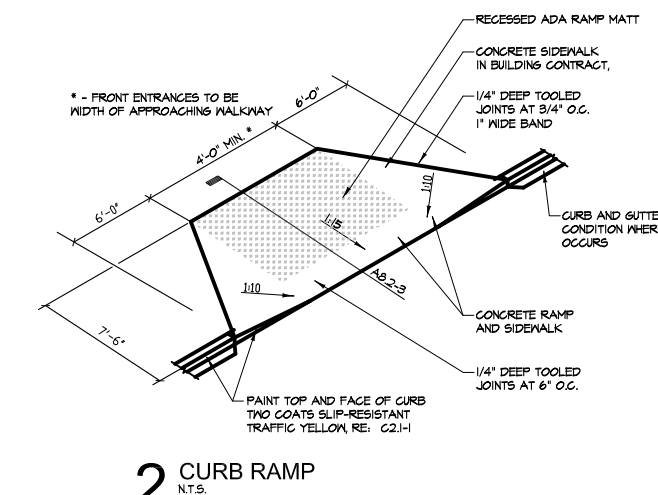
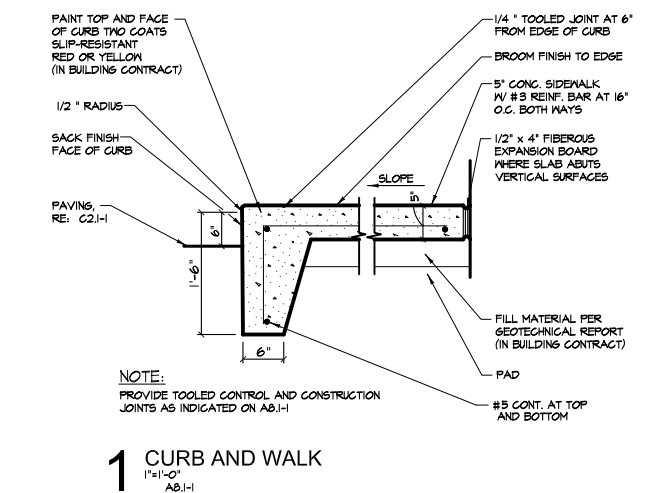
A1 SITE PLAN

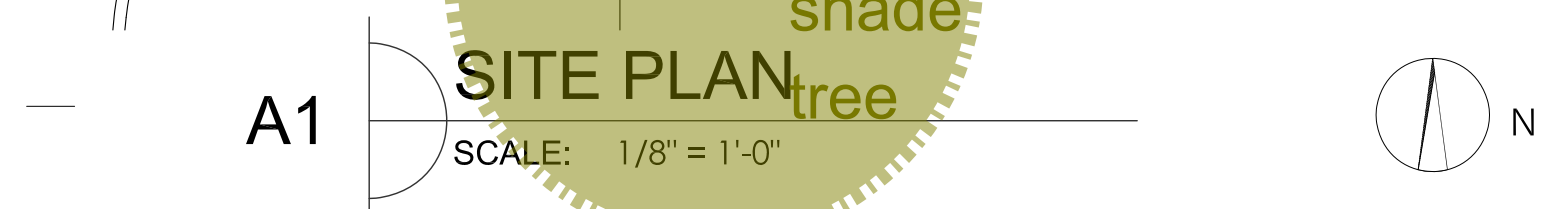
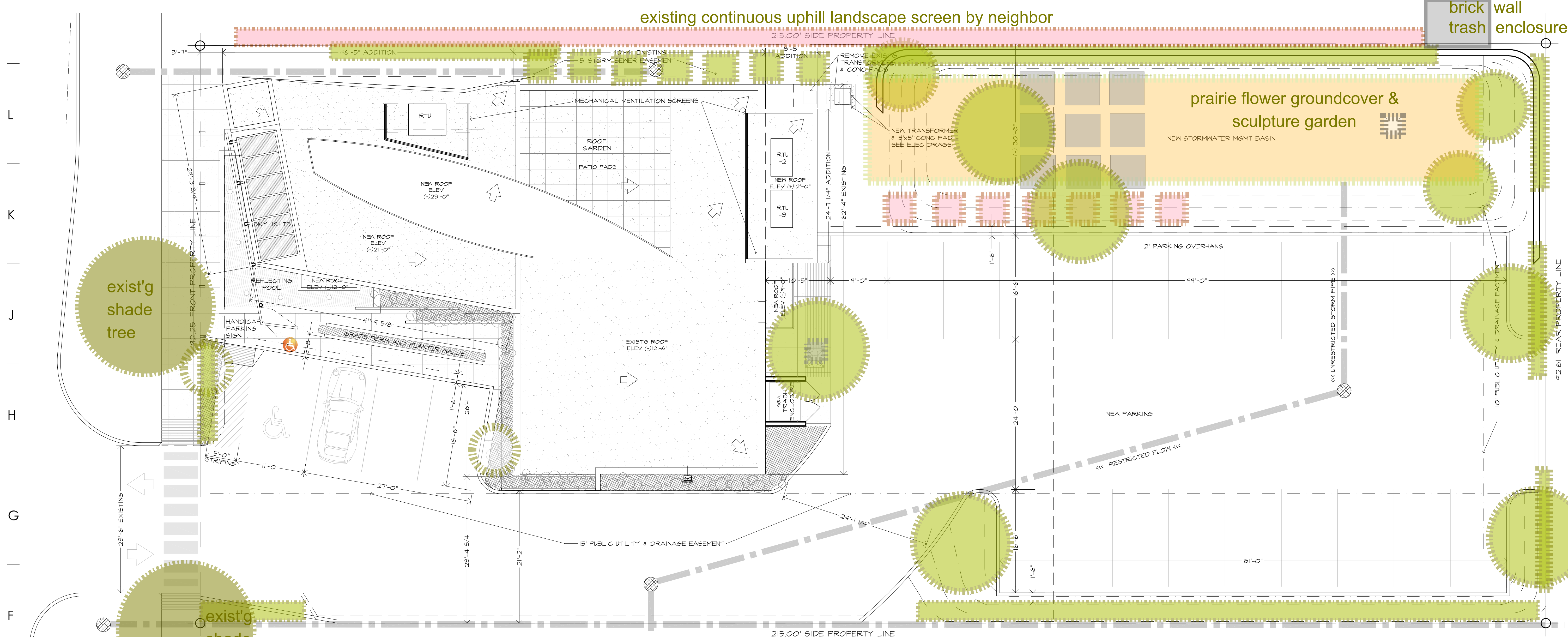
SCALE: 1/8" = 1'-0"



SOIL EROSION AND SITE NOTES:

1. REMOVE EXISTING CONCRETE WALK AND REPLACE WITH HYDRONIC SNOW-MELT MATRIX & SCORED 5" CONCRETE WALKWAY AS SHOWN. RETAIN GRADES FOR WEST-TO-EAST POSITIVE SURFACE DRAINAGE.
2. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES, ON-SITE AND OFF-SITE, CONNECTIONS WITH UTILITY COMPANIES, AND ACQUIRE PERMITS REQUIRED PRIOR TO DIGGING
3. CONTRACTOR TO CALL 811 or 1-800-892-0123 FOR SURVEY or CONTACT WWW.CALL811.COM
4. ALL PROPERTY LINES AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THE ALTA SURVEY AS PART OF THIS SET
5. THE SOILS ENGINEER SHALL OBSERVE THE FOUNDATION EXCAVATIONS BEFORE PLACEMENT OF FORMS OR REINFORCEMENT AND PROVIDE CERTIFICATION OF BEARING CAPACITY COMPLIANCE.
6. REFER TO STRUCTURAL DRAWINGS FOR SLAB & FOUNDATION DETAILS.
7. 6" CONCRETE SLAB OVER 6" COMPACTED GRANULAR FILL; REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS & STANDARDS AND NOTES.
8. PROPOSED WORK SHALL NOT CHANGE EXISTING DRAINAGE SLOPES. PROVIDE POSITIVE DRAINAGE AT FOUNDATION PERIMETERS
9. SITE WILL BE RAISED TO GRADE AND ALL DISTURBED AREAS TO BE SEEDED AND A BLANKET INSTALLED TO AVOID EROSION.
10. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.
11. VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL DRIVE. SAID GRAVEL DRIVE SHALL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS ABOVE THE TOP OF THE FOUNDATION.
12. ANY SOIL, MUD OR DEBRIS THAT IS WASHED, TRACKED OR DEPOSITED ONTO THE STREET SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
13. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
14. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.
15. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
16. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE

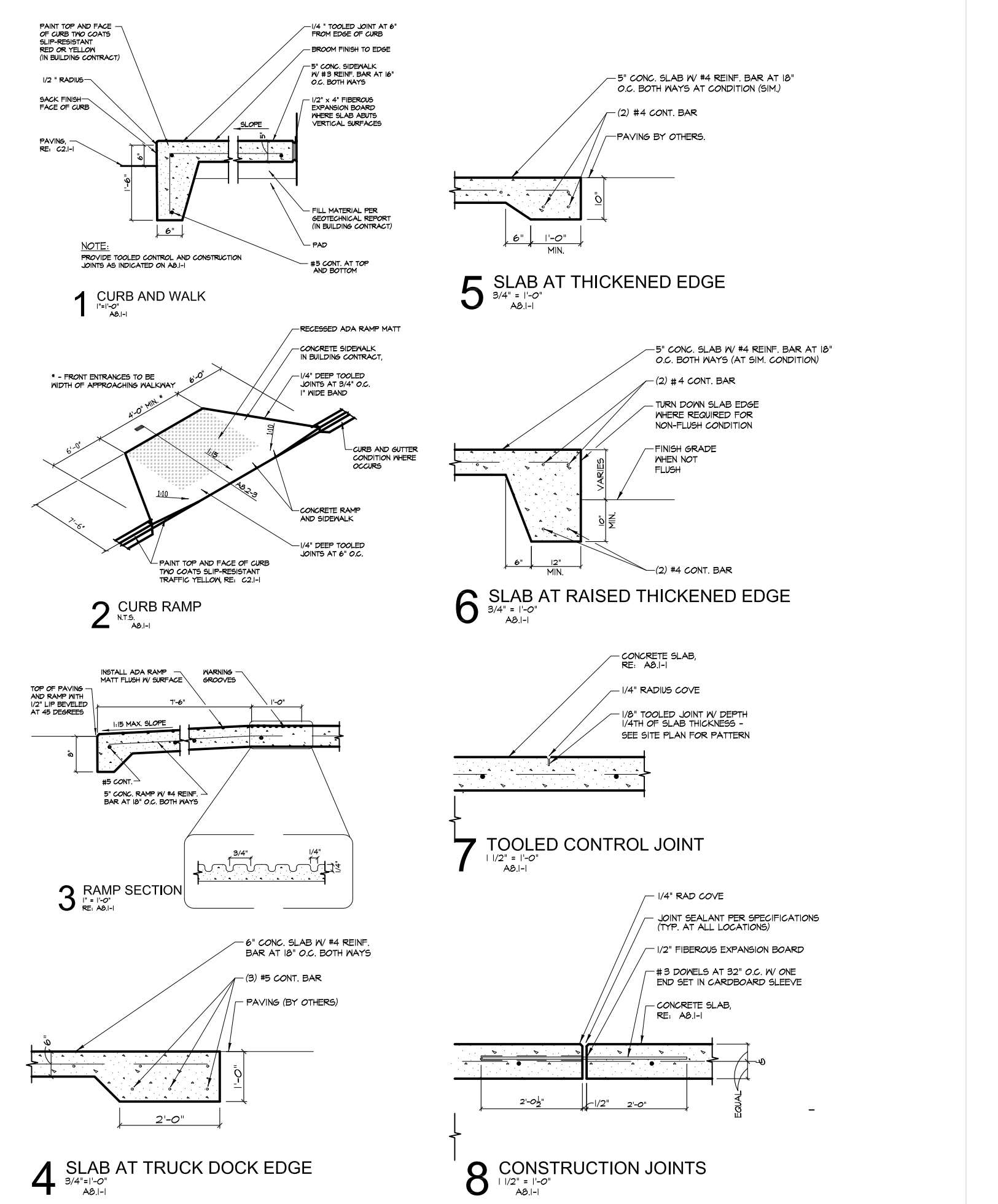




- PLANTING MATERIALS LEGEND:**
- 4"Ø deciduous shade tree - (cockspur hawthorn, hybrid oak, manchurian walnut, or sim.)
 - 2"Ø ornamental tree - (ginko biloba goldspire, kousa dogwood, japanese maple, dwarf magnolia or sim.)
 - 1-1/2"Ø ornamental tree - (white eastern redbud, european white birch, dogwood, serviceberry or sim.)
 - 4'h flowering bush, 4gal - (aurora viburnum, bailey dogwood, or sim.)
 - patio blocks
 - hedge, 8"pot at (+/-)3'o.c. - (intermediate yew, low service berry, cranberry cotoneaster, lanarth viburnum, littleleaf lilac)

- SOIL EROSION AND SITE NOTES:**
- REMOVE EXISTING CONCRETE WALK AND REPLACE WITH HYDRONIC SNOW-MELT MATRIX & SCORED 5" CONCRETE WALKWAY AS SHOWN. RETAIN GRADES FOR WEST-TO-EAST POSITIVE SURFACE DRAINAGE.
 - CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES, ON-SITE AND OFF-SITE. CONNECTIONS WITH UTILITY COMPANIES, AND ACQUIRE PERMITS REQUIRED PRIOR TO DIGGING.
 - CONTRACTOR TO CALL 811 OR 1-800-892-0123 FOR SURVEY OR CONTACT WWW.CALL811.COM
 - ALL PROPERTY LINES AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THE ALTA SURVEY AS PART OF THIS SET.
 - THE SOILS ENGINEER SHALL OBSERVE THE FOUNDATION EXCAVATIONS BEFORE PLACEMENT OF FORMS OR REINFORCEMENT AND PROVIDE CERTIFICATION OF BEARING CAPACITY COMPLIANCE.
 - REFER TO STRUCTURAL DRAWINGS FOR SLAB & FOUNDATION DETAILS.
 - 6" CONCRETE SLAB OVER 6" COMPACTED GRANULAR FILL; REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS & STANDARDS AND NOTES.
 - PROPOSED WORK SHALL NOT CHANGE EXISTING DRAINAGE SLOPES. PROVIDE POSITIVE DRAINAGE AT FOUNDATION PERIMETERS.
 - SITE WILL BE RAISED TO GRADE AND ALL DISTURBED AREAS TO BE SEEDED AND A BLANKET INSTALLED TO AVOID EROSION.
 - SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.
 - VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL DRIVE. SAID GRAVEL DRIVE SHALL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS ABOVE THE TOP OF THE FOUNDATION.
 - ANY SOIL, MUD OR DEBRIS THAT IS WASHED, TRACKED OR DEPOSITED ONTO THE STREET SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
 - THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
 - IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.
 - STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
 - WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION Dewatering SHALL BE

PRAIRIE FLOWER GROUNDCOVER:
planted in color-block clusters, low-to-high - variety of:
false pennyroyal, rabbit tobacco, standing cypress, annual phlox, blood sage, partridge pea, golden tickseed, black-eyed susan, apache beggarticks, rocky mountain beeplant, indian blanket, farewell to spring, california poppy, lacy phacelia



DR. JOHN KOTIS
SURGICAL CENTER
3443 N KENNICOTT AVE
ARLINGTON HEIGHTS IL 60004

REVISIONS

LANDSCAPE PLAN

I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Bankes Act (410 ILCS 25), the Illinois Accessibility Code (711 ILCS 400) and applicable Building Codes.

Douglas S. Hammen
License #001.019973

Mike Unreseed Architect
Expires 11.30.2018

IL PROF DESIGN FIRM 184.006928

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ISSUE DATE: 20 SEP '17

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KOTIS SURGICAL CENTER



Kotis Surgical Center

3443 N Kennicott Avenue, Arlington Heights IL

11 Apr'17



viewing south

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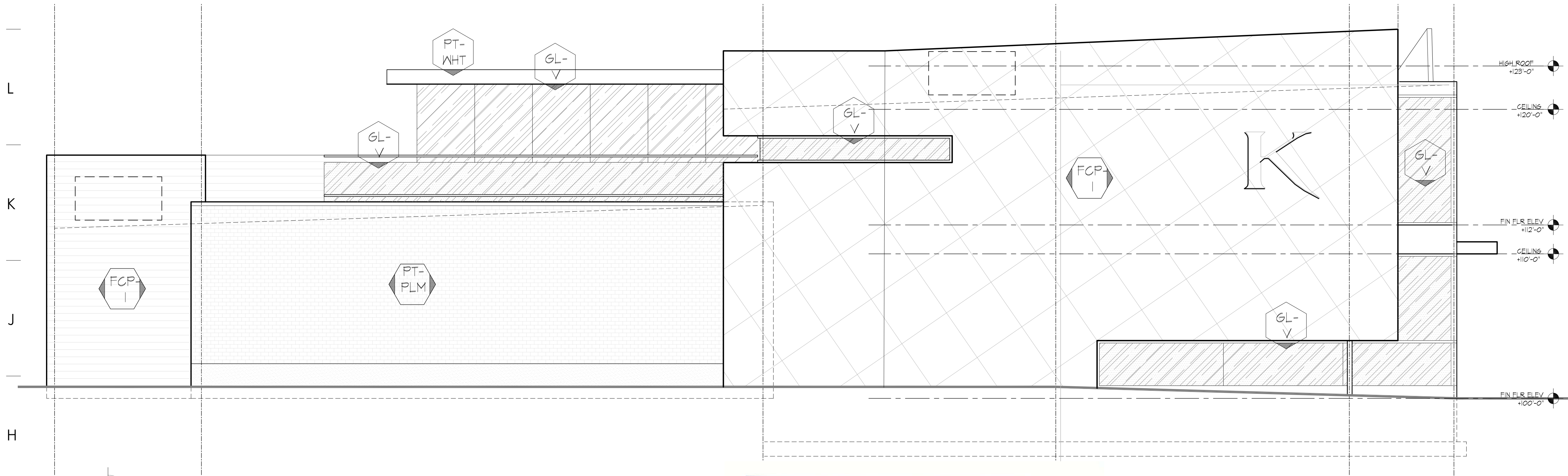
Kotis Surgical Center

3443 N Kennicott Avenue, Arlington Heights IL



south elevation

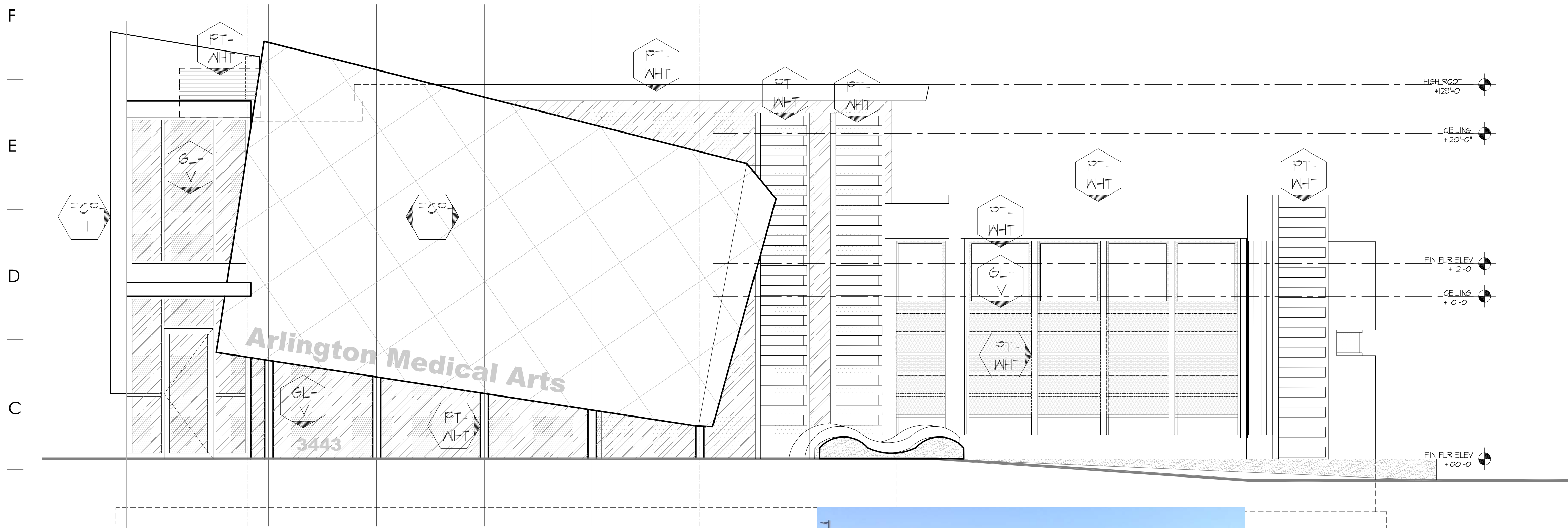
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G1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION



A1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION

ARCHITECTURAL FINISHES:

GLASS WALL & WINDOW SYSTEM SPECIFICATIONS:

TYPE	SIZE	DESCRIPTION
GL-V	AS SHOWN	1" INSULATED TEMPERED GLASS, 3" SPX EXTERIOR (GLASSPROTEX) WALL SYSTEM OR SIMILAR, 4 1/2" THERMALLY BROKEN ALUMINUM FRAME, COLOR TO BE BRUSHED NATURAL. GLASS TO BE W/ PPG SOLARBAN 80 OUTSIDE GLASS LITE TO BE 1" SOLARBAN 80 ON CLEAR (SURFACE #2), 1" AIR CAVITY & INSIDE GLASS LITE TO BE 1/2" CLEAR, TEMPER. SHADING COEFFICIENT IS .21 AND THE U-VALUE IS .24.

NOTES:

- ALL SIZES SHOWN ARE GIVEN FOR VISIBLE GLASS AREA. VERIFY IN FIELD ALL R.O. SIZES BEFORE FABRICATING WINDOWS. PROVIDE COLOR SAMPLES TO ARCHITECT FOR APPROVAL.
- SILICONE SEAL COMPLETELY AROUND ALL WINDOW FRAMES, COLOR TO MATCH WINDOW FRAME

METAL SPECIFICATIONS:

TYPE	DESCRIPTION
MTL-I	ALUMINUM STOREFRONT GLAZING FRAMES, 2X6, TYP. 'REGAL WHITE'

FIBER CEMENT PANEL SPECIFICATIONS:

TYPE	DESCRIPTION
FCP-I	CEMENTIT CEMBOUNT FIBER-CONCRETE GLAZING PANEL W/ 3/8" REVEALS ON RAINSCREEN CHANNELS & CONT. INSUL - COLOR 'PEARL' (90), BY EASTERN ARCHITECTURAL PRODUCTS; FNT REVEALS TO MATCH; PROVIDE SAMPLES FOR FINAL APPROVAL; ALLOW 10 WEEKS LEAD-TIME; FASTENERS TO MATCH COUNTERSINK

GLASS SPECIFICATIONS:

TYPE	SIZE	DESCRIPTION
GL-V		1" INSULATED GLASS, CLEAR VISION
E-T-R		EXISTING BUILDING COMPONENT TO REMAIN

PAINT SPECIFICATIONS:

TYPE	DESCRIPTION
PT-WHT	SHERWIN WMS - SW-7028 'INCREDIBLE WHITE'
PT-PLM	SHERWIN WMS - SW-6212 'PLUM BROWN'

NOTES:

1. NEW 4-PLY ROOFING SYSTEM. SEE ROOF PLAN FOR SPECIFICATIONS
2. CONCRETE FOUNDATION & FOOTING - REFER TO STRUCTURAL
3. NEW 4" CONC SLAB OVER 6" COMPACTED BASE W/ SNOW-MELT UNDERLAYMENT; SEE STRUCT DINGS
4. NEW 6" CONCRETE SLAB OVER 6" COMPACTED BASE W/ SNOW-MELT UNDERLAYMENT; SEE STRUCT DINGS
5. INSTALLED INSULATING MATERIALS SHALL HAVE BEEN CERTIFIED BY THE MANUFACTURER TO COMPLY WITH THE 2012 IL ENERGY CONSERVATION CODE MINIMUM STANDARDS
6. NEW BUILDING ENVELOPE CONSTRUCTION SHALL COMPLY WITH THE MINIMUM R-VALUES & U-VALUES REQUIRED FOR CLIMATE ZONE 5 BUILDING COMPONENTS AS STIPULATED IN 2015 IECC.
7. ALL INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF 2012 IBC W/ ADDISON AMENDMENTS
8. ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING THAT ARE OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED
9. SITE-CONSTRUCTED DOORS, WINDOWS AND SKYLIGHTS SHALL BE CAULKED BETWEEN THE UNIT AND THE BUILDING, AND SHALL BE WEATHER-STRIPPED (EXCEPT FOR UNFRAMED GLASS DOORS AND FIRE DOORS)
10. MANUFACTURED DOORS AND WINDOWS INSTALLED SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING THOSE SHOWN IN TABLE NUMBER 1-E, OF THE STANDARDS. MANUFACTURED FENESTRATION PRODUCTS MUST BE LABELED FOR U-VALUE ACCORDING TO NFRC PROCEDURES
11. BUILDING ADDRESS - 80" HIGH FCP ROUTER-RECESSED NUMBERS IN MATCHING FCP COLOR
12. FINISHES ARE ALSO REQUIRED AT PORTIONS OF INSIDE FACE OF PARAPETS EXPOSED TO PUBLIC VIEW
13. ALL MASONRY DIMENSIONS ARE NOMINAL
14. MASONRY GROUT TO MATCH EXISTING SURROUNDING GROUTS
15. WATER PROOF CONCRETE MASONRY UNIT
16. PAINT ROOFTOP EQUIPMENT EXTENDING ABOVE PARAPET PER PERMITTING AGENCIES & CONSTRUCTION REPRESENTATIVE
17. ALL EXISTING BUILDING BRICK TO BE POWER WASHED AND TO RECEIVE WATER REPELLANT.

DR. JOHN KOTIS
SURGICAL CENTER
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ARLINGTON HEIGHTS IL 60004

REVISIONS

ELEVATIONS

I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and, to the best of my knowledge and belief and to the extent of my professional obligation, they are in compliance with the Environmental Bankes Act (410 ILCS 25), the Illinois Accessibility Code (711 ILCS 400) and applicable Building Codes.

Douglas S. Harman
License #001.019973

IL-Registered Architect
Expires 11/30/2018

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A-300



- NOTES:
1. STONE OR ALUMINUM COPING SYSTEM
 2. CONTINUOUS ALUMINUM FLASHING
 3. ACOUSTICAL SEALANT
 4. 1" INSULATED GLASS - TEMPERED, SUPERLITE II OR VISION AS APPLICABLE, REFER TO ELEVATIONS ON SHEETS A-20 & A-21.
 5. THERMALLY BROKEN ALUMINUM WINDOW FRAME, FASTEN TO STRUCTURE PER MANUF. SPECS.
 6. NEW 4-PLY ROOFING SYSTEM, REFER TO ROOF PLAN FOR SPECIFICATIONS.
 7. NEW TUBE STEEL BEAMS, STRUC STL DECK & TRUSS JOISTS, REFER TO STRUCTURAL DRAWINGS FOR SIZES & DETAILS
 8. FRY REGLET E.I.F.S. CHANNEL SCREED #PGS-25-150 CONTROL JOINT, WHERE APPLICABLE, SEE SHEETS A-200 & A-201
 9. CEILING SYSTEM, SEE RCP FOR CEILING SPECIFICATIONS & HEIGHTS.
 10. CONTIN. SILL GASKET
 11. 6 MIL VAPOR BARRIER
 12. NEW CONCRETE FOOTING & FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR SIZES & DETAILS
 13. ADA COMPLIANT ALUMINUM THRESHOLD
 14. ICYNENE SPRAY INSULATION, R-20 (MIN) PER 2012 IECC FOR CLIMATE ZONE 5
 15. 6" COMPACTED GRANULAR FILL TO ENGINEERING SPECIFICATIONS.
 16. ALUMINUM COPING SYSTEM, PAC-GLAD, PAC-LOG COPING SYSTEM, NEOPRENE COMPRESSION SYSTEM, .050 ALUMINUM, COLOR TO BE (KYNAR 500 METALLIC SILVER) OVER TREATED WOOD BLOCKING
 17. ~~NOT USED~~ FIBER BOARD BUILD-UP TO PROFILE
 18. ~~NOT USED~~ 1/2" x 1/2" x 1/2" EPOXY IN PLACE WITH INTEGRAL STEEL REINFORCING AS SHOWN
 19. REVOLVING DOOR PERIMETER CAULKING (INCLUDING BASE SECTION TO FLOOR) AND GANOPY COVER CAULKING NOT BY DOOR MANUFACTURER.
 20. ALL HOLES IN FLOOR NOT BY REVOLVING DOOR MANUFACTURER.
 21. FULVIEW II PANIC PROOF BOOK-FOLD MECHANISM IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
 22. BOOK-FOLD TENSION IS NOT PRESET; IT MUST BE ADJUSTED TO MEET BUILDING CONDITIONS.
 23. MOTION-ACTIVATED OPENERS IN DIRECTION OF ENTRY & EXIT TRAVEL (2 REQ'D)
 24. **A' - WALL SECTION - (INSIDE TO OUTSIDE)**
6E ELASTOMERIC SPRAY COAT SYSTEM, OVER
3/8" BROWN COAT PORTLAND CEMENT STUCCO, OVER
3/8" SCRATCH COAT PORTLAND CEMENT STUCCO, OVER
3/4" SELF-FURRING GALV. WIRE STUCCO MESH, OVERLAP, & STAGGER, OVER
WATER RESISTANT PAPER BARRIER, LAY HORIZ. W/ 4" OVERLAPS, OVER
5/8" DENGGLAS BUILDING SHEATHING, OVER
3"x6" WOOD STUDS @ 16" O.C. (VERIFY W/ STRUC. DWGS) WITH
5/8" DENGGLAS BUILDING SHEATHING, WITH
2-LAYERS GRADE "D" WEATHER RESISTANT PAPER BARRIER, LAY HORIZ. W/ 4" OVERLAPS, WITH 3/4" SELF-FURRING GALV. WIRE STUCCO MESH, OVERLAP, & STAGGER, WITH
3/8" SCRATCH COAT PORTLAND CEMENT STUCCO, WITH
3/8" BROWN COAT PORTLAND CEMENT STUCCO, WITH
1/4" FINISH COAT PORTLAND CEMENT STUCCO, FINISH COLORS PER SHEETS A-20 & A-21
 25. **B' - WALL SECTION - (INSIDE TO OUT)**
WALL COVERING OR PAINT, OVER
5/8" TYPE X GYP. WALL BD (FOR 1 HOUR MINIMUM RATED ASSEMBLY WHERE APPLICABLE, SEE FLOOR PLAN) OR PLYWOOD (SEE SECTION), GLUED AND SCREWD, OVER
3"x6" WOOD STUDS @ 16" O.C. (VERIFY W/ STRUC. DWGS) WITH 6" FOIL-FACED BATT INSULATION, R21 WITH
5/8" CDX PLYWOOD SHEATHING, WITH
EXTERIOR 5/8" TYPE X GYP. WALL BD (FOR 1 HOUR MINIMUM RATED ASSEMBLY WHERE APPLICABLE, SEE FLOOR PLAN) OR PLYWOOD (SEE SECTION), GLUED AND SCREWD, OVER
2-LAYERS GRADE "D" WEATHER RESISTANT PAPER BARRIER, LAY HORIZ. W/ 4" OVERLAPS, WITH 3/4" SELF-FURRING GALV. WIRE STUCCO MESH, OVERLAP, & STAGGER, WITH
3/8" SCRATCH COAT PORTLAND CEMENT STUCCO, WITH
3/8" BROWN COAT PORTLAND CEMENT STUCCO, WITH
1/4" FINISH COAT PORTLAND CEMENT STUCCO, FINISH STANDARDS & COLORS PER SHEETS A-20 & A-21
 26. **C' - ROOF DECK, (OUTSIDE TO INSIDE)**
4 PLY ROOFING MEMBRANE, OVER
SPRAYED POLYURETHANE FOAM (FOR CROSS SLOPE DRAINAGE ONLY), OVER
TAPERED RIGID FOAM, 1" MIN. (FOR POSITIVE DRAINAGE), OVER
STRUCTURAL STEEL ROOF DECK (SEE STRUCT. DWGS FOR ADD'L NOTES), OVER
OPEN WEB STEEL JOISTS & BEAMS, (SEE STRUCT. DWGS), WITH
ICYNENE R-25 SPRAY INSULATION, OVER
SUSPENDED 56G HALCYON ACOUSTICAL CEILINGS & 6YFP WALL BOARD SOFFITS PER REFLECTED CEILING PLAN



DR. JOHN KOTIS
SURGICAL CENTER
3443 N KENNICOTT AVE
ARLINGTON HEIGHTS IL 60004

REVISIONS

ELEVATIONS

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License #001.019973

Illinois Licensed Architect
Expires 11.30.2018

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A-301

KOTIS SURGICAL CENTER

SIGNAGE MATERIAL SPECIFICATIONS

Arlington Medical Arts building addition

3443 Kennicott Avenue, Arlington Heights IL

29 Sep, 2017

rev 09 Oct'17

- High Density Fiber Cement Rainscreen Cladding – 'K'
Cembonit 'Pearl' by Eastern Architectural Products
- Samsung Metal SMS2001 'Art Light'; copy face and returns – 'Arlington Medical Arts'
Chicago Metal Supply and Fabrication, inc
- Semi-translucent white vinyl film adhered on 2nd surface / glass – '3443'
3M Scotchcal Graphic Film #IJ63



KOTIS SURGICAL CENTER

SIGN VARIANCE REQUEST – DESIGN REVIEW COMMISSION, ARLINGTON HEIGHTS IL

ARLINGTON MEDICAL ARTS building addition and identity
3443 N Kennicott Avenue, Arlington Heights IL 60004

09 Oct'17

Arlington Heights, Planning and Community
Development –

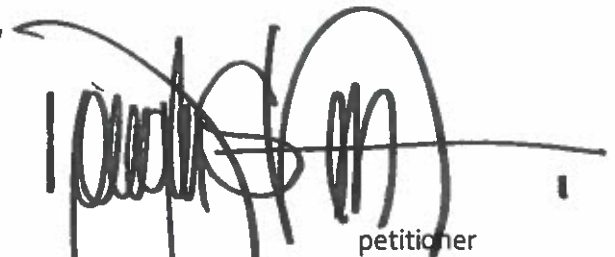
This is a **Variance to the Signage Ordinance** request for the property listed above upon construction of a proposed building addition directly west of the existing structure. The property owner and petitioner herein request the Commission's and Board's approvals of an architectural, dimensional feature perceived as signage located on the north facade of the west-facing building on N Kennicott Avenue. The north facade is considered a sideyard of the subject parcel, and has its greatest and only visibility from heavily-travelled Dundee Road / Route 68. The Board might consider the following conditions influencing the request:

- a. *The particular difficulty or peculiar hardship is not self-created by the petitioner* - The subject parcel has a very narrow 92' front on Kennicott Avenue (which collects very little traffic) and consequently passersby today experience only a brief glimpse of the building and the business.
- b. *The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare* – This façade-solution is a dimension-only, shadowed silhouette of a cut-shape of identical building material subtly casting its shadow onto the 'pearl' white façade with no detriment to neighboring businesses.
- c. *The variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses* – The buildable area is 'pinched' at its curb side by parking and a two-way drive which offers more parking at the rear of the site. These narrow-site obstacles leave only a slender 38' wide building facing the low-traffic, primary street (N Kennicott Ave). As the site is narrow and the existing building favors the north, the new architecture is sited as near to the streets (north & west) as possible to be visible to customer traffic. The solution replaces (with

significantly fewer characters) an existing pole sign at the same location and oriented toward the north sideyard. Drawing clientele from across Illinois and the Midwest region, the simple gesture seeks the more-visible north façade recognizing the heavily-travelled state highway and freeway interchange. The Surgical Center does not compete with the services of other area businesses, but draws a unique clientele to the Village at-large and the surrounding community.

- d. The variation will not alter the essential character of the locality – the dimensional panel is of the same material as the surrounding building veneer and continues - rather than stands out from - the architecture. The identical materials of the panel and building casts a shadow-only silhouette onto the façade without employing contrasting color or electrically-powered vibrancy.
- e. The applicant's business cannot reasonably function under the standards of this Chapter - the Ordinance permits an existing pole sign only orientated and located in the approximately same location - but inadequately identifies the business. In its harmony with the architectural façade - this silhouette shadow design will more beautifully, professionally and compatibly present the business to the community and clientele.

Your timely and kind consideration toward an Approval of the Variance to the Sign Ordinance will be greatly appreciated. And as always if you have any questions or comments, please feel free to contact me as provided. Thanks,



Douglas S. Hammen, NCARB, IIDA
architect | designer | principal
douglasDesign+associates inc

Glen Ellyn IL 60137
t: 630.852.5970





KOTIS SURGICAL CENTER



ARLINGTON BOWL viewing E



BUSINESS PARK viewing E



3436 OFFICES viewing W



3436 OFFICES viewing NW



CHRYSLER DODGE JEEP RAMM viewing W



NISSAN



BP viewing N

MARIO
TRICOCCHI
SALON & DAY SPA



MARIO TRICOCCHI



SUPERCUTS



QDOBA RESTAURANT

DESIGN COMMISSION PROJECT TIMELINE

Project Name: Kotis Surgical Center
DC Number: DC:17-125
Location: 3443 N. Kennicott Avenue
Requested Action: Sign Variation

	Date	# of Business Days
DC Application Submittal Date	9/29/17	
Waiting for Missing Submittals	10/9/17	6
Design Commission Meeting	11/14/17	26
Village Board Meeting	12/4/17	14

Notification Requirements:

- Sign Posting, not less than 15 days prior to the date of the Design Commission meeting.
- Written Notice, not less than 7 days and not more than 30 days prior to the date of the Design Commission meeting.



Item: Hey Nonny - 10 S. Vail Ave. - PC#17-011

Department: Planning & Community Development

Requested Action

1. Amendment to Planned Unit Development (PUD) Ordinances 98-061, 99-028, and 13-032 to allow certain changes to the approved floor plan for the Metropolis Mixed Use Development.
2. A Special Use Permit to allow a 3,974 sq. ft. restaurant and auditorium space (music venue).

Variations Required

A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

Project Update

As outlined in the Staff Development report dated November 3, 2017, several issues regarding handicap accessibility and compliance with the State Illinois Accessibility code need to be resolved and the floor plans modified.

Since the Plan Commission hearing, the petitioner and the Building Department have continued to meet to discuss a resolution to the ADA washroom and ADA access to the stage. Revised floor plans were submitted earlier this week, which have been reviewed by the Building Department and are getting closer to compliance with the accessibility code.

The petitioner has indicated that they will make further modifications in order to meet these requirements. Therefore, this matter has been placed on the Board agenda for consideration, subject to compliance with the outstanding ADA issues and submittal of revised floor plans prior to ordinance adoption should the Board recommend approval of the project.

Recommendation

A public hearing was held by the Plan Commission on November 8, 2017 where Commissioner Green moved and Commissioner Cherwin seconded:

A motion to recommend approval to the Village Board of Trustees of PC#17-011, an amendment to PUD Ordinance c #98-061, 99-028, and 13-032 to allow certain changes to the approved floor plan for Metropolis mixed use development, a Special use permit to allow a 3,974 square foot restaurant and auditorium space (music venue), and the following variation:

1. Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

This approval shall be subject to the following conditions:

1. All full time employees shall be required to purchase Employee Parking Permits for parking within the Village owned garage system.

2. No loud music shall be permitted to spill out into the street and neighborhood. Windows within the "venue" side of the establishment shall remain closed at all times during any paid admission show or any event with loud music. Additional windows within the establishment shall be closed as necessary to prevent loud music from overflowing outside of the subject unit.

3. The petitioner shall install sound buffering material to reduce noise bleed into the Metropolis Ballroom space.

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

In addition, the Petitioner understands that this approval is expressly conditioned upon providing a plan that complies with the Illinois Accessibility Code. If a Code-compliant plan is received and approved by Staff, the appropriate ordinance for this project will be presented to the Village Board for approval.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Report	Report
PC Minutes 11-8-17 DRAFT	Minutes
Appendix II Parking Count Data	Exhibits
Aerial	Exhibits
Conceptual Plan Review Minutes 10-11-	

17	Minutes
Project Narrative & Market Study	Exhibits
Plat of Survey	Exhibits
Justification for Special Use & Variation	Exhibits
Revised Site and Floor Plans (new Sheet A-100)	Exhibits
Department Comments - Round 1	Correspondence
Peititioner Response to Department Comments - Round 1	Correspondence
PC Timeline Tracker	Exhibits



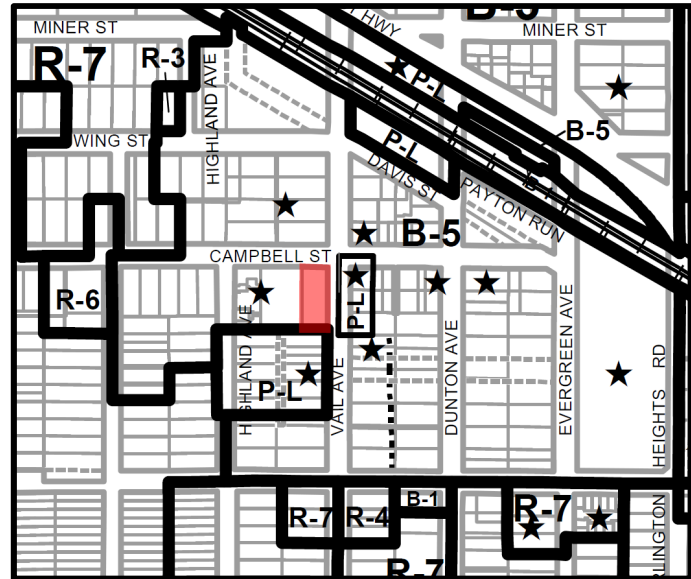
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

PC File Number: PC 17-011
Project Title: Hey Nonny
Address: 10 S. Vail Avenue.
PIN: 03-29-346-036

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: November 8, 2017
Date Prepared: November 3, 2017

Petitioner: Christopher M. Dungan
Address: 1211 W. Noyes.
 Arlington Heights, IL 60005

Existing Zoning: B-5, Downtown District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-5, Downtown District	Mixed-Use development	Mixed-Use
South	P-L, Public Land District	Public Parking Garage	Government or Institutional
East	P-L, Public Land District	Harmony Park	Mixed-Use
West	B-5, Downtown District	Metropolis Theater	Mixed-Use

Requested Action:

1. Amendment to Planned Unit Development (PUD) Ordinances 98-061, 99-028, and 13-032 to allow certain changes to the approved floor plan for the Metropolis Mixed Use Development.
2. A Special Use Permit to allow a 3,974 sq. ft. restaurant and auditorium space (music venue).

Variations Required:

1. A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

Project Background:

The subject property is located on the southwest corner of Vail Avenue and Campbell Street and is part of the larger Metropolis PUD, which was originally approved in 1998. Current tenants within the subject property include the Metropolis Ballroom, Big Shots Piano Bar, and Armand's Restaurant, as well as the subject unit which is 3,974 square feet in size and currently vacant. The applicant is proposing the occupancy of this vacant unit with Hey Nonny, a music venue and accompanying restaurant. The restaurant would feature "farm-to-table" food options including locally sourced meat, fish, and produce from around the Midwest. Cocktails and beverages would also be available from local breweries and distilleries. The space would be essentially split in half, with one side devoted primarily for the restaurant function. The other side would provide overflow space for the restaurant (when needed), but would primarily function as the space for the music entertainment portion of the business.

The proposed hours of operation are 5:00pm – midnight on Tuesday through Thursday, 3:00pm – 1:00am on Friday, 10:00am – 1:00am on Saturday, and 10:00am – 8:00pm on Sunday. The business will be closed on Monday. Entry into the restaurant will be open to all, but when music venues are booked for the music side, entry into that side of the establishment will be restricted through the purchase of tickets.

The restaurant side would contain 50 seats with an additional 10 seats at the bar (for a total of 60 seats). The music venue side would include an additional 16 permanent seats along the window that can be used as overflow seating for restaurant guests, bringing the total seat count to 76. Cocktail tables and chairs can be added to the music side for an additional seating capacity of 64, bringing the grand total seating capacity to 140 seats. The music venue side can also be arranged as standing room only, which would provide capacity (as estimated by the petitioner) for approximately 160 people on that side (the 16 seats along the window would remain). The petitioner estimates that the business would have 20 employees total, with the maximum number at peak shift being around 10 employees. Per building code requirements, the music venue side could accommodate a total of 179 occupants between the stage and floor area.

Conceptual Plan Review:

The Conceptual Plan Review Committee (CRPC) met on October 11th, 2017, to discuss the project. There was some discussion around whether approval was needed from the condo association for the proposed use. The petitioner responded that he was not aware of any requirement for their approval and that he had attended condo board meetings with the other owners and they were aware of his project. The CRPC also discussed the proposed sound buffering for the space, as well as the farm-to-table food concept, the uniqueness of the business, and the economic demand for restaurants within Arlington Heights. The committee expressed enthusiasm for this type of use proposed in Downtown Arlington Heights and was generally supportive of the project.

Zoning and Comprehensive Plan

The subject property is located within the B-5 Downtown zoning district, which allows restaurants and auditorium uses via the Special Use Permit approval process. Although the restaurant could qualify for a Special Use Permit waiver based on the size of the restaurant (under 4,000 square feet in floor area), due to the unique pairing of restaurant and auditorium (music venue) uses, which auditorium use also requires a Special Use Permit, the restaurant is no longer eligible for the Special Use Permit waiver. Therefore, the petitioner is required to obtain a Special Use Permit from the Village Board for a restaurant and auditorium (music venue).

Additionally, an amendment to the underlying PUD is required as the petitioner is proposing changes to the floor plan to accommodate for their build-out. This amendment is necessary given the scope of the interior alterations and due to the intensity of the proposed use, which was not contemplated during the original PUD approval for the Metropolis development

As is required with all Special Use Permit applications, the petitioner has provided written justification demonstrating compliance with the criteria for Special Use Permit approval. Specifically, this criteria is:

- 1. *That said special use is deemed necessary for the public convenience at this location.***
- 2. *That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
- 3. *That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.***

Staff has reviewed the petitioners response to the Special Use Permit criteria and concurs that the necessary criteria for approval have been met, and offers the following:

- There is no other “farm-to-table” restaurant of this capacity within Arlington Heights. Although other restaurants may offer certain “farm-to-table” dishes, none of them specialize in “farm-to-table” food to the same extent as the proposed restaurant.
- Similarly, there is no venue that provides the same capacity for live music within Arlington Heights as will be offered at Hey Nonny. Although other restaurants within Downtown provide live music, the size of the live music at these locations is significantly smaller and they function more as an auxiliary feature to the restaurant. The Metropolis Theater next door to the subject property provides live performances, however, they are primarily theatrical performances as opposed to the type of musical performances that will take place at Hey Nonny. In this way, the proposed use will occupy a market niche that is not currently served within the community.
- The petitioner is working with a sound engineering firm to design the ceiling so that sound will not bleed into the Metropolis Ballroom space located directly above the subject unit. A condition of approval has been recommended by staff to require this sound proofing and to protect against any potential additional disturbance to existing users within the building.
- The petitioner has agreed to keep all windows to the venue space closed during evening performances so as to limit sound overflow outside of the space. A condition of approval to require this has been included.

The subject property is designated as “Mixed Use” in the Comprehensive Plan, and the proposed use is consistent with this designation.

Building and Site

There are three primary building issues identified during the Plan Commission review process, which are outlined below:

1. The petitioner will be tying into an existing grease trap that serves multiple users within the subject property. As such, the grease trap must have the capacity to accommodate for the sum of the businesses that discharge into it, and the petitioner will need to verify this as part of the building permit review process.

2. The kitchen must have a vent that discharges air to the exterior of the building in order to comply with all building codes. The design of the vent system has not yet been determined, but it will either go directly up from the kitchen and through the Metropolis Ballroom space to the roof (which would require coordination with the Metropolis Ballroom), or south through the subject unit and out to the southern exterior of the building by the loading area. The petitioner is still in the process of designing the HVAC system for the site, but has been made aware of the building code requirements for kitchen exhaust venting. As part of the building permit review process, the petitioner will need to address this issue. All exterior venting must comply with screening and design guideline requirements.
3. Finally, the subject unit must comply with all minimum toilet/fixture counts as required by the Illinois Plumbing Code. Furthermore, any new bathrooms must be handicap accessible per the State of Illinois Accessibility Code. As designed, the site contains two new bathrooms that do not meet accessibility requirements and will therefore need to be redesigned in order to comply with State requirements. The petitioner must find a way to make all new bathrooms handicap accessible while not reducing the overall number of bathrooms below the Plumbing Code toilet/fixture requirements, prior to building permit issuance. The petitioner is aware of this issue and is currently working with the Building Department to address it.

Traffic and Parking

Chapter 28, Section 6.12, Traffic Engineering Approval, requires that any Special Use Permit application include a traffic and parking study from a certified traffic engineer. The study would assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. The petitioner has requested a variation to waive this requirement and has provided their written justification to the criteria for variation approval as outlined below:

- That 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.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

Staff is supportive of the requested variation and concurs that the necessary criteria for variation approval have been met. The Downtown street network has suitable capacity to handle additional traffic and staff does not expect traffic generation from the proposed use to be a significant issue.

With regards to parking, Section 11.5-8 of Chapter 28 allows off street parking requirements for downtown uses to be met through the provision of spaces within Village owned parking facilities such as the Vail Avenue garage. The amount of off-street parking for Hey Nonny as required by the Village Zoning Code is outlined below:

SPACE	CODE USE	SEATING AREA (SQ FT)	NUMBER OF OCCUPANTS	NUMBER OF SEATS	PARKING RATIO (1:X)	PARKING REQUIRED
Auditorium/Venue	Assembly	1,369	179	Standing Room	1 per 30% of occupants, reduced by 50% per B-5 standards	27
Restaurant	B-5 Restaurant	886	N/A	60	1 per 200 sq. ft.	4
Total Required						31

The Village is recommending a condition of approval that requires all full time employees to purchase parking permits from the Village for parking within the downtown parking system. Customer parking will be accommodated within the street parking system and within the “shopper” parking areas of the Vail Avenue garage on the 1st, 4th, and 5th levels.

In order to determine if the Vail Avenue garage has sufficient capacity to accommodate for the expected parking demand resulting from Hey Nonny, staff first needed to understand the anticipated parking demand. In 2002, the Village hired Rich and Associates to prepare an analysis of the expected parking demand for different uses within Downtown Arlington Heights. This analysis was based on surveys of local businesses, employees, and visitors to the downtown area, as well as models that the consultant had developed over multiples years of experience. The Rich and Associates data gives an additional lens to evaluate expected parking demand as it more current than the Village’s parking codes and is based on actual surveys of local demand. Based on the Rich and Associates data, the projected parking demand for Hey Nonny is shown below:

SPACE	SEATING AREA (SQ FT)	NUMBER OF SEATS**	WEEKDAY PARKING RATIO (1:X)	PARKING REQUIRED	WEEKEND PARKING RATIO (1:X)	PARKING REQUIRED
Auditorium/Venue	1,369	179	0.45 spaces per seat*	81	0.45 spaces per seat*	81
Restaurant	886	N/A	9.48 spaces per 1,000 sq. ft.	8	11 spaces per 1,000 sq. ft.	10
Total Required (Weekday)			89			
Total Required (Weekend)			91			

* Used “Theater” ratio for Auditorium/venue

** Since there are no seats in a standing room only situation, the number of occupants was used assuming that one seat would have contained one occupant in a theater.

Furthermore, in past instances the Village has utilized parking data prepared by HNTB (a nationally recognized engineering consultant) to forecast parking demand for downtown uses. Using the HNTB data, the projected parking demands is as shown below:

SPACE	SEATING AREA (SQ FT)	NUMBER OF SEATS	PARKING RATIO (1:X)	PARKING REQUIRED
Auditorium/Venue	1,369	179	.5 spaces per seat*	90
Restaurant	886	N/A	1 space per 100 sq. ft.	9
Total Required				98

* Per Table B-1 in Exhibit B of the HTNB Study from 9/22/99. Use Classification was "multi-purpose room".

Based on this data, staff estimates that a total of between 89-98 parking spaces are needed to accommodate this use during peak times.

In order to determine if sufficient capacity exists within the Vail Avenue garage, staff from the Police Department surveyed the availability of spaces within the garage on two Saturday evenings and one Friday

evening during the month of October. The full results of this survey are included in **Appendix I**, and are summarized below:

	Average Number of Vacant Spaces	Highest Number of Vacant Spaces	Lowest amount of Vacant Spaces
Level 4 - 6:00pm	177	197	156
Level 5 - 6:00pm	218	240	198
Level 4 - 8:00pm	116	183	39
Level 5 - 8:00pm	152	179	121
Level 4 - 10:00pm	114	130	99
Level 5 - 10:00pm	113	190	36

Parking space availability in levels four and five were specifically analyzed as they allow free customer parking for patrons of downtown establishments between noon and 2:00am. Based on this analysis, it appears that there is capacity within the Vail Avenue to accommodate for the estimated peak parking demand to be generated by Hey Nonny.

Staff further analyzed historical parking surveys of the Vail Avenue garage that took place between 2014 and 2017. During the 27 survey days included in the data, the lowest number of vacant spaces found on the 5th floor at any time was 60 spaces, and the lowest amount of vacant spaces on the 4th floor at any time was 86 spaces (these did not occur on the same day). This further illustrates capacity within the Vail Avenue garage on the 4th and 5th floors. The complete list of this survey data is included as **Appendix II**.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed PUD Amendment, Special Use Permit to allow a restaurant and auditorium (music venue), and variation to waive the requirement for a traffic and parking study, and recommends approval of the application, subject to the following conditions:

1. All full time employees shall be required to purchase Employee Parking Permits for parking within the Village owned garage system.
2. Windows within the “venue” side of the establishment shall remain closed at all times during any evening event that is occurring within that space and additional windows within the establishment shall be closed as necessary to prevent sound overflow outside of the subject units.
3. The petitioner shall install sound buffering equipment to reduce noise bleed into the Metropolis Ballroom space.
4. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.

November 2, 2017

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC# 17-011

Appendix I:

PARKING SPACE SURVEY - AVAILABLE OPEN SPACES														
VAIL GARAGE - "D"														
Date	Day of Week	Time	Level 1			Level 2				Level 3		Level 4		Daily Fee
			Garage 4-hour	Highland 4-hour	Handicap	Permit	Handicap	Dunton Tower Permit	Dunton Tower Handicap	Permit	Handicap	Permit	Handicap	
TOTAL NUMBER OF SPACES =			181	24	12	149	8	38	4	243	2	241	1	252
10/06/17	Fri	6:00 PM	37	3	6	15	5	1	2	81	1	177	1	198
		8:00 PM	3	0	0	16	6	0	2	97	1	183	1	179
		10:00 PM	166	20	6	130	3	36	3	147	1	99	0	36
		12:00 PM	118	22	5	1	3	2	3	69	1	198	1	207
10/07/17	Sat	6:00 PM	1	0	3	11	4	1	4	94	1	158	1	217
		8:00 PM	0	0	2	2	3	0	1	110	1	127	0	121
		10:00 PM	13	1	4	0	2	0	1	92	1	130	1	190
		12:00 PM	139	24	8	1	4	0	1	78	1	194	0	247
10/14/17	Sat	6:00 PM	0	0	1	27	5	0	4	116	2	197	1	240
		8:00 PM	0	0	0	3	0	0	1	105	1	39	0	156
								Total 4-Hour Only Parking (Level 1 & Highland Avenue)						217
								Total Permit Parking Only - All Hours (Levels 2 & 3)						444
								Total Permit Parking/Free After 12 Noon Parking (Level 4)						242
								Total Daily Fee Parking (Level 5)						252
								Total Overall Spaces						1,155

PLAN

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

COMMISSION

RE: HEY NONNY - 10 SOUTH VAIL AVENUE - PC#17-011
PUD AMENDMENT, SPECIAL USE FOR RESTAURANT/AUDITORIUM
(MUSIC VENUE), VARIATION TO WAIVE TRAFFIC STUDY

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 November, 2017 at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairman
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN ENNES: This meeting of the Plan Commission of Arlington Heights is called to order. Would you all please stand and join us for the pledge of allegiance?

(Pledge of allegiance recited.)

CHAIRMAN ENNES: Thank you. Sam, would you take the roll?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Here. We have minutes for approval. Do I have a motion?

COMMISSIONER LORENZINI: I'll make that motion.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER JENSEN: Second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: I abstain, I wasn't at the meeting.

COMMISSIONER GREEN: I also have to abstain, I was not there.

COMMISSIONER WARSKOW: Same for me.

CHAIRMAN ENNES: Okay, our first petition is PC#17-011. Can I ask the Petitioner to please come forward to the podium? Would you and anybody else who is going to speak, please come forward? I will swear you in. Would you each please state your name for the court reporter just so we have that?

MR. DUNGAN: Sure. My name is Chris Dungan.

MR. DUNN: I'm Cory Dunn.

(Witnesses sworn.)

CHAIRMAN ENNES: Would you like to -- have all notices been sent out, Sam?

MR. HUBBARD: They have, yes.

CHAIRMAN ENNES: They have. Okay, would you give us a presentation for your project?

MR. DUNGAN: Sure. So, good evening, everybody. First of all, I'd like to thank the Commission and the Staff of the Village of Arlington Heights Planning Development just

to get us here to this point today. Today, I'll talk a little bit about what Hey Nonny is and then why we're here.

So, Hey Nonny, what is it? So, it is a casually sophisticated music venue and gastropub located in the heart of Arlington Heights Downtown dining and entertainment district. What we're about is local food, local drinks, and live music played locally. On our menu, we'll feature familiar new items, lots of very sharable plates made from ingredients that are fresh from local farms and suppliers. Our local drinks will also feature unique craft cocktails, with liquor from Midwest distilleries and also from craft breweries located in Northern Illinois. Then from a live music perspective, we are really going to bring a special live venue, very intimate venue where we will present a wide variety of music, different genres, and hopefully we'll create best listening room in the Chicago land area.

So, who is, or what does Hey Nonny mean? Did I advance? There you go. What does Hey Nonny mean? A lot of people have asked me, hey, what is this Hey Nonny? Basically, it's a nonsensical expression that's been used in hundreds of songs for probably 400 years. But really what it means is to be carefree. That's really the feeling we want when people come to Hey Nonny, it's a place where they can come and enjoy a great meal, see some live entertainment and sort of leave their cares at the door.

Some best known examples of how Hey Nonny has been used, in Shakespeare's Sigh No More song and Much To Do About Nothing. Also, there's this little band called the Violent Femmes that's Milwaukee-based at 1991 released a song Hey Nonny Nonny.

So, Hey Nonny is basically myself and Chip Brooks. Chip is off in Hawaii with his family tonight, so I'm here representing both of us. But both of us are Arlington Heights residents. I have lived here since 1997. My wife here actually grew up right on Dryden Avenue. Chip Brooks has been here since 1987. Chip was a partner at Holland & Knight, he was an attorney. Also, I'd like to note that he was also an intern at SPACE which is another music venue at Evanston, and he did that for about five or six months. Also, Chip is a board member of the Northwest Suburban Community Concert Association which he's done for a number of years as well. Myself, my background has all been in generic pharmaceuticals. I co-founded a company called PACK Pharmaceuticals in 2005 which was sold in 2014. I am currently a board member of the Metropolis Performing Arts Theater and been on the board for a number of years.

So, why are we doing Hey Nonny? What is this about? One of the things is we love to hear great music. We love live music, that's really our inspiration, and all kinds of music, whether it's folk or jazz, classical, rock, country, you know, we want to see great entertainers come to Downtown Arlington Heights. We believe that this type of offering and this kind of music and in a venue like we are proposing is very limited in Arlington Heights. So, the other reason is, you know, us and a lot of our colleagues and friends, we get tired of driving into the city of Chicago or driving out into Evanston and other places to see live music. We really think along with our friends and associates that having that right here in Arlington Heights is a great idea.

So, where will we put this Hey Nonny? So, the location is 10 South Vail. It's across from the beautiful Harmony Park. It's right under the Metropolis Ballroom. I love this location; I think it's a great location. You know, again, we have the beautiful park across the street. Plus, we're in an entertainment and dining complex. In our building right above us, we have the ballroom, we've got the piano bar downstairs, Armand's restaurant, Metropolis Performing Arts Center, Mago's, and the Ale House, all within the same, sort of connected through

the building complex. The other great thing about our location is we're right in the center part of the dining and entertainment district.

From a design perspective, and Cory Dunn is here from D+K Architects, one of the things that Cory and his team has done and they've done a great job in it, too, is they took our vision between Chip and I and actually made it kind of happen. Chip and I really wanted to have a space for people to come and listen to music, and a place where people can also dine and enjoy a meal and be able to converse, and not have those two competing aspects of our venue kind of butting heads. You know, you might notice sometimes you're in a live music venue that combines dining or you're in a restaurant that has dining and a band, it's just too loud and you can't hear each other talk. So, one of the things that we said was let's design a space where we can have a music room for people to actually sit, listen to music, enjoy music, appreciate the music, and then for people who want to dine, we'll have a separate space where they could enjoy a meal, a great meal, have a conversation and not compete with the sound and not have to yell to the other person to have a conversation.

So, we did just that. One of the key aspects of the space is that there's really two separate rooms built in, on the venue side and then the other gastropub side. What separates the two spaces is going to be actually a vertical wall that's about 24 feet wide; it will be about 5.5 feet high. It will start at bar height and go up. What it will do is actually open the two rooms when we want it open where we can play sort of background music, we can have an acoustic set or something very easy going, and that can just sort of fill the space in the two areas. Or if we're having a concert where the music is a little bit louder, we can close that wall, it will be an acoustic wall, and then people on the dining side can enjoy a meal and the people who are listening to music can enjoy and listen to music.

So, in the venue, what you expect is probably about 110 seats under normal standard seating, but it will be versatile where we can mix it up and change it to whatever accommodates the type of band or the type of audience that we'll have. Then in the gastropub, our standard seating is about 60. It might be a little difficult, I don't know how well everybody can see this, I know you guys can see it on your computer, but the top of the screen which is the north wall, that's our gastropub. It's a combination of banquette seating along the north wall with some highboy tables and seats at the bar, and then standard table's height seats at the window. There will be about 16 seats there. Then there's an additional 16 seats in the music venue as well.

Again, you'll notice the music venue is open, and that's really on purpose because when you have a concert, depending on the type of music, if it's a jazz concert, you might have 60-75 people in there, you might have your tables, little cocktail tables, people sitting around and listening to music. If it's country, you might organize seats around and have a little dance floor in the middle. Or if it's more of a rock upscale, it might be mostly standing and then you just have your VIP seat and tables along the window. So, it's really created to be very versatile.

The interior is what we would call a lively mid century studio. Really we want to stick with that sort of music theme. We don't want it to be over, you know, hit you with, you know, symbols everywhere and whatever. But it will give the feeling of sort of being in a music studio. That design concept is functional as well as aesthetic.

So, if you look at, you know, where the walls are in the music venue as well into the gastropub. There's going to be vertical wood trim and wood trim on the side, but then the walls will be made of fabric with sound absorbing materials behind that fabric to really

absorb sound so sound doesn't sort of bounce all over the place. The venue will have a stage that is 18 feet wide, 15 feet deep. Our windows, we plan to have open air windows to the street, very similar, like you have at Shakou.

This is just sort of a look at what that north wall banquettes would look like with the art features above the seating and some of the design elements as well. Then this would be kind of a vision of what it would look like to sit in a gastropub and sort of look through that open, you know, where the wall is up and you can look through the opening, what I would call presidium, you can kind of look right through there to the music venue. Then this would be what it might look like if you were sitting in the music venue and you're, for example, here maybe listening to some jazz or maybe a little cabaret type of performance.

Sound is important to us. You know, we recognize there's a big difference between sound and noise. You know, we plan to have great sound in this venue and not to produce noise. So, what we've done is we have retained an engineer that has come through and has helped us figure out all the sound attenuation. You know, it's very important to us that we be good neighbors and sound doesn't flow out of our space up to our neighbors to the ballroom or the other spaces or out to the street. But it's also very important to us, it kind of goes both ways, we don't want sound from the ballroom and from the street and everything to come into our small intimate listening room.

So, the main thing really about this space is, again the acoustics and the sound have to really be perfect. That's why people are going to come and are going to see great shows and they're going to say the sound is fantastic. So, we've actually put a lot of effort, a lot of design effort through our engineers and spending a few bucks to make sure that our sound attenuation and acoustics will be very good in our space. We also hired a guy named T.C. Furlong who will do our sound equipment. T.C., if you mention his name to pretty much most of the venues and to any musician in the area, they know who he is. So, we've got him designing our sound system, they go, oh, you're good. So, we have a great designer there.

Then we'll also provide back lighting for artists as they come in. Providing the right equipment is key when we want to attract top artists to our area. We'll have a six-foot grand piano kind of tucked away, so then when we have a band, we can pull the piano out if we need a piano to accompany. If we have a bigger band, we actually can leave the piano sort of offstage a little bit and have the piano player barely onstage and just make it up.

Operation's schedule. So, we'll be open six days a week. On Monday we'll be closed. Then Tuesday through Thursday, we plan to be open between 5:00 and 12:00. We'll have a variety of types of music presented during the week. For example, upcoming talents, songwriter circle, might have some cabaret and jazz, and then like a residency night where you might have a local artist who basically is almost your host every week for a number of months, you keep them under contract, and they do different themes each week and play different music.

Then Friday and Saturday, Friday afternoon we'll open at 3:00 o'clock to kind of catch the people coming home from work and getting off the train early after a long week at work, who want to come in and just kind of relax and listen to an acoustic set. We'll have sort of the whole place open and have sort of free music in the afternoon on Fridays. Then in the evenings on Friday night and Saturday night we'll have concerts.

Then Saturday morning and Sunday morning, we plan to have a jazz brunch between 10:00 o'clock and 2:00 p.m. It seems to me that today a lot of young people

really love going out to brunch, probably just because they don't wake up until 9:00 o'clock, I don't know. But any little jazz brunch I think will attract young and old people to come and enjoy that on the weekends. Then we thought we'd wrap up the week with a little chamber music in the afternoon on Sundays.

In terms of the menu, you know, I think I touched a little bit on this already. Again, it's a farm-to-table gastropub type food. All of our ingredients would be sourced from top Midwest farms and providers. The idea is small plates, it's sharables, it's pub food but it's maybe a couple of steps up from your typical pub food. It's sophisticated, not pretentious. It will be priced competitively and really fresh, interesting, and very good.

From an operations standpoint, myself and Chip, we plan to be involved on a daily basis. We want to make sure we're there so that everybody is having a great time enjoying our establishment and satisfied with the service that we are providing in each and every day. We hired a chef, Dave Perlick who is the owner of the M Supper Club in Crystal Lake. He's also a consultant to the Montarra restaurant in Algonquin. Chef Dave is basically designing our menus, our cocktails, helping us with our kitchen design and layout. He is really going to be there with us through the whole process of getting us opened and training and ongoing operations for our business. He'll help us also hire an experienced general manager, our kitchen manager/sous chef, bar manager, as well as our venue managers.

Some of the market considerations for us actually why we think this is a great idea is, you know, one, Arlington Heights we see is sort of an epicenter of the northwest suburbs. Around the Arlington Heights area, there's a half a million people within a 12-minute drive from Downtown Arlington Heights. We also are the only listening room/ restaurant concept combination that would be unique in the northwest suburbs. However, there's a number of successful venues and combinations that already exist; they're just far away. As I mentioned, SPACE in Evanston is very successful. Then you've got Andy's Jazz Club and Talia Hull and Promontory all in Chicago which are very good.

We are going to offer a wide range of music genres. One of the things I've noticed in the numbers on music is that Chicago actually consumes more different types of genres of music than any other city in America. We like everything from Latin to jazz to R&B to rock and roll to everything. I mean we just consume it all, and so we plan to tap into that.

Then in our area, there are very few locally-sourced farm-to-table kitchens. Then again, just with talking to our residents and neighbors, people really would love to see something here in Arlington Heights.

So, why we're here is there's three issues presented tonight. One is we are asking for an amendment to our planned unit development to approve a floor plan for our use at the Metropolis mixed use development. We're asking for a special use permit for a restaurant and auditorium space, and a waiver for the requirement for a traffic and parking study.

From the PUD amendments, our space was originally a bank, and then in 2013, basically there was a permit for a restaurant which was to be there. Now we're asking for an amendment for the Hey Nonny this evening.

A special use permit is required for all restaurants in Arlington Heights. The criteria for that is that the special use is necessary for the public convenience, that the use is not detrimental, and that it will comply with all regs and conditions. In terms of our necessity for convenience, public convenience, as I stated earlier, there is no music venue/listening room combination restaurant within 20 miles of Arlington Heights. Presently, our

local residents are traveling 20 to 27 miles to experience these types of venues where they can see live music in Evanston and Chicago. So, we think that the local venue serves a public convenience. Also, the fact that our venue will be located in the Metropolis Performing Arts complex is a key part, and there's the access to Harmony Park, and we're at the center of the dining and entertainment district.

We really think that great food and great music is not detrimental to anybody's health. Actually we think it will improve your health. So, we actually think that what we'll be putting there will be a cultural asset to our community and highly beneficial to the welfare of the residents. Of course we will comply with all regulations and conditions.

One thing we kind of ran across when we were putting all of this together, we put our project really on par with some of the Village objectives for 2017. In the budget, there is a Village Board priority for 2017 which set out to strengthen the downtown area to enable continued success in the future. I won't read through all that, but I thought the interesting part was the budget notes where it says Downtown Arlington Heights is a suburban hotspot for dining and entertainment. By emphasizing these aspects further, we can further enhance the downtown. Planning and Community Development Staff will make concentrated efforts to recruit restaurants and entertainment businesses. Like I said, we thank the Planning Staff and the Commission today because I feel like definitely there's been a great cooperation working together so far.

In terms of the study variation, there's three criteria for the variation to the traffic and parking requirement. One is that the parking cannot yield a reasonable return if permitted to use under conditions allowed by the regulations; the plight of the owner is unique; and the variation will not alter the essential character of the locality. In terms of the bailout, as I kind of stated there, we're investing a significant amount of money into this venue. It's one thing to put a restaurant in and to put a lot of money into a kitchen, but it's amazing when you want to put a listening room in, the money you're spending on sound attenuation and the equipment and the lighting and all those things that kind of go along with it. It sort of brings it to a whole another level. So, it's a pretty significant investment and we really believe that if we had to do a parking and traffic study, really our return on investment will not be reasonable.

Also, the plight of the owner is under unique circumstances. The location is unique. It's part of the packed dining and entertainment complex. We're across from the Village's largest parking garage, and we're also across from Arlington Heights's summer music home, the park. So, our location is unique. I think it's also unique that we have a couple of Arlington Heights residents saying, hey, we want to put a cultural asset right in Downtown Arlington Heights and that no one has really attempted to do this yet. The third variation would be not to alter the character of the location. Because we're putting a dining and entertainment venue in the dining and entertainment district, we're really just going to enhance that location.

So, finally, my last slide is, are you sure there's no applause for that? So, you know, what are the community benefits of a small music venue? One of the things that I really feel is a small venue with big ties to the community. You know, when I read about a lot of other venues, I see what's done in other small venues in this country and other countries, you know, these are venues that host a lot of charity and special events. They put on a lot of youth programs. Kids that might be enrolled in the school at the performing arts center would have a place to play in a different setting. Kids that are in different, other music schools in Arlington Heights and the surrounding communities would have a place that perhaps they could play or

even learn about some of the technical things about sound mixing and lighting and all these other types of things. So, there's a lot of youth programs that can go into a venue like this.

Local businesses, it's a unique space, it's a space that could be used for training and other types of seminars. It's a very versatile space. We will have a projector screen, so we think it will also be helpful for local businesses. Then I think most importantly, well, maybe not most importantly but not to be forgotten is that small music venues are really incubators for local artists. This is where all artists start. Musicians, they start in small music venues, even the famous ones before they make it to the bigger arenas, they spend a lot of time in small music venues and clubs. Without small music venues, it's just such an integral part of sort of the, you know, the whole chain of how musicians sort of work through the system. So, I think they are very critical, and also they attract a lot of cultural diversity and acceptance like so many other arts and entertainment venues do. I think by doing that, it also helps to attract more skilled workers, and then more employers would also increase property values.

So, I'm losing my voice a little bit, probably because I practiced this too many times. But I appreciate you guys listening tonight and I'm open for any questions.

CHAIRMAN ENNES: Well, Mr. Dungan, thank you for your very detailed presentation. Does your architect have any comments to go along with your --

MR. DUNN: Right now I probably would just field questions.

MR. DUNGAN: I brought him just in case there's something I couldn't handle.

CHAIRMAN ENNES: Well, then I apologize for having you stand up for all this time.

MR. DUNN: No problem.

CHAIRMAN ENNES: We will be asking, the Commissioners will be asking questions after we get the Staff report. So, feel free to have a seat. Sam, can we have the Staff report?

MR. HUBBARD: Yes. Good evening, Chairman Ennes and members of the Plan Commission. So, the property is in the B-5 Downtown Zoning District. In the B-5 District, restaurants and auditoriums which is what we classified the venue portion of this business are special uses. So, the Petitioner is required to seek a special use permit approval. The restaurant, if it was a restaurant only, could technically have met our criteria for a special use permit waiver. But because the auditorium/music venue portion is included in the proposal which requires its own special use permit, it's exempt from the waiver process and it has to go through the special use permit process as well, so it's just consolidated all into this process.

Additionally, the subject unit is a part of a PUD which was originally approved in 1998, it was the Metropolis PUD which includes the Metropolis Place Condominium building, the Metropolis Theater, Mago's, and then the subject property which includes Armand's, Big Shot's Piano Lounge, the Metropolis Ballroom on the second floor, and then of course the subject unit as well. Because this use in this space wasn't originally contemplated in the original PUD, an amendment to the PUD is required. There have been two amendments to this PUD since it was approved in 1998. The most recent was in 2013, and that allowed Circa 57 Restaurant to occupy what is now occupied by Armand's, and also to occupy this space as well. They were also, in 2013, I would mention that Circa 57 was also approved for the same variation that the Petitioner is requesting tonight which is a variation to waive the traffic and parking study. While Circa 57 was approved to occupy the space, they never built it out. So, the Petitioner is

proposing to build it out as the restaurant and music venue.

Actions to date, the Petitioner appeared before the Conceptual Plan Review Committee on October 11th, about one month ago. Discussions centered around the uniqueness of the use, the farm-to-table concept, and the music venue portion, and also about sound and music overflow, the demand for restaurants in Downtown Arlington Heights. Overall, I would characterize the Conceptual Plan Review Committee as generally favorable to this use. By code, as the Plan Commission is well aware, all special uses have to provide justification for approval to the special use criteria. You've heard the Petitioner's presentation tonight and their justification.

Staff has reviewed the criteria as well and concurs with the Petitioner and believes that the necessary criteria for special use permit approval have been met. We note that the farm-to-table use is unique. There aren't many restaurants that specialize in that in Downtown Arlington Heights, as well as incorporating the music venue in there. It is certainly a unique use, and we believe that it's been proven to be necessary for public convenience.

So, here is an aerial of the property. The subject property is outlined in red. The subject unit is located on the south side of the property, approximately in this location. You can see it's directly across the street from the Harmony Park, and then it abuts the Vail Avenue Garage to the south.

When Staff was analyzing this, the Staff Development Committee, you know, really focused on two primary issues, and that was the potential for noise overflow and then the parking impact of this use. Relative to noise, we were primarily concerned with overflow within the building to other tenants, and then potentially outside the building as the Petitioner has said that they want windows that open. You know, it is noted it's right across the street from Harmony Park which of course has the Sounds of Summer, so we didn't want to see two music activities competing with each other.

So, we did add some conditions of approval to address this. One was that the windows be closed during paid events that would have loud music. Again, one of the conditions was to add sound buffering material to the unit which would prevent potential disturbance to the ballroom located directly above. I would note at this time that there are slight tweaks to the conditions as written in the Staff report, so I'll go over those and we'll get to that at the end of the presentation.

Here is the floor plan again for reference. You can see the restaurant side here and then the venue side here with the stage and then the back of house operations towards the rear.

Relative to parking, well, first of all, relative to traffic, the Staff Development Community wasn't overly concerned with traffic generation from this use. We believe that the downtown transportation network has capacity to handle any traffic that would be generated by this use. But we were concerned about parking. The property has no onsite parking, so parking is going to have to be accommodated in the Village system, and most of that is going to go to the Vail Avenue Garage. So, we wanted to make sure that the garage had enough capacity to accommodate the expected parking demand for this use. But first, we needed to try and nail down what we thought the expected parking demand would be.

So, we did three things to do that. First, on the top here, you'll see what Village code requires for parking for this use, based on the different parts of the restaurant and the auditorium/music venue. The code requirements would require 31 parking spaces for

downtown uses. We do allow those code required parking spaces to be met within Village facilities as long as it's within a certain distance. The Vail Avenue Garage meets that criteria, so the required parking can be accommodated in the Vail Avenue Garage by code to meet the onsite parking requirements.

Secondly, we looked at the Rich & Associates study. Back in 2002, the Village hired Rich & Associates to analyze parking in downtown and develop estimates for projected parking demand based on the uses in our downtown. So, they went out and they surveyed the uses, they surveyed the parking, and they came up with their projections for what they thought each use was generating parking-wise. We took those formulas and we applied it to the Hey Nonny space. Based on the Rich & Associates data, they would assign or estimate about 89 parking spaces during the weekday, and a demand for 91 parking spaces during the weekend.

The third method we used was HNTB study which the Village had, for back when the original Metropolis Theater development was proposed in 1998. HNTB is a nationally recognized engineering firm and they came up with projections and formulas for what the expected parking demand would be based on uses. So, we applied that in this case, and based on their formulas, they estimated, you know, this type of use could generate peak parking demand of about 98 spaces.

So, given the Rich & Associates data and the HNTB data, we think that peak parking demand would be probably between 89 and 98 parking spaces. So, next we wanted to determine if the Vail Avenue Garage had capacity for that many parking spaces. For those of you who don't know how the Vail Avenue Garage works, the first floor is for daily pay and shopper parking. Second floor and third floor is reserved for permanent holders only. The fourth floor has permit parking during the day and then it opens up to free parking after noon. Then on level five, it's all free parking. I'm sorry, all free parking after noon.

So, we're going to be focused in on the fourth and fifth levels. I think we are all well aware that the first level is pretty packed during peak times. So, we wanted to know if the upper levels had capacity to accommodate for the expected parking demand. We sent our Police Department out for three evenings during October, one Friday and two Saturdays and have them survey the number of available spaces in the Vail Avenue Garage. The table here represents the average number of vacant spaces that they found on the fourth and fifth floor and what time those spaces were identified. Then most importantly, it shows the lowest amount of vacant spaces that they found.

So, on level four, the lowest amount of vacant spaces was 39 spaces, at that time it corresponded with 183 spaces -- oh, I'm sorry, at that time it corresponded with 121 spaces open on level five. Then again on level five, the lowest amount of open spaces was 36 spaces, and that corresponded with 99 open spaces on level four at that time. So, given the expected demand of 89 to 98 spaces, and given the data that we have, you know, we believe that there is capacity within the Vail Avenue Garage on levels four and five to accommodate for the expected parking demand by this use. We know that sometimes people don't like to drive all the way up to the fourth and fifth levels, but based on the data we have we are seeing available spaces there, granted this is just a snapshot of three days in October and we don't have data for 365 days of the year. There are probably days when parking on the fourth and fifth floor is really tight, but typically we don't think that that's the case and we think there is capacity.

We also had a number of other surveys we've had the police do over the years between 2014 all the way up to March of this year. We analyzed that data as well and

the lowest number of vacant spaces found on level five at any time was 60 spaces, and the lowest number of vacant spaces found on level four at any time was 86 spaces. These levels didn't occur on the same day, so again we believe this illustrates capacity to accommodate for this use.

So, we did recommend some conditions of approval, and there were some last minute tweaks to the conditions as they were written in the Staff report so I'll just go over them here. If you can see on your screen, the green text represents added language. The red strikethrough represents language that would be deleted. The motion sheet that you have in front of you is the final version, so that incorporates these changes that are shown on the slide.

Basically, the first condition is that all full-time employees would be required to purchase employee parking tickets for parking within the Village garage system. This is typical for any use that's going to go through the zoning approval process, we'll incorporate a condition like this. I think it makes sense for the business and it gives their employees a dedicated place to park so then, you know, they're not racking up parking tickets or running out every couple of hours to move their car if they have a meter.

We also have a condition that loud music shall not be permitted to spill out onto the street and the neighborhood, and music within the venue side, sorry, windows within the venue side would need to remain closed at all times during any paid admission show or any event that had loud music. Additionally, we are asking that additional restrictions be placed to close the windows on the restaurant side as well if it's determined that loud music could overflow outside of the restaurant side as well. We also put in a condition that requires the Petitioner to install sound buffering material on the top of their space to prevent sound overflow to the Metropolis Ballroom space, and then again our boilerplate condition that the Petitioner comply with all applicable federal, state and Village codes, regulations and policies.

So, we are recommending approval of the application subject to these conditions, and I'd be happy to answer any questions.

CHAIRMAN ENNES: Thank you for your report. Can I have a motion to approve the submission of the report to the public record?

COMMISSIONER JENSEN: So moved.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER CHERWIN: Second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Any opposed?

(No response.)

CHAIRMAN ENNES: Okay. Well, I'd like to move on to the questions from the Commissioners. Commissioner Jensen, would you like to begin?

COMMISSIONER JENSEN: Actually I don't really have any questions. I was in the Conceptual Review and I thought the presentation was quite thorough. So, I will pass at this point and allow some of the others who weren't in the various meetings to --

CHAIRMAN ENNES: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes, I just have one question before we hear from anyone who would like to speak from the public. The hours of operation, are they pretty consistent with the other businesses, entertainment and restaurant businesses in downtown, Sam?

MR. HUBBARD: I believe so. I don't know specifically, but I would generally

say yes, they're generally consistent. I mean the hours of operation are also being limited by the liquor license. So, that's going to be across the board for any business.

COMMISSIONER WARSKOW: Okay, so like Big Shots is probably the same closing time because of that?

MR. HUBBARD: Could be if they have the same liquor license. I think you guys are going for the most permissive?

MR. DUNGAN: Yes, with the AA license primarily so we can serve mimosas at 10:00 o'clock on Saturday and Sunday versus 11:00. So, yes.

COMMISSIONER WARSKOW: Okay, I'll hold all other questions until I hear from the public.

CHAIRMAN ENNES: Commissioner Lorenzini?

COMMISSIONER LORENZINI: Thank you. Mr. Dungan, could you put up that slide again that shows when you're going to be playing music and show your schedule, when you're going to be open and --

MR. DUNGAN: Oh, yes. I'm sorry, got it. Here you go.

COMMISSIONER LORENZINI: There you go. So, just for clarification, so Friday and Saturday you're doing concerts from 8:00 to 10:00. There's no music after that?

MR. DUNGAN: Actually, no, the concert is at 8:00 and 10:00 which would be wrapped up by midnight.

COMMISSIONER LORENZINI: So, what do you mean at 8:00 and at 10:00, two different bands?

MR. DUNGAN: Yes, so they could be two different concerts or it could be two different bands.

COMMISSIONER LORENZINI: Okay, or you may just have one at 8:00 or maybe just one at --

MR. DUNGAN: Yes, I mean it's going to vary. I mean we might have one band that plays until 10:00, and then maybe we just have some acoustic or something afterwards. Or it could be two bands.

COMMISSIONER LORENZINI: Okay, and then what if you just, so there will be a cover charge I assume?

MR. DUNGAN: We'll sell tickets in advance, and so basically we'll have a ticketing system where we will pre-sell tickets.

COMMISSIONER LORENZINI: So, if you're just coming there to eat, you don't have to pay a cover charge.

MR. DUNGAN: That's correct.

COMMISSIONER LORENZINI: Is there, Sam, this is more for you, I assume there's a maximum occupancy they can have in the music venue?

MR. HUBBARD: Correct.

COMMISSIONER LORENZINI: But you will have standing room at times, standing room only generally?

MR. DUNGAN: That's correct.

COMMISSIONER LORENZINI: What's the maximum occupancy?

MR. DUNGAN: Except for the seats along the window.

COMMISSIONER LORENZINI: Right. What's the maximum occupancy?

MR. HUBBARD: Based on the Building Department review, I believe it's

somewhere around 200, between 200 and 300 people.

COMMISSIONER LORENZINI: How would that be policed, that you're not exceeding that?

MR. HUBBARD: You know, likely they would have a plaque posted on the wall that would identify what the maximum is.

COMMISSIONER LORENZINI: I'm already thinking positive for you. Will there be eating in the music area?

MR. DUNGAN: There will be. Certainly on Saturday and Sunday when we have our brunch because we'll open up the whole side. Then we have those 16 seats along the window which is really there for overflow dining from the restaurant, or it could be VIP tables where we'd serve food during a concert.

COMMISSIONER LORENZINI: Sam, if I remember right, this whole area of the building always had an issue with ventilation for a restaurant. How is that going to be handled?

MR. HUBBARD: The Petitioner is aware that that could be an issue. I think they're still working through that with their mechanical consultant. I don't know if you've reached a conclusion, but that can be resolved during the building permit review process.

COMMISSIONER LORENZINI: All right. Okay, that's all I have for now. Thank you.

CHAIRMAN ENNES: Commissioner Green?

COMMISSIONER GREEN: I, too, was in the Conceptual Plan Review and I was excited about the concept then and I think you had a great presentation here tonight and I'm still very much excited about your project.

MR. DUNGAN: Thank you.

CHAIRMAN ENNES: Moving right through this, Commissioner Sigalos?

COMMISSIONER SIGALOS: I think it's an exciting project. Again, I was at the Conceptual Plan Review Committee meeting so I'm familiar with what you're doing. One of the conditions here is, condition two, that no loud music will be permitted to spill out onto the street, and windows are going to remain closed. Now, you were saying you're going to provide open windows like Shakou Restaurant just recently. How is that going to work then?

MR. DUNGAN: Yes, so, well, I think the objective there is that we are not going to have our windows open and loud music blasting out into the street. So, you know, our thought is there will be times, like say Friday afternoon, there could be something that's very sort of unplugged, quiet, there could be a little acoustic set or something that is no louder than any other type of piped in music in the venue. So, the idea is that we still want to have dining on the sidewalk, kind of sort of that open air concept. But when we have a concert and we have loud music, we will close that up. I mean our vertical wall that separates the two spaces would also be down so the diners can eat in peace as well.

I don't know if that answers your question or not. But the idea is that we'll make sure that nothing loud goes out onto the street.

COMMISSIONER SIGALOS: Again, I guess I don't understand how you're going to monitor that. In other words, if you have a live music venue at 8:00 p.m. or whatever on a Saturday night, how is that not going to go out onto the street?

MR. DUNGAN: Well, I mean if we have, again if we have a concert on a Saturday night, then that will be closed.

COMMISSIONER SIGALOS: That's all I have at this time.

CHAIRMAN ENNES: I have a number of questions since I wasn't at Conceptual Review. One, there's a number of conditions that were listed in the Staff report. Are you aware of all of those and do you agree to those?

MR. DUNGAN: We do.

CHAIRMAN ENNES: The rest of the questions I have are to you also. What do you mean by an intimate venue?

MR. DUNGAN: So, when we say intimate venue, you're really up close and personal with the artist. I mean when you're sitting there listening to a band, you know, you could be right here as close as I am to Sam. So, you know, an intimate venue is that, again a listening room is kind of a place where people sit and enjoy and listen to music and it's very up close and personal type of experience. It's not the kind of thing where it's loud music in the middle of a busy bar and you hear all this noise type of thing. Generally, when you're listening to music, you'll be sitting there and just appreciating the artist. You know, if you want to talk and dine and make a lot of noise, that's usually you sit in a restaurant and talk and converse. But in a listening room, people typically come and listen to the music. Intimate meaning, you know, basic setup is going to be typically 75 to 100 people in there.

CHAIRMAN ENNES: So, you're talking really about the proximity of the audience to, not the fact that it would be more low key.

MR. DUNGAN: Yes, and the experience, I think and the experience. I mean I think the versatility of the room really allows us to design the configuration of the seating so that based on the type of music and the audience that's there and the size of the audience, we can reshape that because we have such a flexible space to make it more intimate.

CHAIRMAN ENNES: I was just made aware of the fact that I missed one of our Commissioners at the end. It's definitely not intentional. Commissioner Cherwin, would you go on?

COMMISSIONER CHERWIN: I'm so slender and quiet -- no, that's all right. Do you want to continue?

CHAIRMAN ENNES: No, go ahead.

COMMISSIONER CHERWIN: All right, I don't have any questions. I was at Conceptual Review, too. No, it's a nice project. John actually hit on the one issue I was going to raise which was this condition number two. You know, I'm thinking to myself, there's probably going to be some spillage of noise or whatever. I mean are you comfortable with that guideline and I don't know that we want to be any more precise, but I guess I just figured that, you know, you don't want it to be obnoxious to the point where it's creating a problem but there will probably be some level, maybe this is good enough where it's talking about the paid admission show where you close it up. But I mean I'm just a little concerned about that first one being too restrictive, you know, you're not going to conflict with another show in Harmony Park, I know you don't want to do that. But you know, if you've got windows open and you've got some guy there with a, you know, harp or something like that, you don't --

MR. DUNGAN: Right, right.

COMMISSIONER CHERWIN: You'll hear it but it's like what's loud?

MR. DUNGAN: Yes, I mean for us, you know, it's important to be good neighbors to the people that live in Arlington Heights as well as the other businesses in the area. I think that's good for business for us. So, you know, our intention is not to put any loud obnoxious

sound out onto the street. So, you know, we're okay with the restrictions as they're written up, but yes.

COMMISSIONER CHERWIN: Then are you comfortable from your market studies and everything on the parking situation? That's something you can live with, you know, the garage and the, Sam had mentioned some people don't like to go up on the upper level.

MR. DUNGAN: Yes, you know, I think, you know, some of the things on the parking, we're right next to the garage.

COMMISSIONER CHERWIN: Right.

MR. DUNGAN: When we sell tickets on our website, you know, the great thing about our business is that they're probably going to come to our website to buy tickets to see shows. So, when we do that, we can educate them about parking in Arlington Heights. We can tell them, hey, there's public parking up on four and five, and guide them to the parking garage versus having them trying to figure out to drive around Arlington Heights for surface parking. So, yes.

COMMISSIONER CHERWIN: I didn't hear, is valet going to be an option with you guys or not?

MR. DUNGAN: You know, valet is an option. We're talking about it, we don't have a plan for it yet. But you know, one of the other things we've done, we've already reached out to a number of the other sort of restaurateurs and Tom Manetti of the Ballroom through an e-mail, and I think together we can talk about a number of topics where we can collaborate together and sort of enhance sort of the experience for our customers in Downtown Arlington Heights. There are some things I think that we can do together that, things like valet and other ideas, that are possible.

COMMISSIONER CHERWIN: Great, thanks. Nice job.

CHAIRMAN ENNES: Thanks. Okay, just to go back to this. Just for clarification, you mentioned in your opening comments that your partner Mr. Brooks was an attorney? I trust he still is an attorney?

MR. DUNGAN: He's an attorney, right. Sorry, he's a retired attorney, so yes.

CHAIRMAN ENNES: You also mentioned that you bought the property?

MR. DUNGAN: We did.

CHAIRMAN ENNES: Is that subject to approval of your plan?

MR. DUNGAN: No, we own the property.

CHAIRMAN ENNES: Gutsy guy. Okay, when you have venues that are standing room only, where will you be storing the tables and chairs that would otherwise be in the music venue?

MR. DUNGAN: Yes, we'll have some storage, we have some storage in the basement, and then we'll have some storage that will be built into our space, sort of in that back area, the green room type area back there as well. We're going to have to get very creative on that, and we may have to look at potentially even some offsite type of storage as well.

CHAIRMAN ENNES: You spoke at length about your investment and all the different high quality sound and wanting that experience. I noticed the audiences that you're trying to attract are 30's-40's, and then some older?

MR. DUNGAN: Yes, I mean I think we're designing it for really just about all ages, you know, but I think the target audience is going to be really age group of sort of 40's and

up. It's sort of, you know, as I said, it's the people who can go out again, you know. But certainly we'll design it for, you know, where it's a cool enough place that somebody in their late 20's or 30's will love to come to as well. But I think our audience is still going to be sort of in the 40 age group and up.

CHAIRMAN ENNES: Along those lines, I noticed the Metropolis added telecoil for some of the --

MR. DUNGAN: Added what?

CHAIRMAN ENNES: Telecoil for some of the patrons that are a little hard of hearing and have hearing aids.

MR. DUNGAN: Oh, yes.

CHAIRMAN ENNES: Will you have that?

MR. DUNGAN: I don't know, that's a good question. So, we did not think of that yet, but I'll definitely take it under advisement.

CHAIRMAN ENNES: Okay, that's all I have for the time being. You can have a seat and we're going to move into the public comment portion of the meeting. Can I see a show of hands of how many people in the audience would like to make a comment? One, two, and that's it. Let's start on the left side in the back row please, Joe, if you want to come forward and make your statement?

QUESTIONS FROM AUDIENCE

MR. KEEFE: Thank you, Mr. Chairman, Commissioners. I'm Joe Keefe, I'm the executive director for Metropolis Performing Arts Center where Christmas Carol will be opening in two weeks. It will be a great show.

I'm here to provide our enthusiastic support for this project. Some of you may have the question or concern that would this pose a conflict with Metropolis. Generally speaking, entertainment venues like ours actually look for what we would call cabaret partners. Many venues in Chicago have already incorporated this type of thing into their own venue. Steppenwolf, Second City, Milwaukee Brat has a great cabaret space. Doral has a very small space as well. So, generally speaking, if a space like this didn't exist, we would try to build one if we could. We don't have the space to do that, so to find a partner like this we think is complementary. We do think it's going to add value to our entertainment venue.

We see a lot of growth in the area. Many of you know that in the past two years or so, we've added, this will be, with this addition it will be 600 new seats within a block, restaurant seats within a block of Metropolis Performing Arts Center. We see that as a positive. We think that the audiences that Hey Nonny will bring in will be very interested in what we're doing and vice versa.

I would also share that the types of acts that typically a venue like this brings in are distinct from ours. Their ceiling, what the most they can offer is about where we begin with offers for various acts, the lowest acts we have, because we have 329 seats and we can expand to 377. Our offers have to be slightly higher, I mean considerably higher than this type of venue. So, we do see it as complementary, we don't see it as competitive. Our board I think would support that as well, especially the board members who are here tonight.

So, I'd be happy to answer any questions if there's any questions that are relevant to Metropolis Performing Arts Center, if you think there's anything in that. I would

note parking, by the way, we recognize parking issues in downtown. I will say again from our perspective, challenges with parking, in the theater world, the two biggest complaints you have are parking and bathrooms, that's it. Every theater it's the same thing. We recognize that issue, but generally speaking, for our theater, that's a sign of popularity. When people have trouble parking, they like to complain about it but in fact it's saying we're busy. You know, we try to educate our customers, we try to bring in our treasured patrons, we try to get them to understand that, and we do condition them, you know, with as much communication as we can both through our materials and also, you know, when they call in, we give them warnings on that as well.

I will say we use the Vail Street parking lot as well. We find it very convenient. In fact, it's a treasure for us, it's a real treasure. Most theaters of our size, people are parking a block, two blocks, three blocks away or even farther, and for us it's a treasure. So, I'd be happy to answer questions if there's any.

CHAIRMAN ENNES: Are there any questions for Joe?

MR. KEEFE: Again, thank you for the time. Our Christmas Carol is opening in two weeks.

CHAIRMAN ENNES: Thank you. There was one other lady? Would you please move forward and give us your name and would you please spell it for the court reporter?

MS. GUYER: My name is Pat Geyer, P-a-t G-u-y-e-r.

CHAIRMAN ENNES: Thank you.

MS. GUYER: I like the name of the company because my grandchildren call me Nonny, and so that's cool. It sounds like a very enjoyable place, but I'm looking at it from the perspective of a downtown resident. I live in the condos in Downtown Arlington Heights and I've been there for 17 years since the beginning. When I moved in, it was supposed to be a mixed use area with residential and business and entertainment and restaurants and a really overall family atmosphere. I understand that there is a lot of noise in the downtown area, that doesn't bother me, and I've happily and successfully lived there for all these years. I understand density, I understand noise, and I understand the 5:00 a.m. street sweepers and the train whistles and Peggy Kinnane's beer kegs being slammed down onto the concrete under my window, and nighttime entertainment.

But unfortunately, it just seems to me recently that atmosphere has changed and I've noticed it a lot with the opening of the Ale House Bar. Lately, I have noticed people on the street with open beer bottles. I have noticed empty beer bottles left on our condominium property. We caught, speaking of parking, we caught someone trying to come into our residential garage when he knew it was a residential garage to go over to the Metropolis. I've seen a restaurant person urinating in our parking lot in the broad daylight.

The Ale House Bar has been allowed to blast loud live music from open windows which is preposterous. There was of course the stabbing on Campbell Street which concerned me a lot. It was my understanding that it was two acquaintances, so it could happen anywhere. But I'm still concerned at the direction of all of these Village projects, that the direction they're going can become dense and can add to these types of incidents. It seems like the downtown area is moving away from a mixed use benefit on businesses and residents alike to more of just a Rosemont entertainment type district. I'm becoming concerned that the area is becoming too dense with establishments serving alcohol and noise pollution from live bands.

I'm very happy to see that the developers are really working and saying they're committing to keeping the noise down. But living there, especially across from the

Ale House, I've learned in reality this doesn't always happen even though intentions are good. So, I would just like to ask the Village to take the concerns of the downtown residents into account and to protect our rights when they work with developers and this developer for the music venue, because I believe that this is an area, and I don't think the area would be as nice or as successful if it didn't have a mix of residents. So, I think that the residents' rights should be taken into account as well. So, that's all I have to say.

CHAIRMAN ENNES: Thank you very much. Anyone? Yes, would you like to come up here? Again, would you state your name and please spell it for the court reporter?

MS. SIDOR: My name is Monica Sidor, S-i-d-o-r. I'm a resident of the Metro Lofts Condominiums. I'm an owner and I also sit on the board of directors. I don't want to be redundant, I just want to concur with everything that the previous resident stated. I have experienced a lot of noise pollution from the Ale House as well as Peggy Kinnane's and the piano bar. I can actually tell you what song they're playing from the seventh floor of Metro Lofts.

I also unfortunately do park in the Vail Street Garage. So, I will say that even though the parking studies that you guys are referencing from several decades ago are very probably relevant still today, there is a concern that I have from parking in there daily, not just because of the density of parking. I know that they double book the spots for commuters as well as residents, and so I'm not sure if the numbers stated do put into account the commuters that come and are able to park on two and three, not on four and five, because they're using their commuter parking permits to go on two and three, not just the upper levels.

Also, there is already a lot of traffic. I'll say that my neighbors have said to me as a board member that they don't let their kids walk around in that garage because they're afraid of people whipping around the corners and them getting hit. So, they actually bring their car down to the parking lot to make sure that their kids are safe. So, this is a resident issue, a resident concern that we already have with the existing businesses in the Village. So, I just want to reiterate that even though there might be spaces available for the business, that it's already a little bit of a hostile parking garage situation.

CHAIRMAN ENNES: Thank you for your comment.

MS. SIDOR: Thank you.

CHAIRMAN ENNES: Is there anyone else?

MR. MALTER: Hi, I'm Mark Malter. I've been a resident of Arlington Heights since about '93 and lived in the Heritage Park area since about '99. One of the really great things about --

CHAIRMAN ENNES: Mark, I'm sorry, can I ask you to spell your name for the reporter?

MR. MALTER: Malter, M-a-l-t-e-r. One of the great things about this area and being in Heritage Park has been really the bond with a lot of the neighbors that we have. We have a wonderful neighborhood out here, and one of the things that we really bond on with a lot of the group here, a few of us sitting here, has been music and food of course. So, in hearing about this and learning all about this venue and talking to Chris and everything on there, we're really excited as residents to come, because we do travel. We go to see music all the time exactly as Chris said. We drive to different places. To have it locally, to be able to, we're part of the groups and when you said the target is 40's, a lot of us are in the 50's and we're really excited about this. With kids in college or out of college and being able to go out again, being able to go down and close is just a wonderful thing, being able to see live music and have some good food and have

the farm-to-table with good food in there is really a benefit that we see out here.

I've talked to a number of people in other parts of Arlington Heights, and every single person I've talked to has been positive about this and says let me know when it's open and we're going to meet there. So, it's really a concept that seems to resonate and I want to make sure that we're heard and that you hear what we're saying as residents of Arlington Heights.

CHAIRMAN ENNES: Thank you very much. Is there anyone else? Yes, sir, would you come forward? Again, please state your name and spell it.

MR. REBODOS: Good evening. It's Larry Rebodos, I'm the owner of Big Shot Piano Lounge and Restaurant. I just wanted to take a couple of minutes and express my support for this, this great concept. I've known Chip now for about two years, met Chris, great guys, very solid individuals when it comes to business and the concept that they're bringing.

I look at it as a great opportunity for the entire downtown area. I never really look at it as competition. I mean they are going to be playing the same space we're playing, similar type of customers. But I always believe that with all the new restaurants that come in and other establishments, we're creating really a great destination spot for people to come. You know, when I talked to Derrick at Peggy's and Brian at Courtland's, our goal is always just to bring people to the downtown area and where we all can share in that. I might not get that customer, you know, that night or the following night, might not get it the following weekend, but as long as they're coming here to Arlington Heights versus Rosemont, versus Palatine, Barrington is starting to come on, Libertyville, they're creating such a big entertainment type district. You know, that's the way I would see our competition, you know. So, anything that can help build the downtown area and bring more people here, it is always a benefit to all the businesses.

As far as the noise, I do apologize to the residents. You know, we're doing the best we can, we're down in the basement. So, we have to be more cognizant at Big Shot to make sure that it doesn't, you know, affect the neighborhood. But being in the basement, we still have people who live in Arlington Heights who don't even know that we're there. So, our only ability to possibly attract people because all we have is a black awning is a speaker that we do pipe out some of that music from the piano player to say, hey, you know, Big Shot is down below. But we absolutely want to make sure that we're responsible and cognizant of that. So, you know, if there are issues, bring it to our attention.

But as far as the concept is concerned regarding Hey Nonny, once again we think it's great, and they're great individuals and they're really bringing something unique to the downtown area.

CHAIRMAN ENNES: Okay, thank you. Anyone else? Okay, I'm going to close the public portion of the comments and go back to the Commissioners for any further questions or discussion or a motion.

COMMISSIONER JENSEN: I just want to make one comment. I think the points raised by the residents are well taken. However, I do believe there's a fundamental difference between an ale house and the concept that this group is bringing to Arlington Heights. I think they probably would have a positive effect, not a negative effect on the environment. So, I hope you would keep that in mind.

COMMISSIONER LORENZINI: Just to add to what Lynn said, I think this is, personally I think this is a pretty classy operation it sounds like. But whenever you mix, bring a lot of people and have a lot of alcohol, something is going to happen. So, I would just recommend to the Village, I've been downtown many times to most of the restaurants, and I've never seen foot

patrol. You know, it might be worth recommending a foot patrol on Friday or Saturday nights. That's the only thing I have to say about it.

COMMISSIONER WARSKOW: I do have two quick questions if you could come back for a moment?

MR. DUNGAN: Sure.

COMMISSIONER WARSKOW: First, will there be any difficulty attracting artist performers?

MR. DUNGAN: You know, it's an interesting, we don't believe so. I mean today, you know, it's interesting, the concert business is exploding in the industry. Today, artists don't make any money on their albums, there's barely any money from recordings. So, it's forced artists to really have to perform live and go on tour. So, I saw a statistic between 2015 and 2016 that globally concert tickets sales, audience ticket sales as well as revenue is up 30 percent. I saw a statistic that in the United States, it's up almost 40 percent year over year. So, what that's done is it's really created sort of a shortage in small music venues because more artists are needing to tour and perform live more because they're making more money as a revenue source for the artist to make money. That's kind of pushing down to smaller and smaller venues and really a big shortage or at least kind of a shortage.

I was at a talent buyers association meeting in Nashville earlier last month, and I met a number of talent agents that deal with a lot of emerging artists and young artists, and they were excited about it. They just think there's just not enough small venues today for these young artists.

COMMISSIONER WARSKOW: Okay, I just wanted to make sure you were already reaching out to the artists to make sure because if you're going to have music everyday, that is a lot of people to line up.

MR. DUNGAN: Right, that's a lot of programming. A lot of programming for sure.

COMMISSIONER WARSKOW: You're marketing this as music everyday.

MR. DUNGAN: Right, right. The residency program also would help as well, because you know who your resident artist is basically for that night of the week.

COMMISSIONER WARSKOW: My other question is you did mention there will be two concerts on Friday and Saturday nights, 8:00 and 10:00 p.m.?

MR. DUNGAN: Yes, and sometimes that could be two separate events or it could be one event that just sort of carries through the evening. It might be multiple artists.

COMMISSIONER WARSKOW: If there's two separate events, is there enough time allowed in between? Because now you're talking potentially double parking.

MR. DUNGAN: Yes, typically with the events, when you have two events like that, we would have to create enough space in between the concerts so that people can leave and so we can do the sound checking and turning over.

COMMISSIONER WARSKOW: Okay. I think it's a great project. I would love to see it come to Arlington Heights and I hope it all works out.

MR. DUNGAN: Thank you very much.

CHAIRMAN ENNES: Thank you, Mary Jo.

COMMISSIONER SIGALOS: I just had a couple of questions, just minor. But on the music venue, you mentioned there would be a cover charge, do you have any idea what that would be?

MR. DUNGAN: It very much will depend on the artist. You know, a cover, a ticket, not necessarily a cover charge but a ticket event could be anywhere from \$10 and \$15, it could be up to \$65, depending on the type of artist we're bringing in to our house.

COMMISSIONER SIGALOS: On the restaurant side, is that more of just light food or dinners, or what do you anticipate?

MR. DUNGAN: It will be a fairly compact menu but it will be dinner as well, so we'll have a combination of light plates but also the ability to have some sandwiches and dinner plates as well.

COMMISSIONER SIGALOS: All right, thank you.

CHAIRMAN ENNES: Anything else?

COMMISSIONER CHERWIN: Terry, do you mind if I spoke?

CHAIRMAN ENNES: I wouldn't mind. You're not that far down there.

COMMISSIONER CHERWIN: I know. I don't have any questions, Chris, but I do, you know, just I think the residents brought up good points. I think my reaction is, you know, when we talk about noise and parking, I think that's a sign that you've got a vibrant downtown, so I think that's, you know, that's inherent in any sort of viable downtown area. I think I'd echo what Joe and Lynn said on the, you know, problems that were maybe as a result of getting a little bit more dense and some more venues, those are legit concerns. I don't think that's something that, you know, from our perspective here, we can address and we have to continue with the property and the development. But I do agree that it is something we need to think about in terms of how we police it and enforce it. With the, you know, with the downtown growth comes problems that are just, you know, natural when you talk about numbers and density.

So, I would agree, I think we have to look at, you know, having a standard on there that's a little higher than maybe we've done in the past. That's all I have to say.

CHAIRMAN ENNES: I agree with the other Commissioners. We appreciate your comments, the neighbor comments about some of the disruption. We sure don't expect you to go out to confront people that are doing some of this, the driving in the parking garage. We attempt to take this into consideration when we consider plans like addressing the fact that we want windows closed, we don't want this competition. When there has been some reference to the brew pub, or it's not a brew up, the Ale House and we heard supportive comments from the condo associations at that time which I think surprised some of the Commissioners, but if you see this type or you are experiencing this type of activity, I would suggest that you contact the Village, you talk to the Trustees. The Trustees are very, very receptive to hearing this stuff, and they are in a position that they can get departments to take action and do something. I don't know, it might be something like having foot patrols down there.

But some of the things that the lady in the second to last row mentioned, I'm sorry, I forgot your name, but some of the things you mentioned are totally unacceptable and should not be going on and something can be done about that. That needs to be kept under control or our downtown won't be what we're trying to develop. But unfortunately, that's not in our area here. But we hear you and we will try to do what we can in approving developments like this.

COMMISSIONER CHERWIN: I would just add it sounds like a lot of that, I mean that's illegal activity, you know, we --

CHAIRMAN ENNES: Yes, that should not go on.

COMMISSIONER CHERWIN: -- need to address that; so it's just a matter of

enforcement at that point and communication to the appropriate people.

CHAIRMAN ENNES: Right. Okay, would anybody like to make a motion?

COMMISSIONER GREEN: Well, my comment would be that I would like to make a motion for approval.

A motion to recommend to the Village Board of Trustees approval of PC#17-011, Amendment to PUD Ordinances #98-061, 99-028, and 13-032 to allow certain changes to the approved floor plan for the Metropolis mixed use development, a Special Use permit to allow a 3,974 square-foot restaurant and auditorium space (music venue), and the following variation:

1. **Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.**

This approval shall be subject to the following conditions:

1. **All full-time employees shall be required to purchase employee parking permits for parking within the Village-owned garage system.**
2. **No loud music shall be permitted to spill out into the street and neighborhood. Windows within the "venue" side of the establishment shall remain closed at all times during any paid admission show or any event with loud music. Additional windows within the establishment shall be closed as necessary to prevent loud music from overflowing outside of the subject unit.**
3. **The Petitioner shall install sound buffering material to reduce noise bleed into the Metropolis Ballroom space.**
4. **The Petitioner shall comply with all applicable federal, state, and Village codes, regulations, and policies.**

COMMISSIONER CHERWIN: I second.

CHAIRMAN ENNES: All in favor? Sam, would you do the roll call?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes. So, you have a unanimous recommendation from the Plan Commission. This is advisory and you can move on to the Village Board for their

final approval.

MR. DUNGAN: Thank you very much.

CHAIRMAN ENNES: For consideration I should say. We do not have any other business? We approved the minutes already.

COMMISSIONER WARSKOW: Can I make a motion to adjourn?

MR. HUBBARD: I do have something.

COMMISSIONER WARSKOW: Oh, we have something.

MR. HUBBARD: Yes. Two things. First of all, a quick update on the November 29th Plan Commission meeting. We do have a project for St. James Parish. They want to tear down the old school building and do an expansion on their church and an expansion to the parking lot on the site. We also have a tentative Conceptual Plan Review Committee meeting for that evening. The project is escaping me right now.

But the one thing that I did want to discuss is we have a, I don't know if we have a dedicated person to fill in if our Chairman isn't here. Is that something that, I think it's something that the Plan Commission should probably decide. I think we've kind of been defaulting to Commissioner Green. I don't know if he's --

CHAIRMAN ENNES: We do have a Vice Chair.

MR. HUBBARD: We do?

CHAIRMAN ENNES: Yes.

MR. HUBBARD: And that would be?

CHAIRMAN ENNES: Commissioner Jensen.

MR. HUBBARD: Oh, okay.

COMMISSIONER JENSEN: I was very happy when Commissioner Green handled me the meetings.

CHAIRMAN ENNES: The last? But he wasn't here last time.

COMMISSIONER GREEN: Yes, I fell apart at the last moment.

MR. HUBBARD: Do we have a dedicated secretary?

COMMISSIONER WARSKOW: I am the secretary.

COMMISSIONER GREEN: It's Mary Jo.

CHAIRMAN ENNES: We did vote on this.

MR. HUBBARD: Excellent. Well, thanks for letting me know. That's all I have, thank you.

CHAIRMAN ENNES: That's all you have? Okay, so we have a motion?

COMMISSIONER WARSKOW: Now I make a motion to adjourn.

COMMISSIONER JENSEN: I'll second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: No voice vote on that. Okay, the meeting is adjourned. Thank you all for coming. Thank you for your comments, and good luck with your project.

(Whereupon, the meeting was adjourned
at 8:55 p.m.)

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, ROBERT LUTZOW, depose and say
that I am a digital court reporter doing business in the State of Illinois;

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that I reported verbatim the foregoing proceedings and that the foregoing
is a true and correct transcript to the best of my knowledge and ability.

ROBERT LUTZOW

UBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2017.

NOTARY PUBLIC

PARKING SPACE SURVEY - AVAILABLE OPEN SPACES
VAIL GARAGE - "D" 2014-2017

Date	Day of Week	Time	Level 1			Level 2				Level 3		Level 4		Level 5
			Garage 4-hour	Highland 4-hour	Handicap	Permit	Handicap	Dunton Tower Permit	Dunton Tower Handicap	Permit	Handicap	Permit	Handicap	
01/21/14	Tues	10:00 AM	169	11		2		6		49		195		154
		12:00 Noon	136	5		7		3		48		191		145
		2:00 PM	139	12		6		2		47		185		144
		6:00 PM	98	8		19		1		81		202		218
01/22/14	Weds	10:00 AM	156	16		3		4		37		195		163
		12:00 Noon	139	2		6		6		39		163		155
		2:00 PM	135	4		9		8		42		164		165
		6:00 PM	119	17		21		0		57		195		199
01/23/14	Thurs	10:00 AM	158	15		2		6		51		181		152
		12:00 Noon	145	12		7		5		56		176		144
		2:00 PM	153	17		6		4		58		172		145
		6:00 PM	102	4		23		0		92		204		216
01/24/14	Fri	10:00 AM	151	14		4		5		52		193		170
		12:00 Noon	132	7		8		7		57		181		162
		2:00 PM	140	10		12		6		61		190		175
		6:00 PM	68	8		27		0		82		201		215
01/27/14*	Mon	10:00 AM	162	18		13		7		59		207		204
		12:00 Noon	162	12		3		7		181		205		202
		2:00 PM	180	15		4		5		180		198		203
		6:00 PM	No Survey											
01/29/14	Weds	10:00 AM	157	16		9		7		43		198		132
		12:00 Noon	146	14		11		6		50		197		136
		2:00 PM	159	15		9		5		47		194		138
		6:00 PM	62	7		18		0		111		197		233
01/30/14	Thurs	10:00 AM	132	15		11		7		43		187		167
		12:00 Noon	117	13		13		9		58		174		149
		2:00 PM	161	18		7		6		61		172		144
		6:00 PM	18	2		23		0		142		205		228

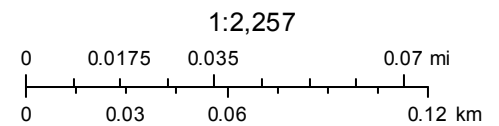
Date	Day of Week	Time	Level 1			Level 2				Level 3		Level 4		Level 5
			Garage 4-hour	Highland 4-hour	Handicap	Permit	Handicap	Dunton Tower Permit	Dunton Tower Handicap	Permit	Handicap	Permit	Handicap	Daily Fee
01/31/14	Fri	10:00 AM	154	11		9		8		55		182		157
		12:00 Noon	149	12		8		9		74		174		60
		2:00 PM	137	10		7		6		71		169		164
		6:00 PM	11	2		21		0		87		199		212
07/09/14	Weds	10:00 AM	134	6	9	10	6	13	2	87	1	201	1	155
		12:00 noon	144	8	7	13	6	18	2	85	1	152	1	146
		2:00 PM	146	7	9	13	6	20	2	83	1	157	1	154
(Unavailable)		6:00 PM												
07/10/14	Thurs	10:00 AM	122	5	9	7	5	14	2	75	1	191	0	142
		12:00 noon	115	1	8	7	4	17	2	79	1	183	1	135
		2:00 PM	120	1	7	4	2	10	2	76	1	174	0	132
		6:00 PM	14	0	4	37	2	5	2	183	2	167	1	197
07/11/14	Fri	10:00 AM	136	5	8	3	6	14	2	80	1	182	1	176
		12:00 noon	114	1	8	7	4	6	2	80	1	179	1	162
		2:00 PM	113	3	8	14	4	1	2	91	2	171	1	159
(Unavailable)		6:00 PM												
07/12/14	Sat	10:00 AM	146	12	10	22	8	2	2	91	1	219	1	235
		12:00 noon	137	6	8	19	8	4	1	89	1	206	1	232
		2:00 PM	121	4	8	29	7	4	1	75	1	201	1	237
(Unavailable)		6:00 PM												
07/14/14	Mon	10:00 AM	145	11	10	11	7	12	2	87	1	195	0	179
		12:00 noon	118	4	10	14	6	14	2	90	0	190	0	165
		2:00 PM	95	2	11	18	7	10	2	94	0	162	0	157
(Unavailable)		6:00 PM												
07/15/14	Tues	10:00 AM	147	6	11	9	1	14	2	65	1	192	0	152
		12:00 noon	138	12	11	20	4	18	2	75	1	193	1	138
		2:00 PM	144	15	11	18	5	17	2	73	1	185	1	135
		6:00 PM	79	1	11	16	5	0	0	111	1	203	1	213

Date	Day of Week	Time	Level 1			Level 2				Level 3		Level 4		Level 5
			Garage 4-hour	Highland 4-hour	Handicap	Permit	Handicap	Dunton Tower Permit	Dunton Tower Handicap	Permit	Handicap	Permit	Handicap	
07/16/14	Weds	10:00 AM	136	7	9	16	2	12	2	72	1	186	0	162
		12:00 noon	125	3	9	23	4	15	2	81	1	172	0	142
		2:00 PM	128	1	9	18	4	17	2	83	1	166	0	138
(Unavailable)		6:00 PM												
07/22/14	Tues	2:15 AM	165	24	10	0	5	0	2	66	2	191	1	252
07/23/14	Weds	2:15 AM	166	24	11	0	5	0	2	59	0	193	1	251
07/24/14	Thurs	2:15 AM	164	24	10	0	2	0	3	67	1	195	1	252
07/25/14	Sat	2:15 AM	164	24	11	1	4	0	2	85	1	200	1	249
07/31/14	Thurs	7:30 PM	0	0	0	9	3	0	3	112	0	149	0	155
(Sounds of Summer Event)														
08/06/14	Weds	7:30 PM	29	0	9	20	5	2	2	122	2	179	1	231
(No Event)														
08/07/14	Thurs	7:30 PM	0	0	4	14	3	0	1	109	2	102	1	176
(Sounds of Summer Event)														
07/14/16	Thurs	Noon	107	2	11	5	2	2	4	38	2	175	1	68
		2:00 PM	99	4	9	2	3	3	4	47	2	144	1	67
		6:00 PM	43	0	9	13	3	0	2	76	2	170	1	122
		8:00 PM	4	0	1	15	2	0	2	100	2	115	1	166
07/15/16	Fri	2:00 AM	165	24	11	8	3	1	2	147	2	188	1	249
		Noon	78	1	12	11	6	2	4	73	2	181	1	124
		2:00 PM	101	3	10	13	1	2	4	78	2	155	1	125
		6:00 PM	15	6	8	35	0	1	4	92	2	177	1	179
		8:00 PM	0	0	7	12	4	0	4	116	2	128	1	180
07/16/16	Sat	2:00 AM	168	24	12	1	4	0	4	161	2	199	1	250
		Noon	66	4	8	39	4	5	4	150	2	206	1	223
		2:00 PM	63	0	10	40	4	1	4	148	2	207	1	224
		6:00 PM	4	0	10	42	6	0	4	135	2	203	1	217
		8:00 PM	5	0	7	32	4	0	2	127	2	150	0	191
07/17/16	Sun	2:00 AM	178	23	12	2	3	0	2	153	2	178	1	245
03/02/17	Thurs	10:00 PM	76	17	8	2	3	-	-	64	1	86	1	242
		2:00 AM	139	22	11	0	1	0	2	53	1	191	0	249

Hey Nonny - Aerial



October 4, 2017



REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

October 11, 2017

Project Title: Hey Nonny
Address: 10 S. Vail Ave.
Petitioner: Christopher Dungan
1211 W. Noyes
Arlington Heights, IL 60005

Requested Action:

- Amendment to Planned Unit Development (PUD) Ordinances 98-061, 99-028, and 13-032 to allow certain changes to the approved floor plan for the Metropolis Mixed Use Development.
- A Special Use Permit to allow a 3,974 sq. ft. restaurant and auditorium space (music venue).

Variations Required:

- A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

Attendees: Christopher Dungan, Petitioner
Chip Brooks – Hey Nonny
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is located on the southwest corner of Vail Avenue and Campbell Street and is part of the larger Metropolis PUD, which was originally approved in 1998. Current tenants within the subject property include the Metropolis Ballroom, Big Shots Piano Bar, and Armand's Restaurant, as well as the subject unit which is 3,974 square feet in size and currently vacant. The applicant is proposing the occupancy of this vacant unit with Hey Nonny, a music venue and accompanying restaurant. The restaurant would feature "farm-to-table" food options including locally sourced meat, fish, and produce from around the Midwest. Cocktails and beverages would also be available from local breweries and distilleries. The space would be essentially split in half, with one side devoted primarily for the restaurant function, and the other side would provide overflow space for the restaurant (when needed), but would primarily function as the space for the music entertainment portion of the business.

Meeting Discussion:

Mr. Brooks stated that the petitioner and himself were looking to create a restaurant and music venue space in downtown Arlington Heights in the former bank space underneath the Metropolis Ballroom. Neither of them have a background in food, but they both have a little background in music. He explained that Chris was on the board of directors for the Metropolis Theater, and he was on the board of the Northwest Community Concert Association, which presents concerts at Forestview. He said that they have purchased the space and plan to build it out into two rooms, with one room being more the restaurant room, and other room being the music venue room. The rooms would be separated by the bar, which may have a moveable wall that can physically close the two rooms off from each other, if the budget can afford it. He said at no time will there be less than 76 seats in the establishment, which conforms to liquor license requirements. He said there would be a wide variety of different music offered. In most cases he estimated that they wouldn't have more than 120 people listening to music.

Commissioner Green asked about the potential wall separation that would close the two rooms off from each other.

Mr. Brooks responded that they've looked at several options. Ideally, they would have the wall fold up rather than across, which would be better for space savings (since the space was really tight), but more expensive. Ultimately, he did not know if it was in the budget to accommodate for this feature.

Commissioner Sigalos mentioned that there were a number of different acoustical panel manufacturers.

Commissioner Jensen asked about outdoor dining.

Mr. Brooks replied that there would be limited outdoor dining.

Commissioner Sigalos asked if the windows opened.

Mr. Brooks responded that currently they did not, but that they would like to have windows that opened, similar to Shakou which just recently opened in downtown this year. He said that if the windows were going to be openable, it would have to be designed to meet the Health Department standards.

Commissioner Sigalos asked about potential sound impact outside of the restaurant if the windows could be opened.

Mr. Brooks replied that they didn't want to run programming that would compete with events in Harmony Park.

Mr. Hubbard stated that the property was part of the Metropolis PUD, which was approved in 1998. A PUD amendment was needed to accommodate for this use and floorplan. The "music venue" portion of the business was determined by staff to fall under the "auditorium" use classification, which requires a special use permit in the B-5 District where the property was located. The restaurant, being under 4,000 square feet in size, qualified for a special use permit waiver. However, since the business involved the music venue portion which required its own special use permit, the restaurant would be required to obtain special use permit approval along with the music venue portion of the business and therefore could not qualify for the waiver.

Mr. Hubbard said that this type of use was what made the downtown vibrant and successful, and so staff was supportive of the general concept of the use. That being said, staff wanted to make sure that the business did not create any nuisances for the existing business within downtown. In order to address sound overflow outside of the subject unit, staff may recommend restrictions on the ability to open the windows at certain times. In order to minimize and impact on the other tenants within the building, staff may require the installation of sound buffering equipment to be incorporated during the build-out of the space.

Mr. Hubbard outlined potential parking issues, noting that there was no on-site parking and that all customers will have to parking on the street or within the Vail Avenue garage. He referenced a recent Plan Commission hearing where there was a lot of testimony alleging that the Vail Avenue garage was at capacity. Staff would continue to do more research, including additional parking surveys within the garage during evening times, to ensure that adequate capacity exists. Current data shows that there is capacity, so there may in fact be sufficient capacity although there is a perception that the garage is full. This would be evaluated during the Plan Commission review process. He pointed out that this space was already constructed and so there was no way to add any parking on-site, and the only way to control the parking impact of this space would be to restrict what businesses could locate there.

Commissioner Green stated that Circa '57 had previously been approved to locate in this space, which was a larger restaurant but did not have the music portion.

Mr. Hubbard confirmed that Circa '57 had been approved to locate in this space but had never actually built the space out and occupied it.

Commissioner Jensen asked about the approved parking for Circa '57.

Mr. Hubbard replied that they had done some analysis of parking when Circa '57 was approved in 2013, but that the downtown was different now and may have less parking capacity due to the number of new businesses in downtown since 2013.

Mr. Brooks mentioned that they had retained an acoustical engineer to analyze what can be done about sound overflow, and they were looking into the possibility of installing additional sound buffering material on their ceiling to prevent sound from impacting the Metropolis Ballroom.

Commissioner Cherwin asked about potential condo association restrictions.

Mr. Brooks said he was not aware of any restrictions in the governing condo documents and that he had been to condo meetings and made the other owners aware of their project. He clarified that the condo association only included the Metropolis Ballroom, Armand's, and Big Shots. The Metropolis Theater was a separate condo association.

Commissioner Sigalos stated that working with an acoustical sound engineer was a good idea. He asked about the restaurant side of the business.

Mr. Brooks said they were trying to do something that people liked, but that he wasn't trying to create a fine dining atmosphere.

Commissioner Jensen asked about the market for a new restaurant in Arlington Heights.

Mr. Brooks said that the profit margin was very close when they ran their numbers on whether the food side would be successful. He said that while they are not in the business to lose money, their desire to create a music venue space in Arlington Heights was a primary driver for this project and they didn't expect that they were going to get rich off of the concept.

Mr. Dungan said that they have a chef on board and that the food would be interesting and creative, but it didn't necessarily have to be expensive.

Commissioner Jensen asked about other locations with this type of business model.

Mr. Brooks replied that there were similar businesses in Hyde Park, Highwood, and Pilsen.

Commissioner Cherwin said he thought that just about every college town would have a place like this, too.

Commissioner Jensen said he thought that this was a great idea for a new use in the community.

Commissioner Green commented that he also thought this was a good idea.

RECOMMENDATION

The Conceptual Plan Review Committee was supportive of the proposal and advised that the petitioner should move forward.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder

HEY NONNY

LOCAL **MUSIC** * LOCAL **FOOD** * LOCAL **DRINKS**

BUSINESS PLAN SUMMARY

September 13, 2017

RECEIVED

SEP 18 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

THE GIST

HEY NONNY will be an intimate music venue, with an accompanying restaurant/bar, located at 10 S. Vail Ave. in Arlington Heights. Its theme is LOCAL – “Local Music, Local Food, Local Drink.” The 3,900 square feet of space will be divided internally into two unified, but separable, public areas. First, it will feature a music venue/event room (the “Nonny Club”) holding about 110 seated or up to 160 standing. The venue will have music nightly (Tuesday – Sunday), presenting the best Chicago-area performers, along with up and coming touring acts. It will be a “listening room,” for concerts in a club setting. Second there will be a restaurant/bar (the “Nonny Bar”) with 60 seats for drinking and eating. An additional 16 seats at hi-top tables in the Nonny Club will provide additional seating for VIP and overflow dining. The gastropub environment will feature simple (not expensive) mostly Midwestern-sourced farm-to-table foods. Drinks will focus on local beers and hand-crafted cocktails made with liquors and other ingredients from Midwest sources.

HEY NONNY?

“Hey Nonny Nonny” is an old English expression – often used in songs -- for being carefree or unburdened. Shakespeare made “Hey Nonny Nonny” the central element of his “Sigh No More” song in the romantic comedy *Much Ado About Nothing*. There, Shakespeare tells us to be “blithe and bonny, converting all your sounds of woe into Hey Nonny Nonny.” In 1991, Milwaukee rock band the Violent Femmes released a “Hey Nonny Nonny” song with a different lyric, but the same “let it go” message of carefree release. Music and release from the cares of the day -- that’s what HEY NONNY is about.

HEY NONNY’S UNIQUE MARKET OPPORTUNITY

HEY NONNY will be a centerpiece in the ongoing transformation of downtown Arlington Heights to a dining and entertainment hub/destination.

A. Location. The HEY NONNY space is in the center of downtown Arlington Heights. It is:

- part of a performing arts/restaurant complex located at Arlington Heights' central intersection: Campbell and Vail Streets;
- immediately across the street from Harmony Park, the primary gathering place for the community; and
- immediately north of Arlington Heights' largest parking garage.

B. The Metropolis Entertainment Complex. The HEY NONNY building is part of a unified, internally-connected three-building entertainment complex that is Arlington Heights' dining and entertainment hub. It includes:

- **Metropolis Performing Arts Center.** With an active 320-seat theater and a performing arts school.
- **Metropolis Ballroom.** HEY NONNY's upstairs neighbor has four private event spaces, seating 250 (to be expanded soon), 80, 60 and 30 respectively.
- **Armand's Restaurant.** Right across an interior hallway from HEY NONNY, featuring a popular burgers, pizza, and pasta menu.
- **Mago Restaurant.** A Mexican restaurant on both sides of the Metropolis PAC lobby on Campbell Street.
- **Big Shot Piano Bar.** A popular sing-along piano bar, which also serves dinner. It is Arlington Heights' favorite late night spot.
- **Arlington Ale House.** A large new game and beer focused bar on the third floor of the Metropolis PAC building. It is Arlington Heights' only food-less bar.

C. Other Central Downtown Dining. There are 13 other restaurants within 2 blocks of HEY NONNY:

- Peggy Kinnane's. A popular Irish pub and restaurant.
- La Tasca. A tapas restaurant.
- Carlos & Carlos. An Italian restaurant run by Guatemalan Carlos Montiel.
- Salsa 17. Large Mexican restaurant with table-made guacamole.
- Cortland's Garage. Suburban outpost of popular Chicago bar, featuring burgers.
- Tuscan Market. Bar with very limited food. Popular meeting spot.
- Ttowa, Korean restaurant.
- California Pizza Kitchen. The only "franchise" place downtown.
- Dunton House. Diner (breakfast through dinner) with liquor license.
- Bangkok Café. One of three Thai restaurants in downtown Arlington Heights.
- Pho An Heights. A Vietnamese Pho restaurant.
- Shakou Sushi. The Arlington Heights location opened in June, 2017.
- Passero. A small Italian restaurant, opening in the fall of 2017.

There are no farm-to-table/local foods restaurants in or near Arlington Heights. The closest is the recently-opened Farmhouse on North in Barrington, about 9 miles from downtown Arlington Heights. There are no establishments in downtown Arlington Heights emphasizing a creative craft cocktail drink menu.

D. Downtown Entertainment. Entertainment options in downtown Arlington Heights include the following:

- Metropolis PAC. Presents over 400 events per year, of which about 200 are ticketed events (usually Thursday – Sunday); mostly plays. Music tends toward the over-60 audience.
- Big Shot Piano Lounge. Piano bar five nights a week; no cover.
- Peggy Kinnane's. Cover bands many weekends; \$5 cover.
- Paragon Movie Theaters. Two blocks from HEY NONNY is a 5 screen multiplex.
- Arlington Ale House. Background music and open mic. No cover.

None of these presents a ticketed event listening room club setting like that planned for HEY NONNY. At present, the entertainment options in downtown Arlington Heights are insufficient (in number and quality) to hold up the “entertainment” end of a “dining and entertainment hub.”

E. Other Area Music Venues. Other music options in the area include:

- Mac's On Slade. A small (capacity about 70) bar in Palatine, serving bar food, and presenting blues and jazz Thurs. – Sat.; no cover. Recently closed and sold. Likely to re-open with similar format.
- Dirty Nellies. Palatine has a bar food restaurant and separate large (800 people). Mostly tribute and cover bands with a \$7-\$10 cover, 3 nights a week.
- H.O.M.E. In a strip mall, a huge sports bar/restaurant with a 15,000 square foot entertainment venue with a capacity of over 1,000. Mostly D.J.s Fridays and Saturdays. Rarely bands. Admission is \$7 to \$15 at the door.

F. HEY NONNY's Competitive Market Position and Opportunity. As noted above, there is nothing like HEY NONNY anywhere in the Northwest suburbs. There is no “listening room” club presenting concerts in an intimate acoustically pristine setting. The nearest farm-to-table restaurant is in Barrington. And there is nothing in the Chicago area that combines these two elements. The geographically closest analog to HEY NONNY is the SPACE/Union Pizzeria combination in Evanston. In a room about 50% larger than HEY NONNY'S music venue room (2000 sq. ft. vs. 1400 sq. ft.), SPACE presents a wide variety of musical genres with a usual capacity of 240 (80 people at cocktail tables, 80 seated without cocktail tables, and 80 standing). The adjoining Union Pizzeria features a wood-burning pizza oven (it serves other things too) and seats about 120. Dining at the Nonny Bar will be driven by attendees at Nonny Club music performances. Northwest suburban audiences have demonstrated that they will pay \$10 to \$30 for a music club concert: over 10% of the SPACE audience has driven 15-24 miles to Evanston from the Northwest suburbs. That said, for HEY NONNY to realize its full potential, downtown Arlington Heights must develop its potential as a dining and entertainment hub.

G. The Downtown Arlington Heights Opportunity. Downtown Arlington Heights represents an opportunity. With investment, cooperation and effort, downtown Arlington Heights can be a dining/entertainment “destination” beyond the draw of its constituent elements.

- There is a significant core of dining options, closely grouped to permit on foot inter-establishment strolling.
- There is abundant parking, if properly organized. However, there is work to be done to organize it, and to educate the public.
- The Metropolis PAC is now on solid financial footing and is increasing its audience.
- There is a collection of leaders/operators that are interested in collective promotion of downtown Arlington Heights: Tom Manetti (Ballroom); Larry Rebodos (Big Shot); Derek Hanley (Peggy Kinnane’s); Colin and Lisa Gilbert (Tuscan Market); Brian Roginski (Cortland’s); and Joe Keefe (Metropolis).
- There are over 500,000 people living within a 12-minute drive of downtown Arlington Heights.
- There is no other walking-centered “downtown” dining and entertainment center in the area.
- Arlington Heights is the geographic and population center of the Northwest suburbs with solid average household incomes.
- Arlington Heights is attracting a significant number of young families.
- The Village of Arlington Heights supports the ongoing development of a downtown dining and entertainment hub.

That said, there is substantial work to be done to organize the business and governmental forces necessary to develop and hone a promotional theme and style, and to finance and implement a Downtown Arlington dining and entertainment district.

HEY NONNY DESIGN

HEY NONNY will be located in about 3,900 square feet of commercial condominium space at 10 S. Vail Ave. The HEY NONNY space is nearly square – roughly 61 feet by 64 feet, with the street exposure measuring 61 feet. The space will be configured into three primary sections: (1) the Nonny Bar gastropub space along the north and east (street) portions of the space, occupying about 1200 square feet; (2) the Nonny Club venue in the southeastern quadrant of the space, occupying about 1400 square feet (including a small “green room”; and (3) a back of house area containing kitchen, storage, coolers, dishwashing, and bathrooms, occupying about 1200 square feet. The Chicago firm d+k Architects and Interiors has been retained for the design work on HEY NONNY.

The main entrance to HEY NONNY will be in the center on the east (street) side. The entrance will lead directly to a host/ticket station, from which guests will be directed

to their dining seat, to the bar, or into the venue. There will be a second entrance in the northwest corner from the interior hallway leading to the Metropolis Ballroom, the Metropolis Theatre, Armand's, Mago and the Big Shot Piano Lounge. The Nonny Bar gastropub will have table seating for about 50 and another 10 seats at the bar. The streetside windows in both the bar and venue rooms look out on Vail Avenue and across the street to Harmony Park, and will have low knee walls, above which will be windows that can open to the sidewalk and the street. Outside those windows will be five tables for sidewalk dining in the warm weather months. The focal point of the gastropub will be the 25-foot-long bar, behind which will be a muraled wall separating the bar and venue rooms. The wall will be permanent up to bar height, and above that will be able to retract upwards into the ceiling, opening the bar and venue rooms up to one another. When the wall is open, 50 of the 60 seats in the Nonny Bar room will provide a view directly to the stage in the Nonny Club venue. All seats in the Nonny Bar, except for the four tables next to the windows, will be a hi-top/bar level, to enhance sightlines into the venue.

The Nonny Club venue will have a stage approximately 18 feet wide and about 15 feet deep in the southwest corner. The stage will be designed with a wood backdrop with a vertical element and a curtain that can be either pushed to the sides, or used to provide a full backdrop. The wood background (no curtain) will be used to project sound for shows that are mostly or completely acoustic, while the curtain will be deployed for shows that are more amplified. The stage will be about 20 inches high. The only permanent seating will be the four hi-tops next to the windows, so that the room can be configured flexibly depending on the music being presented. The standard arrangement will have seating for 64 around 16 small 4-top cocktail tables arrayed in front of the stage, 16 at the four high-top rectangular tables adjacent to the windows, and standing room or seats with no tables for another 15 to 30 people (for total seated capacity of 95 to 110). An all-standing room show will have a capacity of 160 (with the four 4-tops remaining in place). There will be a small "green room" for performers adjacent to the venue space. The Nonny Club will feature a top-quality sound system, designed by T.C. Furlong, Inc. of Lake Forest, that can serve both band and DJ/dance functions. Stage lighting will be professionally designed and installed, with both sound and lights operated from a sound booth at the rear of the venue.

The restaurant/bar décor will be bright "prairie modern." The floors will retain the existing concrete (smoothed and coated), showing the outlines of the space's former bank existence. The North wall will have a long banquette with fabric in a deep blue theme color, and above it a wall of dark wood trimming fabric sections (with acoustic baffling behind them), which will provide some sonic control. The north wall will also feature an "art rail," from which a changing set of paintings and objects will be displayed. That theme will be repeated on the south wall in the venue, with wood panels below a drink rail and the wood trim/fabric theme above it. The place will feel like it is in the River North area of Chicago, providing a comfortable sophisticated environment for casual dining and interesting entertainment.

HEY NONNY DEMOGRAPHIC

HEY NONNY's design target is the 30-40 year-old parents of elementary and middle school students. That will also be the target demographic for Fridays and Saturdays at HEY NONNY, but the target for weekday and Sunday shows and dining will skew older. Obviously, HEY NONNY's menu and entertainment will appeal to a wide range of people, but the menu, design, and entertainment will all be focused on the young parents crowd. It should remind that group of the places they loved when they lived in Chicago.

HEY NONNY OPERATIONS

A. Hours. HEY NONNY will be open from 5 – midnight Tuesday through Thursday, from 3 p.m. to 1 a.m. on Friday, from 10:00 a.m. to 1 a.m. on Saturday, and from 10 a.m. to 8 p.m. on Sundays. It will be closed on Mondays.

B. Local Music

Chicago is the home to amazing musicians and bands known world-wide. But most people in the Northwest suburbs never hear those great performers, because the artists are either touring, or are playing in Chicago (which many of our residents find unfamiliar or inconvenient). HEY NONNY will bring those great talents to Arlington Heights, where they can be appreciated in an intimate "listening room." The club will also present up and coming touring bands for whom an intimate Chicago-area listening room is the perfect venue.

HEY NONNY will not feature any particular style or genre of music, other than to focus on performances that are suited to an intimate listening room. Thus, guests will hear cabaret, jazz, blues, Latin, country/Americana, chamber music, folksingers, pop, and every other style, all up close and personal. HEY NONNY will also play a significant role in providing a performance space for young area performers learning their craft. A typical week might look like this:

- **Tuesdays.** Open 5 p.m. to midnight. In the Nonny Club venue, the theme will change between Upcoming Talent Night (young and new performers, including school groups) and the Songwriters' Circle, with 3 or 4 singer-songwriters taking turns on songs, as in the Bluebird Café in Nashville. \$5 cover.
- **Wednesdays.** Open 5 p.m. to midnight. Jazz and Cabaret Night, featuring the best jazz and cabaret performers in Chicago. \$10 ticket/cover.
- **Thursdays.** Open 5 p.m. to midnight. Residency Night. One central performer will appear each Thursday for a 3-month residency in the Nonny Club, being accompanied each week by a different supporting cast. Residents may include Robbie Fulks, Jon Langford, Michael Miles, Jason Narducy, Sugar Blue and Anna Fermin. \$12 ticket/cover.
- **Fridays.** Open 3 p.m. to 1 a.m. There will be free entertainment for a HEY NONNY Happy Hour from 3 to 6, with the Big Wall between the bar and the

venue wide open. At 6 p.m., the wall will close, and then great Chicago and touring performers will present two shows at 8 p.m. and 10 p.m. \$12-\$50 ticket/cover.

- Saturdays. Open 10:00 a.m. to 1 p.m. HEY NONNY will serve brunch from 10:30 to 3 p.m. in both the venue and bar rooms, with music on stage and the Big Wall open. Later major Chicago and touring performer will present two shows in the venue, at 8 p.m. and 10 p.m. \$12-\$50 ticket/cover.
- Sundays. Open 10 a.m. to 8 p.m. There will be a Jazz Brunch served from 10 a.m. – 2:00 p.m., in both the venue and bar rooms, with jazz on stage with no additional charge. Later in the afternoon at 4 p.m., there will be a Bubble Chamber series, pairing various forms of chamber music with featured beverages. Bubble Chamber will be a \$10 ticket/cover.

Tickets will be sold in advance online and at the door for all music events. There will be limited food service in the NONNY Club room. With some exceptions, music events will be “all ages.”

C. Local Food

HEY NONNY will focus on Midwest sourced foods, with significant suppliers noted on the menu. The “farm-to-table” food trend embraces a wide range of food sophistication. HEY NONNY will be at the simpler gastropub spectrum. It will feature mostly dishes that people have heard of, but which are not available at other downtown Arlington Heights restaurants. Two suppliers will be particularly important: Local Foods, a Chicago distributor of produce, meats and products from Midwestern farms, and Aqua-Terra Farms in Bristol, Wisconsin, a source of arctic char fish and variety of aqua-ponically-grown greens and vegetables (year round). One of the Aqua-Terra owners is an Arlington Heights resident.

Here is a concept of what a menu might look like, though the actual day-to-day menu will be shorter, and will feature seasonal specials:

Snacks/Apps/Small Plates		
<i>Bacon fat fries</i> \$5. Nonny ketchup	<i>Brussels Sprouts.</i> \$10. Homemade chorizo / pickled red onions / feta cheese / cilantro vinaigrette	<i>Slagel Family Farms Swedish Meatballs.</i> \$8. Honey-parship puree, Gaufrette potato, fried parsley, huckleberry
<i>Wisconsin Cheese Curds.</i> \$9 House-Made ketchup, spicy curd sauce.	<i>Fresh Garden Hummus.</i> \$10. Fermented chickpeas / tahini / fresh lemon / roasted seasonal vegetables / crudites / house made naan	<i>Pork on a Waffle.</i> \$12. Cornmeal waffle / pulled BBQ pork / local slaw / maple syrup drizzle
Charcuterie and Cheeses		
Soups and Salads		
<i>Red Russian Kale.</i> \$11. Ruby red chard / honey crisp apple / red cabbage / dried cranberries /	<i>Mick Klug Farm Apple Salad.</i> \$10. Shaved apples / red oak leaf / Parisienne apples /	<i>Golden Beet Salad.</i> \$9. Satsuma mandarin / macadamia nut / yogurt

Mona cheese / olive oil croutons / green buttermilk dressing	candied pumpkin seeds / manchego cheese / caramel apple vinaigrette	
<i>Arugula Salad.</i> \$10. Freekah / toasted almonds / golden raisins / roasted cauliflower / fennel-yogurt vinaigrette.	<i>Butternut Squash Soup.</i> \$6. Butternut squash / curry / chevre / toastette.	<i>Chicken Orzo Soup.</i> \$6.
Sandwiches		
<i>Roasted Amish Chicken Club.</i> \$13 Butter blanched kale, beet pickled shallots, Catalpa Grove bacon, baby swiss cheese, black garlic ale mustard, toasted ciabatta, with kettle chips	<i>HEY NONNY Burger.</i> \$12. Slagel beef, bacon / cheddar / pickle / sesame bun / chips	<i>Midwestern Grilled Cheese.</i> \$12. Sharp Cheddar & Muenster, House pimento Cheese, toasted brioche, Malted Tomato soup
Large Plates		
<i>Bucatini.</i> \$14. Cacio e pepe / pecorino romano / black pepper	<i>Arctic Char.</i> \$20. Brussels sprouts / tomatoes / fennel / pomegranate reduction	<i>Phyllo Strudel.</i> \$16. Local mushrooms / tomato concasse / goat cheese / creamed spinach
<i>Amish Half Chicken.</i> \$22. Mustard dill spaetzle / crunchy salad / chicken jus	<i>Stuffed Pork Chop.</i> \$22. Chorizo and pumpkin seed stuffing / roasted poblano mashed potatoes / pan sauce	<i>Grass-Fed Steak Frites.</i> \$22. Marinated flat-iron steak, caramelized mushrooms and onions, black ale jus, hand cut fries
Desserts		
<i>Chocolate Pecan Pie</i> \$7	<i>Hyper-Chocolate cake</i> \$7.	<i>Apple Buckle.</i> \$8. Oatmeal – graham streusel / brown butter gelato
<i>Butter Cake.</i> \$9. Poached pear / cranberries / walnuts	<i>House made gelatos.</i> \$6.	
Late Night		
<i>Pasty.</i> \$10. Classic Upper Peninsula turnover with rutabaga, redskin potato, carrots, onion and beef	<i>Empanadas (3).</i> \$9 Mushroom Chorizo	<i>Fresh Garden Hummus.</i> \$10. Fermented chickpeas / tahini / fresh lemon / roasted seasonal vegetables / crudites / house made naan

D. Local Drinks

Craft cocktails will be the centerpiece of the HEY NONNY beverage program, with a changing list of featured cocktails. The cocktails will focus on products from Midwestern distilleries, including Few (Evanston), Chicago Distilling (Chicago), Letherbee (Chicago), CH Distillery (Chicago), Koval (Chicago), Rhine Hall (Chicago), North Shore (Lake Bluff), Death's Door (Middleton, WI), Yahara Bay (Madison, WI), Journeyman (Three Oaks, MI), Great Lakes (Milwaukee), and New Holland (Holland, MI). An experienced bar staff will combine showmanship and deep product knowledge

to make cocktail service a central part of the HEY NONNY show. No other Arlington Heights establishment emphasizes sophisticated craft cocktail service.

The HEY NONNY Bar will feature a rotating menu of 5-8 featured draft beers, with others available in bottles. There is no shortage of strong local beer suppliers. Events featuring specific beer and liquor producers will be held monthly in the HEY NONNY Bar.

“Local” wines are different story. Consumers are not clamoring for Midwestern wines, which are not well known, and which consumers perceive as being of low quality. The HEY NONNY Bar will include a few high-quality Michigan wines (sparkling wines from L. Mawby in Suttons Bay; pinot noir from Black Star Farms in Suttons Bay, Cabernet Sauvignon from Domaine Berrien in Berrien Springs, Chardonnay from Bower’s Harbor in Traverse City, and Riesling from Shady Lane in Suttons Bay). But the majority of wines offered will be from outside the Midwest.

Finally, HEY NONNY will feature some non-alcoholic drink specialties, including juiced fruits and vegetables in the summer and drinking chocolate (a thick and intense version of hot cocoa) in winter.

V. HEY NONNY MANAGEMENT AND DEVELOPMENT SCHEDULE

Harmony Hospitality LLC will be the operating entity for HEY NONNY. It will lease the premises from the owner, Hey Nonny Metropolis, LLC. Both entities are co-owned by Chip Brooks and Chris Dungan, who will both be actively and intensively involved in the operation of HEY NONNY. Despite their involvement, HEY NONNY will in addition have and be operated by a professional operations staff.

A. OWNERS.



Chip Brooks is a long time (30+ years) Arlington Heights resident. Chip is a native of Kalamazoo, Michigan, with an undergraduate degree from Northern Michigan University and a law degree from University of Michigan. From high school through his early years in Chicago, Chip played drums/percussion in orchestras, polka bands, jazz bands, party bands, theater pit bands, big bands, and the Arlington Heights Community Concert Band. He moved to Chicago in 1980, and practiced law as a business litigation attorney with international law firm Holland & Knight (and a predecessor) for 36 years before retiring in 2016 to pursue the goal of creating a music

venue in Arlington Heights. While still practicing law, Chip served five months as an unpaid music intern at SPACE in Evanston, working three nights a week on the details of music venue operation. For four years, Chip has served on the Board of Directors of the Northwest Suburban Community Concert Association. Chip will become Basset and Food Safety certified.



Chris Dungan has lived in Arlington Heights since 1997. He grew up in Northbrook and was involved on the technical side of live theatrical and musical performances during his high school and college years. After graduating from Eastern Illinois University with a degree in Business Marketing, Chris began a long career in the generic pharmaceutical industry where he rapidly rose to senior executive management levels in the area of sales & marketing. In 2005, Chris Co-Founded PACK Pharmaceuticals, LLC and was its President of Corporate and Business Development, where he drove the company's strategic planning, marketing, finance and corporate management. In 2014, Pack Pharmaceuticals was sold to the Aceto Corporation, and Chris began returning to his entertainment roots. He has served on the Board of the Metropolis Performing Arts Centre since May of 2013. Chris too will be Basset and Food Safety certified.

B. MANAGEMENT

HEY NONNY will operate under four principal managers (none of whom will be the Owners):

General Manager. Responsible for all operations and the face of the business to the community. Reports to the Owners.

Venue Manager. Responsible for all venue operations. Reports to General Manager.

Kitchen Manager. Responsible for all back of house operations. Reports to General Manager.

Bar Manager. Responsible for all bar operations. Reports to General Manager.

C. DEVELOPMENT SCHEDULE

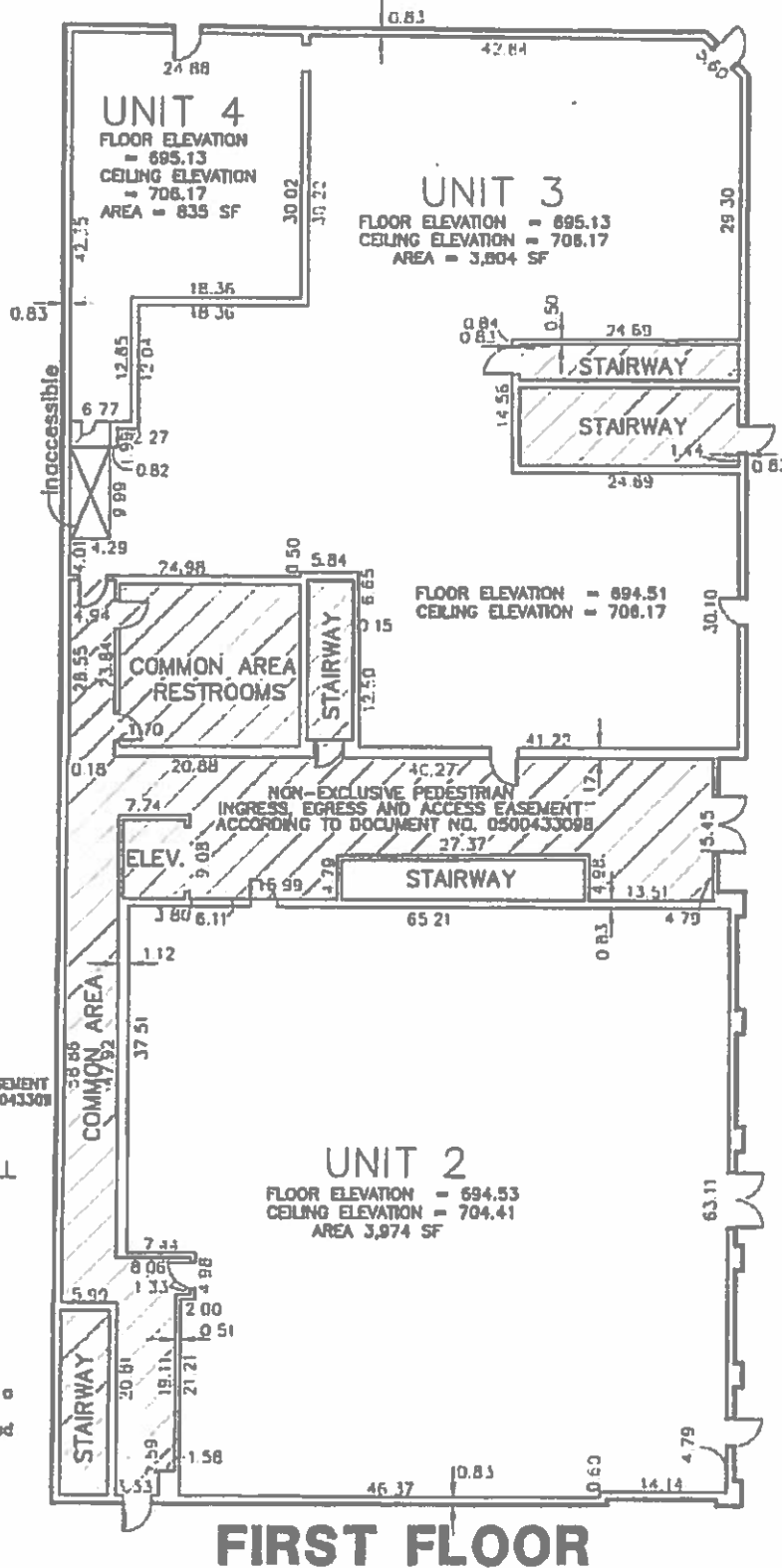
The development schedule is obviously subject to many factors, and approvals, but the plan is:

October 15, 2017

Construction drawings approved

November 10, 2017	General Contractor selected.
Dec. 11, 2017 - March 15, 2018	Construction
March 21-31, 2018	Soft Opening
April 1, 2018	Grand Opening

Exhibit C to Declaration of Condominium Ownership for Metropolis-Hagenbring Condominium



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COMMON AREA
NON-EXCLUSIVE PEDESTRIAN
INGRESS, EGRESS AND ACCESS EASEMENT
ACCORDING TO DOCUMENT NO. 050043308

HORIZONTAL MEASUREMENTS
ARE FROM FACE OF DRYWALL
TO FACE OF DRYWALL

VERTICAL MEASUREMENTS
ARE FROM FINISHED FLOOR
TO FINISHED CEILING.

NOTE: Only those Building Line
Restrictions or Easements shown on a
Recorded Subdivision Plot are shown
hereon unless the descriptions ordered to
be surveyed contains a proper
description of the required building
lines or easements.

ALL DISTANCES IN FEET AND DECIMAL
PARTS THEREOF. NO DIMENSIONS TO
BE ASSUMED FROM SCALING.

Compare your description and site markings
with this plot and AT ONCE report any
discrepancies which you may find.

FIRST FLOOR

UPDATED: 12/13/06
UPDATED: 05/09/06
DATE PREPARED: 05/08/05
UPDATED: 01/21/2013
UPDATED: 2/08/07
SHEET 3 OF 4



PROJECT NO.
87-304

EXHIBIT C
DECLARATION OF CONDOMINIUM OWNERSHIP
METROPOLIS LOT 3 COMMERCIAL CONDOMINIUM
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING, INC.

INFRACON & GEOCON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
200 WILSON DRIVE, WHEELING, ILLINOIS 60090-1153 (847) 218-1153 FAX (847) 218-1177
FIELD WORK: 04/01/05 SCALE: 1"=20'

STATE OF ILLINOIS
COUNTY OF COOK
3681
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
WHEELING, ILLINOIS
BY: KYLE M. LEWIS, LAND SURVEYOR
LICENSE EXPIRES: 06/01/2012
FWS 03 184-071137

JUSTIFICATION FOR SPECIAL USE

Because HEY NONNY's central focus is the presentation of music, the Village Department of Planning and Community Development has suggested that HEY NONNY seek a special use permit as an "auditorium, stadium, arena, meeting hall, gymnasium or similar places for public events." (Municipal Code, Chapter 28, Section 5.5-1). HEY NONNY is in the B-5 Downtown District, which allows a wide variety of uses, including health clubs, recreation facilities, music conservatories, and theaters (Municipal Code, Chapter 28, Section 5.5-1. Restaurants require special use permits, but outdoor cafes are listed as a permitted use, subject to approval. (Municipal Code, Chapter 28, Section 5.1-14.2(a) and (b)). The logic of this structure requires HEY NONNY to demonstrate that its venue/bar/restaurant business operation will be a place for "public events" "*similar*" to an "auditorium, stadium, arena, meeting hall" or gymnasium. While obviously, HEY NONNY is operating on a scale categorically different (smaller) than an "auditorium," "stadium," or "arena," it nonetheless will present music in a concert setting, which is a "public event." In this sense, HEY NONNY qualifies for a special use permit in the Downtown District. With that, the three Special Use Criteria can be addressed briefly:

A. Necessary For The Public Convenience. HEY NONNY will be a music venue with an accompanying farm-to-table gastropub, as a unified business. Both are "necessary" for the public convenience in the sense that there is a demand for both music concerts in a "listening room" club environment and a farm-to-table restaurant in this area, and neither are available currently in or near Arlington Heights. Local residents presently travel far from Arlington Heights to obtain these services. HEY NONNY will make it "convenient" for local residents to find these services closer to home. The criteria ask that the applicant focus, not just on public convenience, but specifically on public convenience "at this location." In this case, the location is critical in several ways. HEY NONNY will be located immediately across from Harmony Park, which is well known as a gathering place for summer concerts, and in the same complex as the Metropolis Performing Arts Center, the Big Shot Piano Lounge, and the Arlington Ale House, each of which regularly presents music of various kinds. HEY NONNY serves the public convenience by adding an important element to both the "dining" and "entertainment" aspects of the

dining and entertainment district that our residents want further developed. Ultimately, such a district, if it is attractive and active, is a highly valuable community asset that increases local property values. HEY NONNY is especially valuable to Arlington Heights residents in its proposed location.

B. Not Detrimental. The listening room concert and gastropub functions of HEY NONNY will not under any circumstances be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity. There is nothing dangerous or lewd about good music or local foods. Indeed, a venue that seeks to present music worth listening to in an environment that encourages listening, should be a significant cultural asset that *improves* the morals and general welfare of all in its ambit. Similarly, a farm-to-table gastropub is inherently about building community in a socially responsible way. HEY NONNY not only meets the “not detrimental” standard, it exists to *improve* the general welfare of those residing or working in the area, and all local residents.

C. Comply With Regulations and Conditions. There is no question but that HEY NONNY will comply with all applicable regulations and conditions, as imposed by the Village. The Owners are, each in his own way, very familiar with such compliance protocols. Chris Dungan spent his prior career complying with a myriad of rules and conditions in the highly regulated pharmaceutical industry. Chip Brooks had a long career as a lawyer, including in one case successfully representing the Village by demonstrating its compliance with its own zoning procedures and with the Fair Housing Act. Both know how to read and follow applicable rules.

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HEY NONNY SPECIAL USE PERMIT APPLICATION

PC# 17-011

Petitioner's Justification for Variation From Parking and Traffic Study Requirements

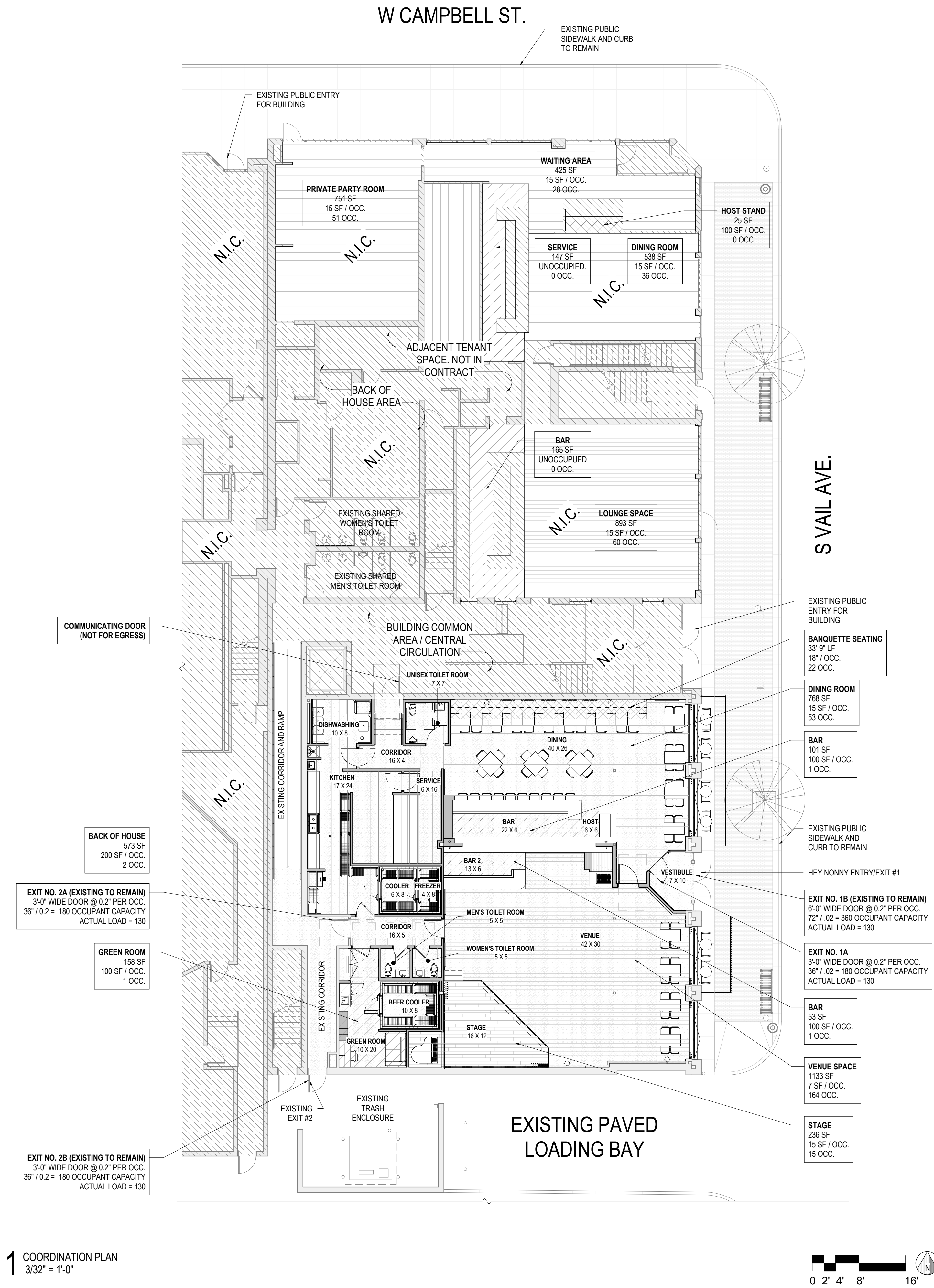
The Village has determined that a Variation is needed to waive the Ch. 28, Sect. 6.12-1, requirements for a parking and traffic study. The criteria for Variation approval are:

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

The variation to waive the requirement for a parking and traffic study is appropriate as follows:

- The costs for planning and building Hey Nonny will be well over \$1 million (not including real estate costs), even without a parking and traffic study. As presently budgeted, business operations will generate only a small profit, but far less than a normal business rate of return. Adding the cost of a parking and traffic study only exacerbate this problem. Thus, it is true that the property in question cannot yield a reasonable rate of return if permitted to be used only if there is first and traffic and parking study.
- The owners of Hey Nonny do not view their situation as a "plight," but there are many "unique circumstances" attendant to the Hey Nonny plan. First and foremost, it is a business model that has not been attempted at this quality level in the Northwest Suburbs. That is true because it is expensive and complicated to pull it off. Our attempt is unique in our area. Second, the location of Hey Nonny for this business plan is unique: in an existing dining and entertainment building, including the community performing arts center, and immediately across the street from a park that is the community's summer home for music events, and immediately adjacent to the Village's largest parking garage. Third, Hey Nonny will be the heart of the Village's efforts to create a dining and entertainment district with an urban feel in a suburban setting. Finally, Hey Nonny represents a significant cultural arts asset for the Village, conducted in a for-profit mode that requires no Village investment. We hope that the Village will find it useful to foster the development of such an arts asset.
- The parking and traffic study variation, if granted to Hey Nonny, will not alter the essential character of the locality. The locality is the downtown business district, which has a lively mix of dining options plus a limited array of entertainment. Excusing Hey Nonny from conducting a parking and traffic study will not in any way alter the nature of Arlington Heights' central business district.

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DEVELOPMENT DEPARTMENT



OCCUPANCY COORDINATION SUMMARY:

TOTAL OCCUPANTS FOR ADJACENT TENANT SPACES: 175 OCCUPANTS
TOTAL OCCUPANTS FOR HEY NONNY SPACE: 259 OCCUPANTS
GRAND TOTAL: 434

434 OCCUPANTS / 2 = 217 MEN & 217 WOMEN

IF HEY NONNY AND ARMANDS ARE DEFINED AS RESTAURANTS PER OCCUPANCY CLASSIFICATIONS OF THE 2009 IBC AND FIXTURE COUNTS ARE CALCULATED PER THE ILLINOIS PLUMBING CODE:

- WATER CLOSETS (MEN):
- 1 FOR 0-100 OCCUPANTS
 - 2 FOR 101-300 OCCUPANTS
 - ADDITIONAL FIXTURE REQUIRED FOR EACH ADDITIONAL 200 OCCUPANTS OVER 300
- LAVATORIES (MEN):
- 1 FOR 0-100 OCCUPANTS
 - 2 FOR 101-200 OCCUPANTS
 - 3 FOR 201-400 OCCUPANTS
 - ADDITIONAL FIXTURE REQUIRED FOR EACH ADDITIONAL 200 OCCUPANTS OVER 400
- WATER CLOSETS (WOMEN):
- 1 FOR 0-50 OCCUPANTS
 - 2 FOR 51-100 OCCUPANTS
 - 3 FOR 101-150 OCCUPANTS
 - 4 FOR 151-300 OCCUPANTS
 - ADDITIONAL FIXTURE REQUIRED FOR EACH ADDITIONAL 200 OCCUPANTS OVER 300
- LAVATORIES (WOMEN):
- 1 FOR 0-100 OCCUPANTS
 - 2 FOR 101-200 OCCUPANTS
 - 3 FOR 201-400 OCCUPANTS
 - ADDITIONAL FIXTURE REQUIRED FOR EACH ADDITIONAL 200 OCCUPANTS OVER 400

217 MEN = 2 WATER CLOSETS REQUIRED
217 MEN = 3 LAVATORIES REQUIRED

217 WOMEN = 4 WATER CLOSETS REQUIRED
217 WOMEN = 3 LAVATORIES REQUIRED

- PER PLAT OF CONDOMINIUM THE SPACE IS 3,974 SF IN AREA.
- USE AND OCCUPANCY CLASSIFICATION DETERMINED PER CHAPTER 3 SECTION 302, AND SECTION 303 OF THE 2009 INTERNATIONAL BUILDING CODE.
- OCCUPANT LOADS ARE DETERMINED PER CHAPTER 10, SECTION 1004, TABLE 1004.1.1 OF THE 2009 INTERNATIONAL BUILDING CODE.
- EGRESS WIDTH AND CAPACITIES DETERMINED PER CHAPTER 10, SECTION 1005.1 OF THE 2009 INTERNATIONAL BUILDING CODE.
- PER THE VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE CHAPTER 24 ARTICLE II SECTION 24-201 THE ILLINOIS PLUMBING CODE SHALL ESTABLISH THE RULES AND REGULATIONS FOR PLUMBING WITHIN THE VILLAGE OF ARLINGTON HEIGHTS.
- PLUMBING FIXTURE COUNTS ARE CALCULATED PER SECTION 890 APPENDIX A, TABLE B OF THE ILLINOIS PLUMBING CODE.
- PER CHAPTER I SUPCHAPTER B, SUBPART F SECTION 400.510 (4) (D) OF THE ILLINOIS ACCESSIBILITY CODE AT LEAST (1) ACCESSIBLE TOILET ROOM FOR EACH SEX OR UNISEX TOILET IS PERMITTED.
- PER SUBSECTION (e) (1) OF SECTION 400.510 OF THE ILLINOIS PLUMBING CODE, UNISEX TOILET ROOMS ARE PERMITTED WHERE CONSTRUCTION OF A SINGLE SEX TOILET ROOM IS TECHNICALLY INFEASIBLE OR WHERE OTHERWISE PERMITTED BY THE ILLINOIS PLUMBING CODE, SUCH AS WHERE FACILITIES ARE PROVIDED IN ADDITION TO THE REQUIRED NUMBER OF SEPARATE SEX TOILET ROOMS.

MUNICIPALITY APPROVAL STAMP

dhk architecture - interior design - management
1147 west ohio street suite 103 chicago, il 60642

1147 WEST OHIO STREET, SUITE 103
CHICAGO, ILLINOIS 60642
PHONE: 312.573.2490 | FAX: 312.573.2491
www.dh-arch.com

MEP ENGINEER:

LBG ENGINEERING, LLC

13355 ANNE DR.
LEMONT, IL 60439

CLIENT:

HEY NONNY

10 SOUTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005

PROJECT NAME:

10 S VAIL

LOCATION:

**10 SOUTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005**

ISSUE #	ISSUED FOR:	DATE
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8	SD BUDGET PRICING	2017-09-14
9	PRELIM. VAH MEETING	2017-10-11
10	SUBMISSION TO VAH	2017-10-17

SEAL:

**NOT FOR
CONSTRUCTION**

CLIENT APPROVAL:

DATE:

TITLE:

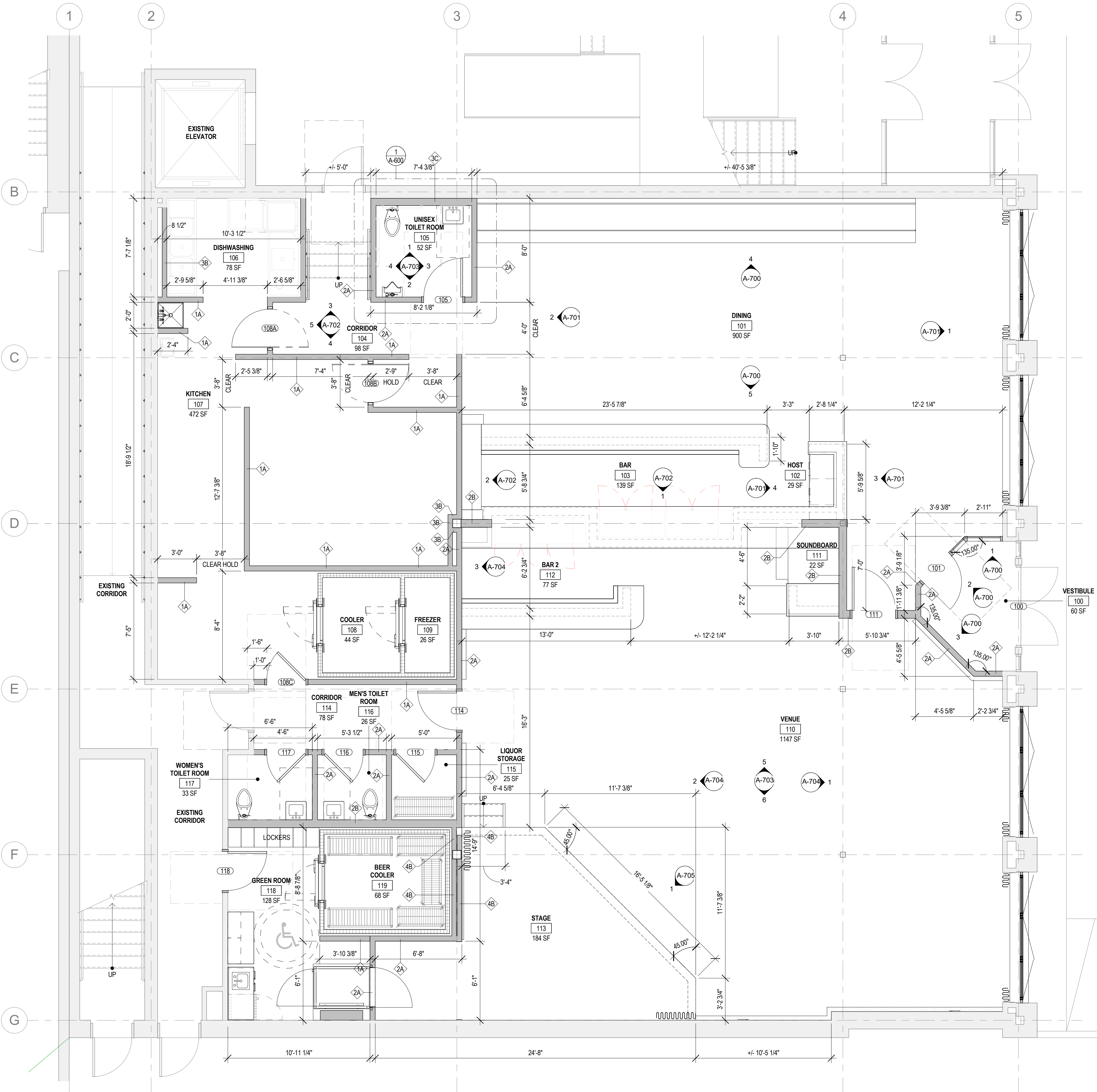
**OCCUPANCY COORDINATION
PLAN**

PROJECT:

1721

SHEET:

A-003



FLOOR PLAN GENERAL NOTES:

- 1. ALL WALLS TO BE PAINTED UNLESS OTHERWISE NOTED. PROVIDE LEVEL SURFACE FOR PAINTING ON ALL EXISTING WALLS.
- 2. HVAC CONTRACTOR TO PROVIDE ARCHITECT WITH A DRAWING SHOWING PROPOSED THERMOSTAT LOCATIONS PRIOR TO INSTALLATION.
- 3. ALL GLAZED DOORS AND ANY GLAZED PANEL MORE THAN 18 INCHES IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHERE THE SILL OF THE GLAZED PANEL IS LESS THAN 24" A.F.F. SHALL BE CONSIDERED A HAZARDOUS LOCATION AND SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS CONSTRUCTED TO MINIMIZE THE LIKELIHOOD OF ACCIDENTAL CUTTING AND PIERCING INJURIES RESULTING FROM HUMAN CONTACT AND BREAKAGE OF GLAZING. MATERIALS TO BE USED SHALL MEET OR EXCEED THE SAFETY CONSTRUCTION OF THE FOLLOWING STANDARD ITEMS: WIRED GLASS, TEMPERED GLASS, LAMINATED GLASS AND RIGID PLASTICS MEETING THE TEST REQUIREMENTS OF ANSI-Z-97, 1-1996.

FLOOR PLAN LEGEND:

- EXISTING WALL CONSTRUCTION
- NEW WALL CONSTRUCTION
- NEW STOREFRONT SYSTEM
- KEYNOTE TAG
- PARTITION TAG
- DOOR TAG

KEYNOTES



MUNICIPALITY APPROVAL STAMP

dk architecture . interior design . management
1147 west ohio street suite 103 chicago, il 60642
1147 WEST OHIO STREET, SUITE 103
CHICAGO, ILLINOIS 60642
PHONE: 312.573.2490 | FAX: 312.573.2491
www.dk-arch.com

MEP ENGINEER:
LBG ENGINEERING, LLC
13355 ANNE DR.
LEMONT, IL 60439

CLIENT:
HEY NONNY
10 SOUTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005

PROJECT NAME:
10 S VAIL

LOCATION:
**10 SOUTH VAIL AVENUE
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8	SD BUDGET PRICING	2017-09-14
9	PRELIM. VAH MEETING	2017-10-11
10	SUBMISSION TO VAH	2017-10-17
11	MEP BACKGROUNDS	2017-10-19
12	CLIENT REVIEW	2017-10-30
13	SUBMISSION TO VAH #2	2017-11-21

SEAL:

CLIENT APPROVAL:
DATE:
TITLE:
PROPOSED FLOOR PLAN

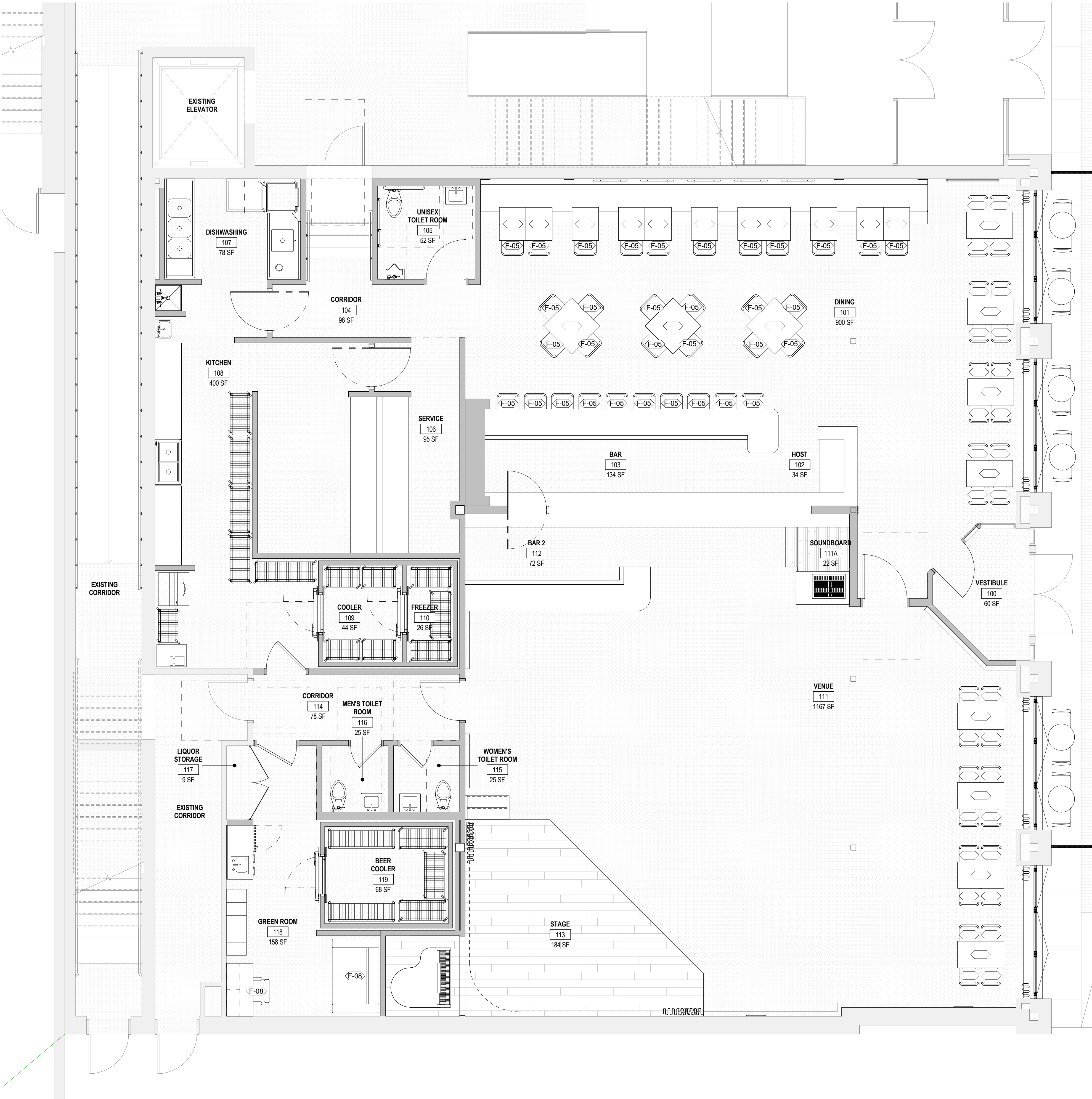
PROJECT:

1721

SHEET:

A-100

**NOT FOR
CONSTRUCTION**



FFE SCHEDULE			
TAG	DESCRIPTION	REMARKS	FURNISHED / INSTALLED
F-04			
F-05			
F-06			
F-07			
F-08			



MUNICIPALITY APPROVAL STAMP

dk architecture - interior design - management
1147 west ohio street, suite 103, chicago, il 60642
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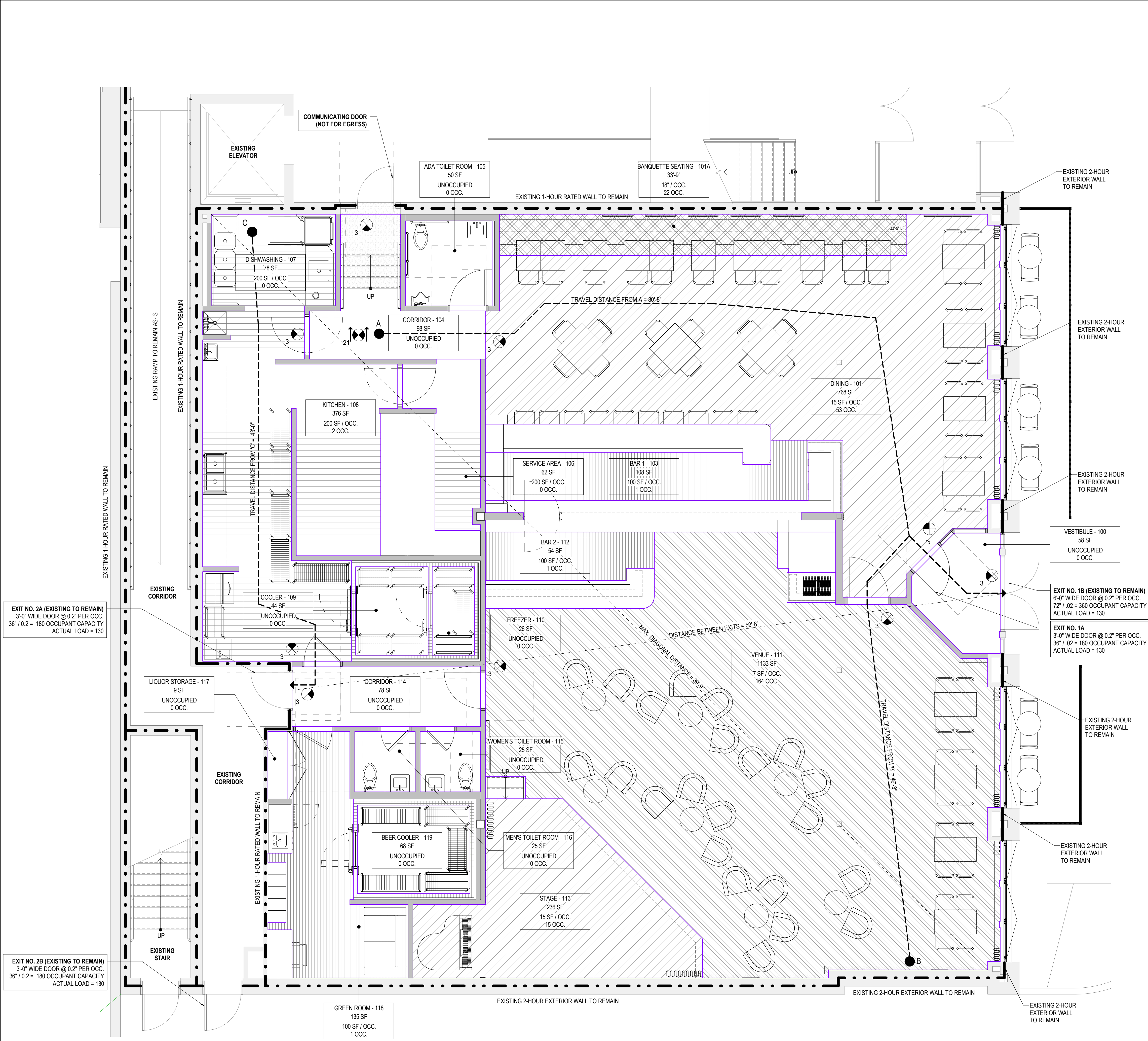
FFE PLAN

PROJECT:

1721

SHEET:

F-100



EXIT NO. 2A (EXISTING TO REMAIN)
3'-0" WIDE DOOR @ 0.2" PER OCC.
36" / 0.2 = 180 OCCUPANT CAPACITY
ACTUAL LOAD = 130

EXIT NO. 2B (EXISTING TO REMAIN)
3'-0" WIDE DOOR @ 0.2" PER OCC.
36" / 0.2 = 180 OCCUPANT CAPACITY
ACTUAL LOAD = 130

EXITING/OCCUPANCY PLAN NOTES:

1. PROVIDE A MINIMUM 3'-8" WIDE CLEAR PATH TO ALL EXITS.
2. PROVIDE AUDIO / VISUAL LIFE SAFETY STROBES AS REQUIRED BY CODE.
3. OCCUPANT LOADS FOR ROOMS DETERMINED PER CHAPTER 10 TABLE 1004.1.1 OF THE 2009 INTERNATIONAL BUILDING CODE.
4. SEE EXIT SIGN CHART ON SHEET A-000.
5. SEE U.L. ASSEMBLY INFORMATION, STC RATINGS, AND PARTITION TYPES ON SHEET A-901.
6. PLUMBING FIXTURE COUNTS DETERMINED PER SECTION 890 APPENDIX A OF THE ILLINOIS PLUMBING CODE.
7. PER THE PLAT OF CONDOMINIUM THE SPACE IS 3,974 SF IN AREA.

LEGEND:

GENERAL NOTE: PROVIDE A MINIMUM 3'-8" WIDE CLEAR PATH TO ALL EXITS.

1 HOUR RATED WALL	OCCUPANCY CALCULATED AT 18' / OCC.
2 HOUR RATED WALL	OCCUPANCY CALCULATED AT 7 SF / OCC.
3 HOUR RATED WALL	OCCUPANCY CALCULATED AT 15 SF / OCC.
4 HOUR RATED WALL	OCCUPANCY CALCULATED AT 100 SF / OCC.
EXISTING EXTERIOR WALL TO REMAIN	OCCUPANCY CALCULATED AT 200 SF / OCC.
EXIT SIGN (SEE EXIT SIGN CHART)	UNOCCUPIED SPACE
EGRESS TRAVEL PATH	
EGRESS PATH START OR END	

PLUMBING FIXTURES CHART

WATER CLOSET (MEN)		1 FOR 0-100 OCCUPANTS, 2 FOR 101-300 OCCUPANTS, ADDITIONAL FIXTURE REQUIRED FOR EACH ADDITIONAL 200 OCCUPANTS OVER 300		
LAVATORY (MEN)		1 FOR 0-100 OCCUPANTS, 2 FOR 101-200 OCCUPANTS, 3 FOR 201-400 OCCUPANTS, ADDITIONAL FIXTURE REQUIRED FOR EACH ADDITIONAL 200 OCCUPANTS OVER 400		
WATER CLOSET (WOMEN)		1 FOR 0-50 OCCUPANTS, 2 FOR 51-100 OCCUPANTS, 3 FOR 101-150 OCCUPANTS, 4 FOR 151-300 OCCUPANTS, ADDITIONAL FIXTURE REQUIRED FOR EACH ADDITIONAL 100 OCCUPANTS OVER 300		
LAVATORY (WOMEN)		1 FOR 0-100 OCCUPANTS, 2 FOR 101-200 OCCUPANTS, 3 FOR 201-400 OCCUPANTS, ADDITIONAL FIXTURE REQUIRED FOR EACH ADDITIONAL 200 OCCUPANTS OVER 400		
SERVICE SINK		1 TOTAL REQUIRED		
3-COMPARTMENT SINK		1 TOTAL REQUIRED		
FIXTURE	OCC.	REQUIRED	ACTUAL	REMARKS
WC (MEN)	162 PERSONS	5	*	(1 URINALS)
WC (WOMEN)	162 PERSONS	5	*	-
LAV (MEN)	162 PERSONS	3	*	-
LAV (WOMEN)	162 PERSONS	3	*	-
SERVICE SINK	(1) TOTAL REQ.	1	1	-
3-COMP. SINK	(1) TOTAL REQ.	1	1	-

FIXTURE COUNTS CALCULATED PER SECTION 890 APPENDIX A OF THE ILLINOIS PLUMBING CODE

OCCUPANCY SCHEDULE

NUMBER	NAME	AREA (SF)	SEATING (LF)	OCCUPANCY TYPE	OCCUPANCY
100	VESTIBULE	58 SF		UNOCCUPIED	0
101	DINING	768 SF		15 SF / OCC.	53
101A	BANQUETTE SEATING	115 SF	33'-9"	18' / OCC.	22
103	BAR 1	108 SF		100 SF / OCC.	1
104	CORRIDOR	98 SF		UNOCCUPIED	0
105	ADA TOILET ROOM	50 SF		UNOCCUPIED	0
106	SERVICE AREA	62 SF		200 SF / OCC.	0
107	DISHWASHING	78 SF		200 SF / OCC.	0
108	KITCHEN	376 SF		200 SF / OCC.	2
109	COOLER	44 SF		UNOCCUPIED	0
110	FREEZER	26 SF		UNOCCUPIED	0
111	VENUE	1133 SF		7 SF / OCC.	164
112	BAR 2	54 SF		100 SF / OCC.	1
113	STAGE	236 SF		15 SF / OCC.	15
114	CORRIDOR	78 SF		UNOCCUPIED	0
115	WOMEN'S TOILET ROOM	25 SF		UNOCCUPIED	0
116	MEN'S TOILET ROOM	25 SF		UNOCCUPIED	0
117	LIQUOR STORAGE	9 SF		UNOCCUPIED	0
118	GREEN ROOM	135 SF		100 SF / OCC.	1
119	BEER COOLER	68 SF		UNOCCUPIED	0
					259

TOTAL OCCUPANCY = 259 PERSONS

MAXIMUM TRAVEL DISTANCE = 250'-0"

FIRE PROTECTION SUB-CONTRACTOR TO SUBMIT PERMIT DRAWINGS FOR FIRE PROTECTION WORK INCLUDING (BUT NOT LIMITED TO) FIRE EXTINGUISHER LOCATIONS, AV STROBE LOCATIONS, EMERGENCY LIGHTING AND SPRINKLER SYSTEM WORK. FIRE PROTECTION SUB-CONTRACTOR TO ISSUE SUBMITTALS TO ARCHITECT FOR FINAL LOCATION APPROVAL.

MUNICIPALITY APPROVAL STAMP

dk architecture - interior design - management
1147 west ohio street suite 103 chicago, il 60642

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HEY NONNY

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SEAL:

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DATE:

TITLE:

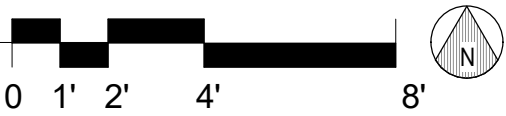
EXITING/OCCUPANCY PLAN

PROJECT:

1721

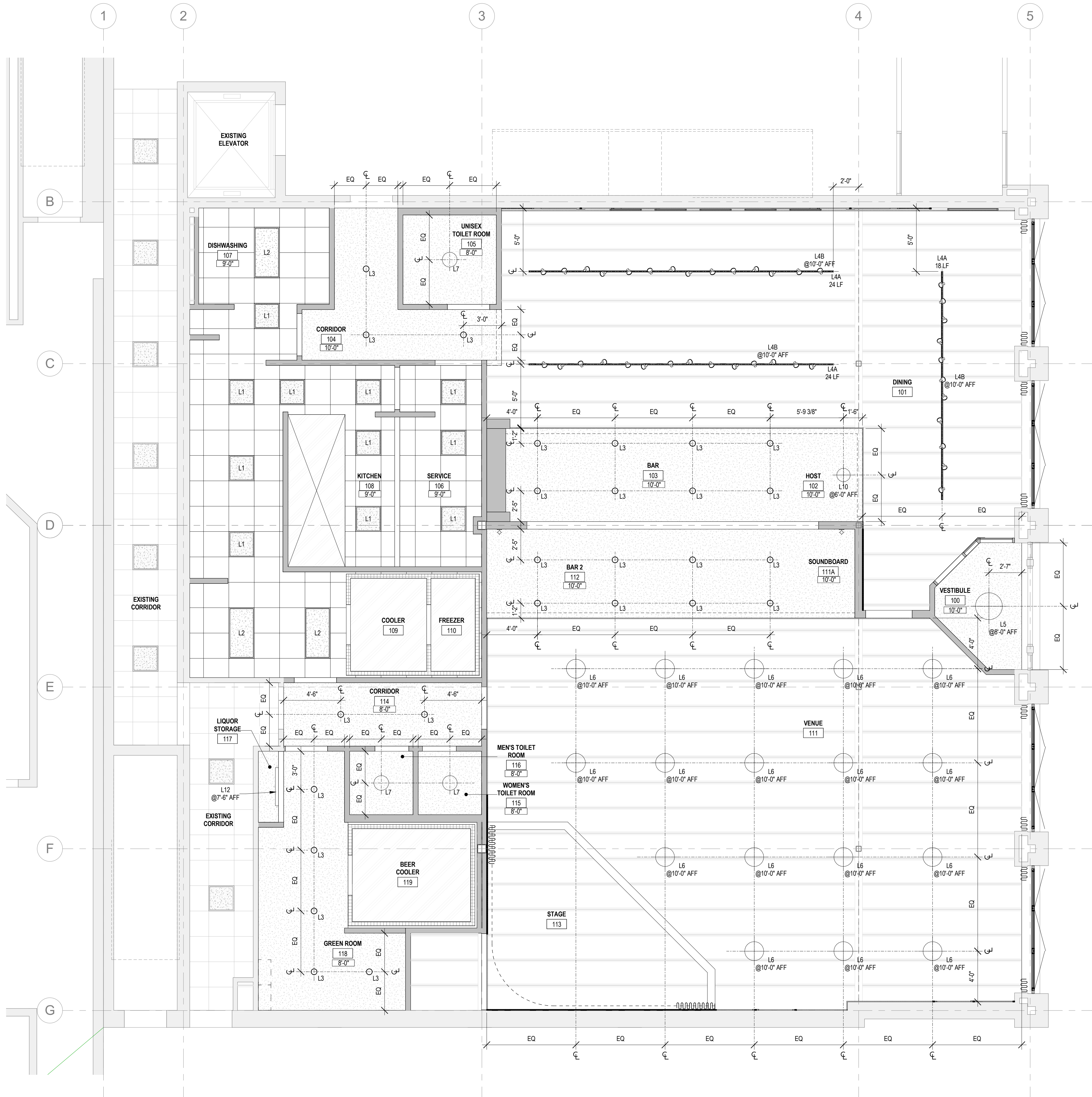
SHEET:

A-001





A-300



CEILING PLAN GENERAL NOTES:

- SEE LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL FIXTURE INFORMATION. ALL LIGHTING INDICATED AS 'DIMMABLE' TO BE PROVIDED WITH COMPATIBLE DIMMER SWITCH.
- CEILING IN ALL AREAS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS ALONG WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES.
- LIGHT FIXTURES AS INDICATED ON PLAN TO BE PLACED IN COORDINATION WITH DIFFUSERS. ANY CHANGES REQUIRED TO THIS PLAN ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION.
- MECHANICAL INFORMATION SHOWN ON THIS PLAN IS FOR REFERENCE ONLY AND IS NOT INTENDED TO TAKE THE PLACE OF ENGINEERING DRAWINGS.
- LOCATE ALL EMERGENCY LIGHTS AND A/V STROBES AS REQUIRED BY CODE.
- PATCH EXISTING FIRE PROOFING AS REQUIRED.

CEILING PLAN LEGEND:

- NEW WALL CONSTRUCTION
- EXISTING WALL TO REMAIN
- DRYWALL CEILING / SOFFIT (PAINTED)
- SUSPENDED CEILING (GRID CENTERED ON ROOM UNLESS NOTED OTHERWISE)
- CEILING HEIGHT A.F.F.
- CHANGE OF PLANE
- (X'-X") LIGHTING FIXTURE HEIGHT A.F.F.
- CONCEALED SPRINKLER HEAD
- CODE-COMPLIANT EMERGENCY LIGHT
- EXIT SIGN
- CEILING-MOUNTED SPEAKER; PROVIDE POWER AS REQUIRED.
- CEILING-MOUNTED SMOKE DETECTOR
- WALL MOUNTED A/V STROBE
- DUPLEX WITH DESIGNATED HEIGHT AFF.
- LOCATION OF WIRELESS ACCESS POINT
- SUPPLY DUCT
- RETURN DUCT
- OCC. CEILING MOUNTED OCCUPANCY SENSOR
- PENDANT LIGHT
- LINEAR PENDANT LIGHT
- SURFACE MOUNTED LIGHT
- LINEAR SURFACE MOUNTED LIGHT
- RECESSED CAN / PINSPOOT LIGHTING
- DIRECTIONAL RECESSED CAN / PINSPOOT LIGHTING
- WALL WASH RECESSED CAN / PINSPOOT LIGHTING
- SCONCE LIGHT
- LINEAR SCONCE LIGHT
- TRACK LIGHTING (SEE RCP FOR QTY OF HEADS & TRACK LENGTH)

KEYNOTES

1 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



MUNICIPALITY APPROVAL STAMP



1147 WEST OHIO STREET, SUITE 103
CHICAGO, ILLINOIS 60642
PHONE: 312.573.2490 | FAX: 312.573.2491
www.dk-arch.com

MEP ENGINEER:
LBG ENGINEERING, LLC
13355 ANNE DR.
LEMONT, IL 60439

CLIENT:
HEY NONNY
10 SOUTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005

PROJECT NAME:
10 S VAIL

LOCATION:
**10 SOUTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005**

ISSUE #	ISSUED FOR:	DATE
1	SD CLIENT REVIEW #1	2017-07-10
2	SD CLIENT REVIEW - REV. 1	2017-07-12
3	SD CLIENT REVIEW - REV. 2	2017-07-26
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7	PLAN COMMISSION REVIEW	2017-09-13
8	SD BUDGET PRICING	2017-09-14
9	PRELIM. VAH MEETING	2017-10-11
10	SUBMISSION TO VAH	2017-10-17

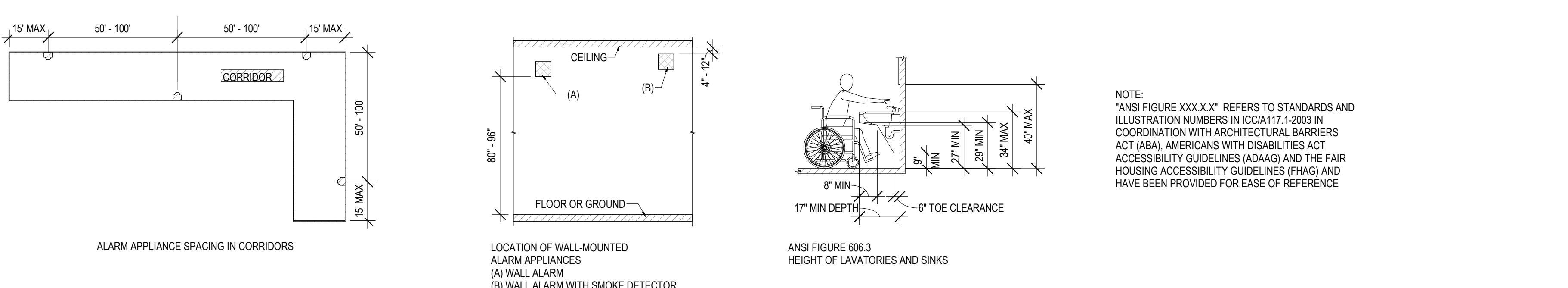
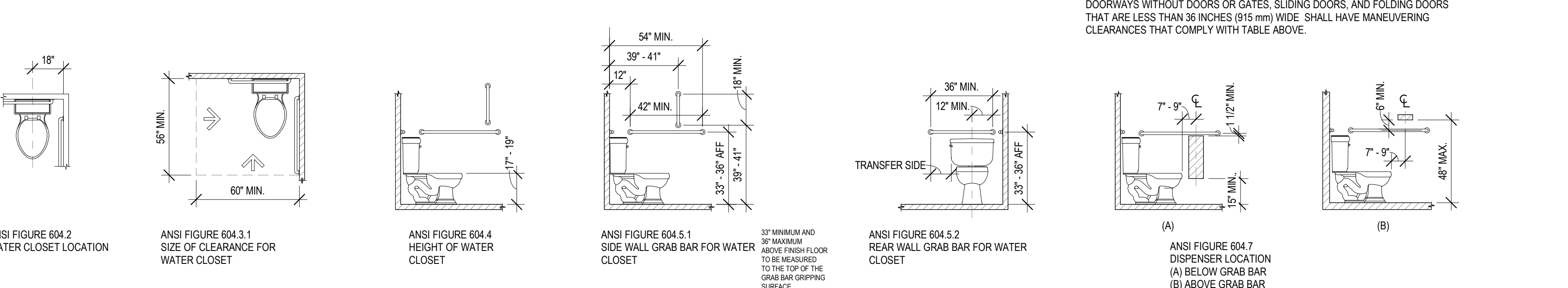
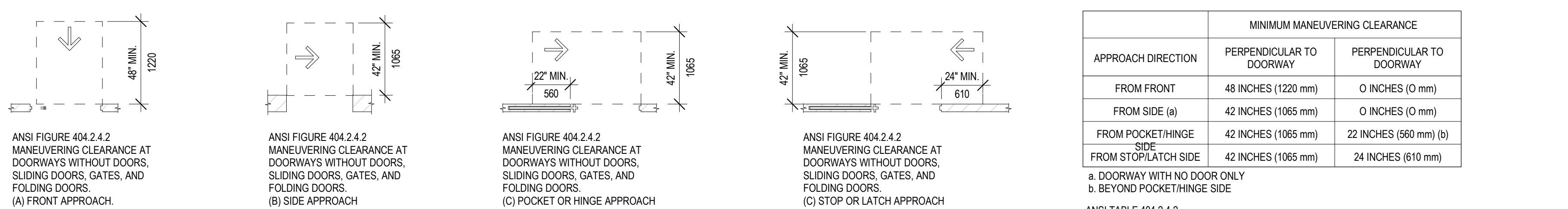
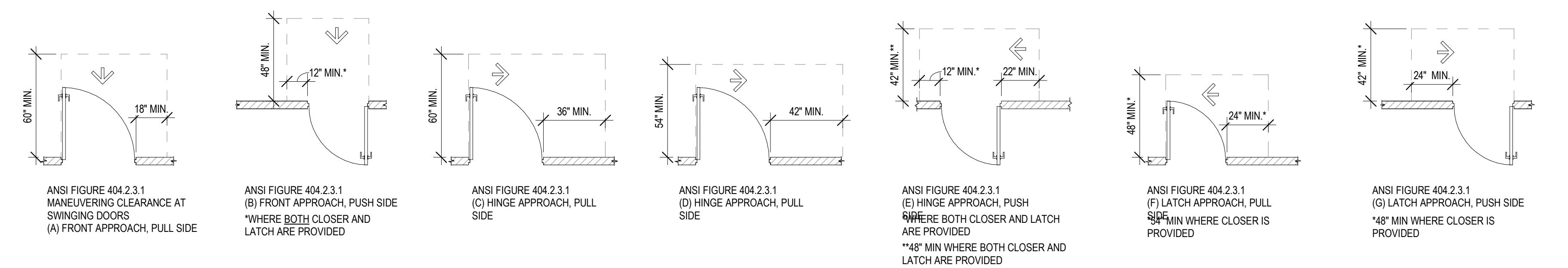
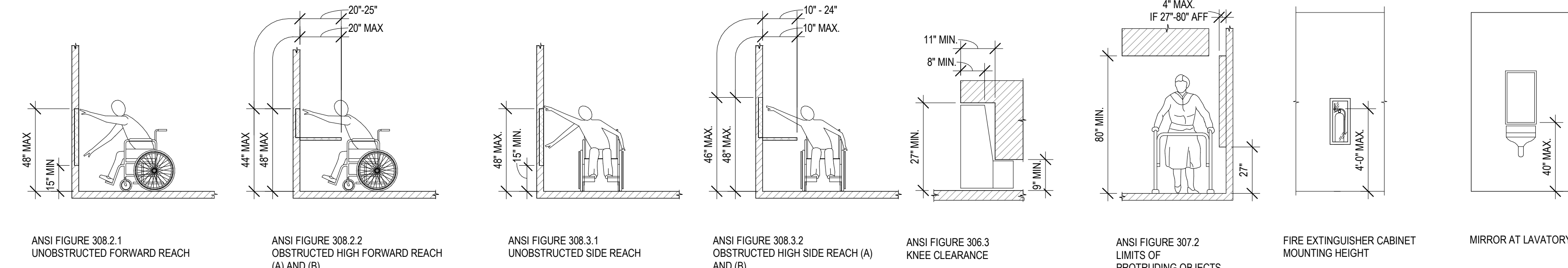
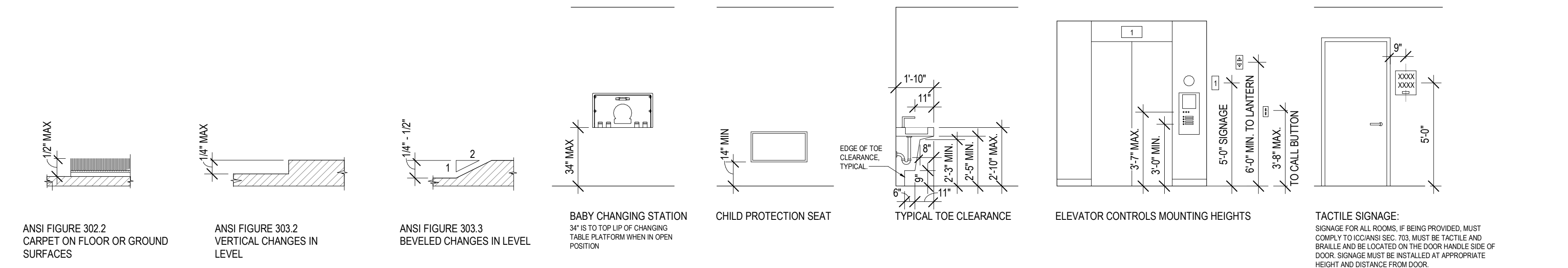
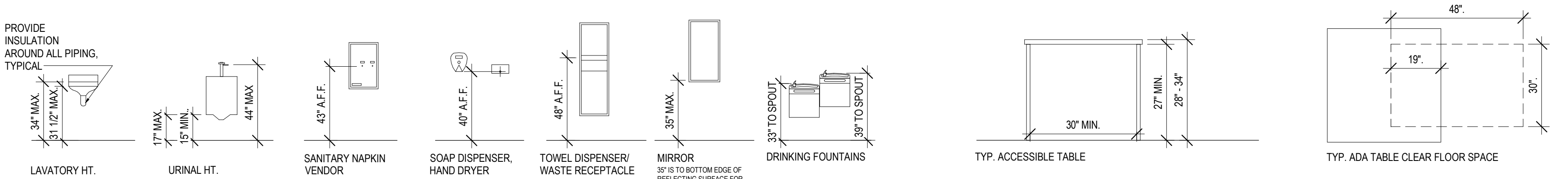
SEAL:

**NOT FOR
CONSTRUCTION**

CLIENT APPROVAL:
DATE:
TITLE:
**FIRST FLOOR REFLECTED
CEILING PLAN**

PROJECT:
1721

SHEET:
A-200



GENERAL ACCESSIBILITY NOTES:

- PROPOSED WORK TO COMPLY WITH APPLICABLE REQUIREMENTS OF LOCAL, STATE AND NATIONAL LAWS FOR ACCESSIBILITY AND THE AMERICANS WITH DISABILITIES ACT, WHERE CODE REQUIREMENTS OF THESE AUTHORITIES HAVING JURISDICTION AS THEY PERTAIN TO THE WORK DIFFER, THE MOST STRINGENT OF THE REQUIREMENTS SHALL GOVERN.
- IN ALL CASES THE GENERAL CONTRACTOR SHALL BEAR RESPONSIBILITY FOR COMPLIANCE WITH THE CLEARANCES AND DIMENSIONS INDICATED ON THE ACCESSIBILITY STANDARDS DRAWING AND WITHIN THE BALANCE OF THE CONTRACT DOCUMENTS.
- THE SPECIFIC DIMENSIONS AND/OR RANGES INDICATED IN THE ACCESSIBILITY STANDARDS DRAWING ARE A REGULATORY REQUIREMENT; NO ADDITIONAL TOLERANCES EITHER PLUS OR MINUS WILL BE ACCEPTED.
- THE FULL TEXT OF THE 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN MAY BE FOUND AT THE WEBSITE:
<http://www.ada.gov/regsl2010/2010ADAStandards/2010ADAStandards.htm>
- ALL CONTROLS AND OPERATING MECHANISMS TO BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING. ALSO TO BE MOUNTED WITHIN REACH RANGES PER ICC/ANSI A117.1-2003 CHAPTERS 308 AND 309 (IE: 15" TO 48" AFF).
- SIGNAGE FOR ALL ROOMS IF BEING PROVIDED MUST COMPLY TO ICC/ANSI SEC 703. MUST BE OF BRAILLE AND TACTILE AND LOCATED ON THE DOOR HANDLE SIDE OF THE DOOR, BE INSTALLED AT APPROPRIATE HEIGHT AND DISTANCE FROM THE DOOR FRAME.
- ALL NEW OR ALTERED DOORS SHALL PROVIDE PROPER MANEUVERING CLEARANCE AT THE DOOR PER REQUIREMENTS OF LOCAL LAWS FOR ACCESSIBILITY, ADA ACCESSIBILITY GUIDELINES AND ICC/ANSI 117.1-2003.
- ALL NEW OR ALTERED DOORS SHALL HAVE LEVER OPERATED HARDWARE PER ICC/ANSI A117.1-2003 CHAPTER 4.404.
- ALL DOORS IN PUBLIC BUILDINGS, OPENING INTO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS, STAIRS OR TO VEHICULAR TRAFFIC AREAS, SHALL HAVE KNURLED HARDWARE PER CBC CHAPTER 19-11-1109.9.5.
- ALL NEW OR ALTERED DOORS MUST HAVE A 32" CLEAR DIMENSION WHEN MEASURED FROM THE FACE OF DOOR, WHEN IT IS OPENED 90 DEGREES, TO THE DOOR STOP MINIMUM PER ICC/ANSI A117.1-2003 CHAPTER 4.404.
- ALL PUBLIC AND COMMON AREA INTERIOR DOORS ARE TO HAVE A 5 POUND MAXIMUM FORCE TO OPEN PER IAC 400.310 (J-10).
- ALL PUBLIC AND COMMON AREA EXTERIOR DOORS ARE TO HAVE 8.5 POUNDS MAXIMUM FORCE TO OPEN PER IAC 400.310 (J-10).
- FORWARD / FRONT APPROACH AND SIDE / PARALLEL APPROACH REACH RANGE FOR ALL CONTROLS AND OPERATING MECHANISMS TO BE 15" TO 48" A.F.F. PER ICC/ANSI A117.1-2003 SECTION 302.2.
- CARPET PILE THICKNESS, MEASURED FROM FINISH FLOOR TO THE TOP OF PILE, SHALL NOT EXCEED 1/2" PER ICC/ANSI A117.1-2003 SECTION 302.1 AND SECTION 302.2.
- ALL NEW, ALTERED, RELOCATED OR REPLACED FIRE ALARM OR EMERGENCY WARNING SYSTEMS TO COMPLY FULLY WITH ICC/ANSI A117.1-2003 SECTION 7.02. ALL VISUAL ALARMS TO BE SYNCHRONIZED THROUGHOUT.
- PROVIDE A PORTION OF EACH COAT CLOSET SHELF / ROD AT 48" A.F.F. MAXIMUM PER ICC/ANSI A117.1-2003 CHAPTER 702.
- EXPOSED PIPES AND SURFACES: WATER SUPPLY AND DRAINPIES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS, PER ANSI 117, SECTION 606.6.
- PROVIDE ALL NECESSARY BLOCKING FOR GRAB BARS, PLUMBING FIXTURES AND ACCESSORIES.
- TOILET PAPER DISPENSERS TO BE MOUNTED WITH RELATION TO ALL GRAB BARS PER ANSI 117.1-2003, FIGURE 604.7.
- STANDARD COUNTER TO BE 2'-10" A.F.F. WITH 2'-5" CLEAR UNDERNEATH APRON. PROVIDE INSULATION AROUND ALL PIPING AT (1) SINK PER FLOOR, PER GENDER-SPECIFIC TOILET ROOM FOR ADA-COMPLIANCE.
- BATHROOMS SHALL PROVIDE GRAB BARS AND HANDRAILS MEETING THE REQUIREMENTS OF THE LOCAL, STATE AND NATIONAL LAWS FOR ACCESSIBILITY, ICC/ANSI 117.1-2003 AND THE AMERICANS WITH DISABILITIES ACT.
- FOR DOORS WHICH ARE EQUIPPED WITH CLOSERS, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTABLE SUCH THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE AT LEAST THREE (3) SECONDS TO MOVE TO A POSITION OF APPROXIMATELY 12 DEGREES.
- A MINIMUM OF 5% OF ALL FIXED OR BUILT-IN TABLES, COUNTERS OR WORK SURFACES IN EACH AREA ARE TO BE FULLY ACCESSIBLE WITH AN ACCESSIBLE ROUTE TO THEM PER CBC 18-11-1109.11 AND 18-11-1109.11.1. NOTE: BOOTHS ARE NOT CONSIDERED ACCESSIBLE TABLES. ACCESSIBLE TABLES WILL BE PROVIDED ADJACENT TO BAR COUNTER WITH SAME SERVICE IN LIEU OF ACCESSIBLE BAR COUNTER.
- TOILET ACCESSORIES SCHEDULE AND MOUNTING HEIGHTS FOR TOILET ROOMS PRIMARILY USED BY ADULTS.
 - REACH RANGES (ADULT): 9" MINIMUM A.F.F. TO 54" A.F.F. (SIDE APPROACH)
 - WATER CLOSET: TOILET SEAT HEIGHT = 18" A.F.F., CENTERLINE OF TOILET 18" FROM FACE OF WALL
 - URINAL: MOUNT AT 15" A.F.F. (RIM HEIGHT)
 - LAVATORY: MOUNT AT 34" A.F.F. (RIM HEIGHT) WITH 27" A.F.F. MINIMUM AT 8" MINIMUM FROM FRONT OF LAVATORY
 - TOILET PAPER DISPENSER: MOUNT AT 21" A.F.F. TO CENTERLINE OF UNIT 30" AWAY FROM BACK WALL
 - SANITARY NAPKIN VENDOR: MOUNT AT 43" A.F.F. TO OPERABLE CONTROLS
 - SANITARY NAPKIN DISPOSAL: MOUNT AT 25" A.F.F. TO CENTERLINE OF DOOR
 - SOAP DISPENSER: MOUNT AT 40" A.F.F. TO SPOUT
 - TOWEL DISPENSER/WASTE RECEPTACLE: 48" A.F.F. MAXIMUM TO PAPER PULL OR TO HIGHEST OPERABLE POINT
 - MIRROR: 40" A.F.F. MAXIMUM TO BOTTOM OF MIRROR
 - GRAB BARS: MOUNT AT 34" A.F.F. TO CENTERLINE OF BAR, 1 1/2" OUTSIDE DIAMETER
 - DRINKING FOUNTAINS: MOUNT AT 34" A.F.F. MINIMUM TO SPOUT, 43" A.F.F. MAXIMUM
 - BABY CHANGING STATION: MOUNT BED AT 33" A.F.F.
 - HAND DRYER: MOUNT AT 40" A.F.F. MAXIMUM TO BOTTOM OF REFLECTING SURFACE
 - COAT HOOKS: MOUNT (1) AT 54" A.F.F. TO TOP (ACCESSIBLE HEIGHT); MOUNT (1) AT 72" A.F.F. TO TOP (STANDARD HEIGHT)

MUNICIPALITY APPROVAL STAMP

dk architecture - interior design - management
1147 west ohio street suite 103 Chicago, IL 60642
1147 WEST OHIO STREET, SUITE 103
CHICAGO, ILLINOIS 60642
PHONE: 312.573.2490 | FAX: 312.573.2491
www.dk-arch.com

MEP ENGINEER:
LBG ENGINEERING, LLC
13355 ANNE DR.
LEMONT, IL 60439

CLIENT:
HEY NONNY
10 SOUTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005

PROJECT NAME:
10 S VAIL

LOCATION:
**10 SOUTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005**

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10	SUBMISSION TO VAH	2017-10-17

SEAL:
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CLIENT APPROVAL:
DATE:
TITLE:
ACCESSIBILITY STANDARDS AND NOTES

PROJECT:
1721

SHEET:
A-002



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

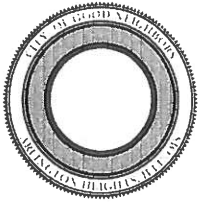
To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: Hey Nonny – 10 S Vail Ave.
PC#: 17-011
Date: September 21, 2017

Charles:

I have reviewed the documents submitted for the music venue, and offer the following comments:

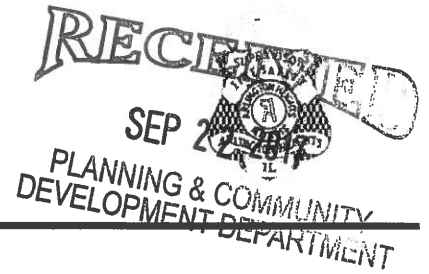
1. This is being reviewed as an A-2.
2. The occupant load of each room (Bar, Bar 2, Dining and Venue) shall be posted.
3. The occupant load calculation for the "Venue" area indicates 5 sf/person. This indicates a standing room only arrangement. Is this the intent of the area for each artist that may be scheduled to play?
4. Provide means of egress details showing proposed exit locations and travel distance based on the calculated occupant load including employees.
5. Calculate the required egress width based on the total occupant load. Two exits are required and should be capable of handling 50% of the occupants at each exit.
6. Provide details on the number of existing restrooms (in the entire building) and indicate the number of each type of fixture (water closets, urinals, lavatories).
7. Provide details on how the total occupant load of Hey Nonny shall be monitored to prevent overcrowding during music events when patrons from surrounding venues disperse through the building.

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SEP 21 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights, IL
Department of Building & Life Safety

Fire Safety Division



Date: 9/22/2017

P.C. Number: 17-011

Project Name: Hey Nonny

Project Location: 10 S. Vail Ave.

Planning Department Contact: Sam Hubbard, Planning and Community Development

The information provided is conceptual only and subject to a formal plan review.

1. Project shall be subject to will be required to comply with all current fire, building and life safety codes and standards adopted by the Village.
2. The path of egress may be problematic for such use. Specific but not all items of concern are: 1) potential occlusion of the path of egress at the front entrance, 2) if exit number 3 will be used for emergency egress the steps could create a problem, 3) the exit discharge of exits 2 and 3 may not be code compliant.
3. A complete NFPA compliant fire suppression system may be required for cooking facilities.
4. Venting for cooking facilities shall be in compliance with the required code regarding but not limited to fire separation requirements.
5. Permits applications shall be provided for changes to the fire suppression system and/or fire alarm system.
6. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
7. Exit signs shall be illuminated at all times and have emergency power backup.
8. Buildings and/or tenant spaces shall have approved address numbers.

Because of the type of occupancy (assembly) the following will be required to be addressed:

- a. An approved fire safety and evacuation plan shall be prepared and maintained
- b. Emergency evacuation drills complying with the provisions of the Fire Code shall be conducted at least annually or when required by the fire code official. Drills shall be designed in cooperation with the local authorities.
- c. Employees shall be trained in fire prevention, evacuation and fire safety.

Date September 22, 2017

Reviewed By: 

Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: September 26, 2017
Subject: 10 S Vail, P.C. #17-011



With regard to the proposed restaurant, I have the following comments:

- 1) When setting up the outside seating any existing electric hand holes or public utility access must remain accessible.
- 2) Outside seating must not impact ADA access around street lights, tree grates, etc. Need to see plans prior to approval.

C. file

RECEIVED
SEP 27 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-011
 Petitioner: Harmony Hospitality LLC
 Owner: Hey Nonny Metropolis LLC
 Contact Person: Christopher M. Dungan
 Address: 1211 W. Noyes
 Arlington Heights, IL 60005
 Phone #: 847-778-6287
 Fax #:
 E-Mail: cmdungan@gmail.com

P.I.N.# 03-29-346-036-1002
 Location: 10 S. Vail Ave. Arlington Heights, IL
 Rezoning: Current: B-5 Proposed:
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: For:
 Special Use: ☒ For: Auditorium
 Land Use Variation: For:
 Land Use: Current: Vacant
 Proposed: Auditorium/resta
 Site Gross Area: 3974
 # 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 ☒Sanitary Sewer ☒Storm Sewer ☒

b. Surface Improvement

Pavement ☒Curb & Gutter ☒Sidewalks ☒Street Lighting ☒

c. Easements

Utility & Drainage ☒Access ☒

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____ b. IDOT _____
 c. ARMY CORP _____ d. IEPA _____
 e. CCHD _____

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

☒ N/A
 N/A
 NEEDED
☒
☒
☒
☒

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: dt+k Architects
 DATE OF PLANS: 8-14-17

James J. Mull 9/21/17
 Director Date

PLAN COMMISSION PC #17-011
Hey Nonny
10 S. Vail Ave.
SU-Restaurant, Variation to waive Parking Study
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Include bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons. See Ordinance #17-037.
13. Engineering is against the variation to waive the parking study. At a minimum, the petitioner should review the traffic report provided for the Metropolis development and issue a technical addendum to that report reflecting the change of use for the space at 10 S. Vail and the traffic impact that will have.


James J. Massarelli, P.E. Date
Director of Engineering

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SEP 21 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 17-011

Project Name Hey Nonny

Project Location 10 S. Vail

Planning Department Contact Sam Hubbard

General Comments

Round 1

General Comments:

1. It is recommended that a Knox Box be installed on the exterior of the building near the main entrance of the occupancy.
2. The project shall comply with all current codes and standards.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date October 2, 2017

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Big Shots Restaurant
10 S. Vail Av
PC 17-011

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OCT 03 2017
COMMUNITY
DEVELOPMENT DEPARTMENT

Round 1 Review Comments

09/29/2017

1. Character of use:

The new music venue/restaurant will occupy a vacant space. The character of use is consistent and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

The Downtown area can be crowded at times. Street and garage parking is available for business patrons.

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.

The Downtown area can be crowded at times. Street and garage parking is available for business patrons. This development may create an increase in traffic volume.

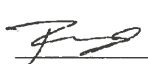
6. General comments:

-If valet service is offered a parking plan should be included that adheres to Village of Arlington Heights Municipal Code: Valet Parking Section 14 Article XXVI.

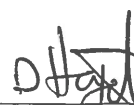
-If there are any plans for outdoor seating, outdoor heaters or fixtures should be secured and/or brought inside each night to deter theft or damage.

-Access to the existing corridor and ramp area should be controlled to limit access to the interior of the building.

-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

 #337

Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: policemail@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-011
Petitioner: Harmony Hospitality LLC

Owner: Hey Nonny Metropolis LLC

Contact Person: Christopher M. Dungan
Address: 1211 W. Noyes
Arlington Heights, IL 60005
Phone #: 847-778-6287
Fax #: _____
E-Mail: cmdungan@gmail.com

P.I.N.# 03-29-346-036-1002
Location: 10 S. Vail Ave. Arlington Heights, IL
Rezoning: _____ Current: B-5 Proposed: _____
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: ✓ For: Auditorium
Land Use Variation: _____ For: _____

Land Use: _____ Current: Vacant
Proposed: Auditorium/restz
Site Gross Area: 3974
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

Building permit plans must comply with the attached Food Service Plan Review Requirements.

See the attached accessibility comments.

Sean Freres, LEHP

Environmental Health Officer

9/28/17

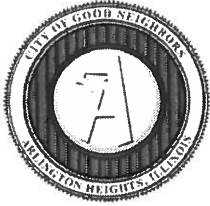
Date

RECEIVED
SEP 29 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

James McCalister

for

9/28/17
Director
Date



Village of Arlington Heights
Health & Human Services Department
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
(847) 368-5760

Food Service 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 food service 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 in all food preparation, dishwashing rooms, 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 wait staff 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 Food Service Manager. At least one IDPH certified Food Service Manager must be present at all times foods are handled in high-risk establishments. Medium risk establishments need at least one 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 food service 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 Planning & Community Development 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 the Health & Human Services Department and the persons planning to build and/or operate a food service establishment can be beneficial. We may also be able to answer any questions you may have during the process. Contact the Health & Human Services Department at 847/368-5760 or by fax at 847/368-5980.

Plan Review

Address: Hey Nonny - Music Venue/Restaurant
10 S. Vail Avenue
Special Use Permit for Music Venue/Restaurant,
Variation to Waive Parking Traffic Study requirement

P.C. #17-011 Round 1

Submitted to: Sam Hubbard, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793



Date: September 27, 2017

Re: Illinois Accessibility Code (IAC), Effective April 1997
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

IAC Section 400.510(a)(2): No alteration shall be undertaken that decreases or has the effect of decreasing accessibility or usability of a building or facility below the requirements for new construction at the time of alteration.

Sheet SK-01.2

1. 16 X 12 Stage: Provide an accessible route (wheelchair ramp or platform lift) to the stage per IAC Section 400.310(a).
2. Counters and Bars. Where food and drink is served at counters and bars exceeding 34 inches in height..., a portion of the main counter and bar measuring a minimum 60 inches in length shall be provided in compliance with IAC Section 400.310(w)(2-4) or service shall be provided at accessible tables in the same area per IAC Sec. 400.320(l)(1 and 2) and 400.310(w)(2-4). (See attached illustrations "National Restaurant Assoc.'s "Restaurant Design Requirements").

Note: Accessible counters, bars, and tables are those that provide a clear knee space measuring: 27-inches from the floor to the bottom edge of the table, bar or counter. 30-inches wide between table legs or table supports. 19 inches deep from the table edge to support post or table leg and table top heights of 28 to 34 inches high.

3. Men's and Women's Single User-Restrooms: The existing restrooms are not accessible per the requirements of IAC 400.310(n) and 400. Illustration B., Figures: 3, 25, 28, and 29.

*See: "National Restaurant Association" Attachment

Restaurant Design Requirements

Fixed or Built-in Seating or Tables

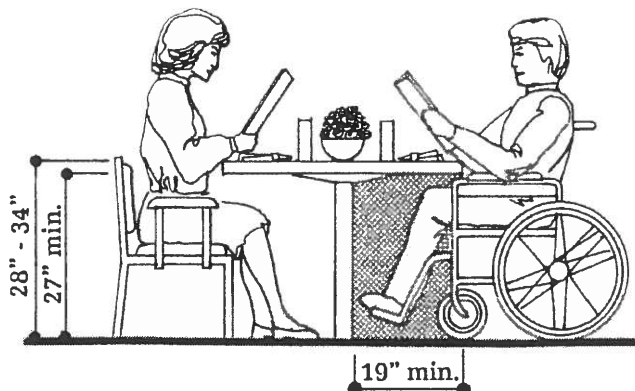
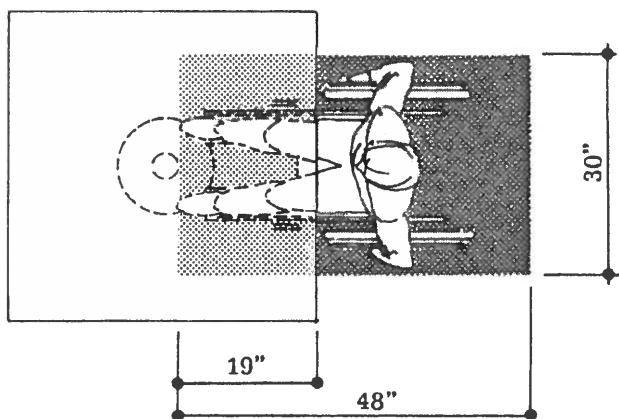
Number and Distribution [ADAAG 5.1]

Where fixed tables (or dining counters where food is consumed but there is no service) are provided, at least 5%, but not less than one, of the fixed tables (or a portion of the counter) must be accessible (requirements are listed below).

In restaurants that have separate smoking and non-smoking sections, the required number of accessible fixed tables (or counters) must be proportionally distributed in both sections. In new construction, and wherever feasible in alterations, accessible tables must be distributed throughout the space or facility.

Clear Floor Space [ADAAG 4.32.2]

If seating spaces for people using wheelchairs are provided at fixed tables or counters, a clear floor space of 30 inches by 48 inches must be provided. This clear floor space must not overlap with knee space by more than 19 inches.



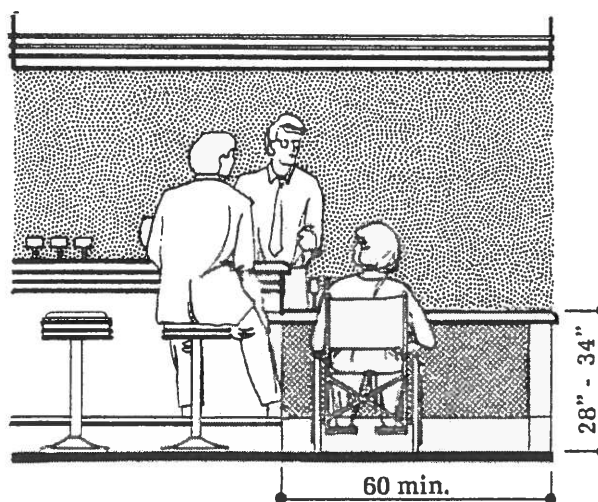
Knee Clearance [ADAAG 4.32.3]

If seating for people using wheelchairs is provided at tables or counters, knee spaces at accessible tables or counters must be at least 27 inches high, 30 inches wide, and 19 inches deep.

Table or Counter Height [ADAAG 4.32.4]

The tops of accessible tables and counters must be from 28 inches to 34 inches above the finished floor or ground (see illustration).

Counters and Bars



Height and Knee Clearance [ADAAG 5.2]

Where food or drink is served at counters that are more than 34 inches in height, a portion of the counter must be provided which is at least 60 inches in length, from

Planning & Community Development Dept. Review

October 2, 2017



REVIEW ROUND 1

Project: 10 S. Vail Avenue N. Arlington Heights Rd.
St. Edna's PUD Amendment

Case Number: PC 17-010

General:

7. The Plan Commission must review and approve the following action:
 - Amendment to Planned Unit Development (PUD) Ordinances 98-061, 99-028, and 13-032 to allow certain changes to the approved floor plan for the Metropolis Mixed Use Development.
 - A Special Use Permit to allow a 3,974 sq. ft. restaurant and auditorium space.
 - A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.
8. As it has been determined that a Variation is needed to waive the requirement for a parking and traffic study, please provide a response to the criteria for Variation approval, specifically:
 - That 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.
 - The plight of the owner is due to unique circumstances.
 - The variation, if granted, will not alter the essential character of the locality.
9. How many employees do you anticipate? How many of these employees will be present at any one time (peak shift)?
10. Please ensure that all plans to be resubmitted as a result of the Round 1 Department review comments include a revision date.

Site Plan/Building:

11. The Plat of Condominium shows that the space is 3,974 sq. ft. in area. Please have the architect include this information on the floor plan.
12. The square footage of each area on the floor plans do not match. Specifically, the "Proposed Floor Plan" (Sheet A-100) shows different square footage sizes as compared to the "Revised First Floor Space Plan" (Sheet Sk-01.2). Please confirm which plan is accurate with relation to overall square footage and make revisions as necessary.
13. Please prepare a separate exhibit showing the boundaries of each separate occupancy area, including their square footage. An example of what we're looking for can be provided.
14. Please include a note on the floor plan relative to the overall square footage of the seating area just for the restaurant portion of the business. Will the seating for the restaurant ever extend beyond the proposed 76 seats? For example, if your brunch menu becomes very popular and demand for standard dining 76 seats, would additional restaurant seating be provided, or would it be capped at 76 seats?

15. Does the space have a dedicated grease trap, or will a new one be installed? If so, where will the grease trap be installed?
16. Has an option for kitchen venting been determined? Please acknowledge that any exterior venting protrusions must comply with all screening requirements for such equipment.
17. Will a new grease trap be installed as part of this development, or does the petitioner propose to tie into the existing grease trap that serves the building? If a new grease trap will be provided, where will it be located? If the petitioner is proposing to tie into the existing grease trap that serves the building, is there sufficient capacity within that grease trap to accommodate for the needs of all users that discharge into the grease trap? Will permission from the other building owners be necessary to tie into the existing grease trap?

Use/Noise:

18. What percentage of the time do you anticipate the venue space being used with the chairs/table versus as all standing room?
19. Do the windows along Vail Avenue open? How will sound be regulated from overflowing into the street?
20. Does the building contain any soundproofing between floors and/or units? Will sound/vibration overflow into the Metropolis Ballroom, Metropolis Theater, Big Shots, or Armand's become a problem?

Parking:

21. Staff is aware of a perception that the Vail Avenue garage is at or near capacity during peak times on Friday and Saturday evenings. These are the times when Hey Nonny will be experiencing its peak parking demand. Staff will need to verify if the Vail Avenue garage has sufficient capacity to accommodate the estimated 220 patrons (160 standing room capacity + 60 chairs within restaurant side) that are expected within the establishment during peak times.

Prepared by:



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-011
 Petitioner: Harmony Hospitality LLC
 Owner: Hey Nonny Metropolis LLC
 Contact Person: Christopher M. Dungan
 Address: 1211 W. Noyes
Arlington Heights, IL 60005
 Phone #: 847-778-6287
 Fax #: _____
 E-Mail: cmdungan@gmail.com

P.I.N.# 03-29-346-036-1002
 Location: 10 S. Vail Ave. Arlington Heights, IL
 Rezoning: _____ Current: B-5 Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: ✓ For: Auditorium
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Vacant
 Proposed: Auditorium/restz
 Site Gross Area: 3974
 # 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>N/A</u>	_____
_____	<u>X</u>

Comments:

- 1) A separate application must be submitted for the outdoor dining. The outdoor dining must comply with the requirements per Chapter 28 which include decorative planters along the perimeter of the dining area. In addition five feet of clearance must be maintained between the dining area and any obstruction (benches, light poles, tree grates etc.) At the time of application, the insurance must be provided as outlined in the outdoor dining requirements.

[Signature] 10/3/17
 Coordinator Date

RECEIVED
OCT 19 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



HEY NONNY

LIVE MUSIC + LOCAL KITCHEN

October 18, 2017

Charles Witherington-Perkins
Director, Department of Planning and Community Development
Village of Arlington Heights

Re: Staff Comments re PC# 17-011 Hey Nonny Special Use Permit Application

Dear Charles:

We appreciate the comments from various Village departments that your Department has forwarded to us for response. Our responses are provided below:

Building & Life Safety Department

1. This is being reviewed as an A-2.

RESPONSE: Agreed.

2. The occupant load of each room (Bar, Bar 2, Dining and Venue) shall be posted.

RESPONSE: Agreed.

3. The occupant load for the "Venue" area indicates 5 sf/person. This indicates a standing room only arrangement. Is this the intent of the area for each artist that may be scheduled to play?

RESPONSE: The Venue area is designed flexibly, to permit several different configurations for concert attendance. But it is designed as a "listening room." For that predominant purpose, we anticipate that the standard configuration will be for approximately 120 people, arranged as follows:

- 16 seats at high-top tables next to the window.
- 64 seats at 16 cocktail tables arrayed in front of the stage.
- 20 seats (no table) behind the cocktail tables
- 20 standing room

There may be shows where a predominantly standing room arrangement is appropriate, and in that case the arrangement would be for up to 160 people (7 SF/occupant):

- 16 seats at high-top tables next to the window
- 144 standing room

The code requirement for the venue space, as designed and under the current occupancy classification of A-2, is for 7 SF/occupant. The maximum occupant load for the space, as well as capacity of exit discharge, reflect the larger occupant load total.

4. Provide means of egress details showing proposed exit locations and travel distance based on the calculated occupant load including employees.

RESPONSE: Refer to sheet A-001 in the submitted drawings for specific exit locations, occupant load and travel distance. There are (2) exits with a maximum capacity of 180 occupants per exit. Each exits' actual capacity, based on the occupant load of the space being 259 occupants, is 130 occupants.

5. Calculate the required egress width based on the total occupant load. Two exits are required and should be capable of handling 50% of the occupants at each exit.

RESPONSE: Refer to sheet A-001 in the submitted drawings for specific exit locations, occupant load and travel distance. There are (2) exits with a maximum capacity of 180 occupants per exit. Each exits' actual capacity, based on the occupant load of the space being 259 occupants, is 130 occupants.

6. Provide details on the number of existing restrooms (in the entire building) and indicate the number of each type of fixture (water closets, urinals, lavatories).

RESPONSE:

- | | |
|-------------------------|---|
| Basement (Big Shot): | Women's: 2 water closets; 2 lavatories.
Men's: 2 water closets (1 toilet; 1 urinal); 2 lavatories. |
| Ground Floor: | Women's: 3 water closets; 2 lavatories.
Men's: 3 water closets (1 urinal; 2 toilets);
2 lavatories. |
| Second Floor (Ballroom) | Women's: 3 water closets; 2 lavatories. |

Men's: 3 water closets (1 urinal; 2 toilets);
2 lavatories.

The applicable requirements for restrooms and fixtures, and how the Hey Nonny plan will satisfy those requirements, is addressed in a supplemental answer prepared by d+k Architects, and attached to this letter as Appendix A.

7. Provide details on how the total occupant load of Hey Nonny shall be monitored to prevent overcrowding during music events when patrons from surrounding venues disperse through the building.

RESPONSE: With two exceptions, music events at Hey Nonny will be ticketed events, sold through a ticketing system. Each show is entered into the system with a designated number of available tickets in the various attendance categories (see answer to Comment #3 above). The system will not allow sales beyond the designated capacity, and no one will be admitted without a ticket. Thus, the ticketing system will strictly monitor and limit audience size. This will be the exclusive arrangement for evening hours when there are patrons at surrounding venues. For Friday and Saturday afternoons, we anticipate having non-ticketed music available in the establishment. While we do not anticipate large crowds for those afternoons, we will monitor by hand count the number of people in the venue and restaurant to assure that we do not exceed allotted capacity. On Friday and Saturday afternoons, there are not generally patrons from surrounding venues dispersing through the building. Finally, we plan that our Sunday brunch (and perhaps Saturday brunch) will include non-ticketed music. But these events will involve table seating, not standing room, and as such attendance will be limited by the number of tables at well below "crowding" levels.

Fire Safety Division

1. Project shall be subject to will be required to comply with all current fire, building and life safety codes and standards adopted by the Village.

RESPONSE: Agreed.

2. The path of egress may be problematic for such use. Specific but not all items of concern are: 1) potential occlusion of the path of egress at the front entrance; 2) if exit number 3 will be used for emergency egress the steps could create a problem; 3) the exit discharge of exits 2 and 3 may not be code compliant.

RESPONSE: Exit 3 is not required to be an exit based on maximum calculated occupancy of the space and overall exit capacity of Exits 1 and 2. The end-users of the space will need to ensure that Exit 1 stays clear from an operational perspective as there are no built elements impeding exit discharge as currently designed. Specific

concerns about exit discharge at Exit 2 will need to be further defined in order to address any outstanding concerns from the Village.

3. A complete NFPA compliant fire suppression system may be required for cooking facilities.

RESPONSE: All new elements to the fire suppression system, as well as adjustments to the existing fire suppression system in the space and commercial kitchen, will follow all current building code requirements adopted by local, state and federal agencies.

4. Venting for cooking facilities shall be in compliance with the required code regarding but not limited to fire separation requirements.

RESPONSE: Venting will be code compliant and designed accordingly based upon the requirements from all current, adopted health and building codes.

5. Permit applications shall be provided for changes to the fire suppression system and/or fire alarm.

RESPONSE: Agreed, as required by current applicable codes.

6. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.

RESPONSE: Agreed and currently in place.

7. Exit signs shall be illuminated at all times and have emergency power back-up.

RESPONSE: Agreed, as required by current applicable codes.

8. Building and/or tenant spaces shall have approved address numbers.

RESPONSE: Agreed, as required by current applicable codes.

Because of the type of occupancy (assembly) the following will be required to be addressed:

- a. An approved fire safety and evacuation plan shall be prepared and maintained.
- b. Emergency evacuation drills complying with the provisions of the Fire Code shall be conducted at least annually or when required by the fire code official. Drills shall be designed in cooperation with the local authorities.
- c. Employees shall be trained in fire prevention, evacuation and fire safety.

RESPONSE: Agreed, as required by current applicable codes.

Public Works

1. When setting up the outside seating any existing electric hand holes or public utility access must remain accessible.

RESPONSE: Agreed, as required by current applicable codes.

2. Outside seating must not impact ADA access around street lights, tree grates, etc. Need to see plans prior to approval.

RESPONSE: Agreed, as required by current applicable codes. The current sidewalk seating arrangement takes these requirements into account per the Village of Arlington Heights' requirements.

Engineering

1. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

RESPONSE: Agreed and accepted.

2. Include bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons. See Ordinance #17-037.

RESPONSE: There is an existing bike rack immediately across the street. An additional rack could be put in the parking garage with Village approval. Otherwise, there is no space for a bike rack on the premises (putting one in the service ally would be a hazard to both delivery people and cyclists).

3. Engineering is against the variation to waive the parking study. At a minimum, the petitioner should review the traffic report provided for the Metropolis development and issue a technical addendum to that report reflecting the change of use for the space at 10 S. Vail and the traffic impact that will have.

RESPONSE: We understand that the Department of Planning and Community Development is analyzing parking availability in the adjacent garage. Our observation is

that there is usually abundant unused parking at the top of the garage, even on Friday and Saturday nights, but that people find it frustrating to find/use those spaces.

Fire Department

1. It is recommended that a Knox Box be installed on the exterior of the building near the main entrance of the occupancy.

RESPONSE: There is one presently in place.

2. The project shall comply with all current codes and standards.

RESPONSE: Agreed.

Police Department (Comments 1-5 do not seem to invite a response)

6. General Comments:

- If valet service is offered a parking plan should be included that adheres to Village of Arlington Heights Municipal Code: Valet Parking Section 14 Article XXVI.

RESPONSE: Agreed, however there is no current plan for a valet service to be provided at the bar/restaurant/music venue.

- If there are any plans for outdoor seating, outdoor heaters or fixtures should be secured and/or brought inside each night to deter theft or damage.

RESPONSE: Agreed.

- Access to the existing corridor and ramp area should be controlled to limit access to the interior of the building.

RESPONSE: We will limit access to the ramp area generally, but it is a pathway to the bathrooms outside of the premises and an emergency egress route. The stairs to the hallway are an important general public access point for people already in the building. Neither the ramp area or the hallway lead to any non-public areas. Nonetheless, we will not permit people to loiter in the ramp hallway, for many reasons.

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

RESPONSE: Agreed.

Health Services Department

1. Building permit must comply with the attached Food Service Plan Review Requirements. See attached accessibility comments.

RESPONSE: Agreed.

Planning & Community Development Department

7. The Plan Commission must review and approve the following actions

- Amendment to Planned Unit Development (PUD) Ordinances 98-061, 99-028, and 13-032 to allow certain changes to the approved floor plan for the Metropolis Mixed Use Development.
- A Special Use Permit to allow a 3,974 sq. ft. restaurant and auditorium space.
- A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

RESPONSE: Agreed.

8. As it has been determined that a Variation is needed to waive the requirements for a parking and traffic study, please provide a response to the criteria for Variation approval, specifically:

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

RESPONSE: The variation to waive the requirement for a parking and traffic study is appropriate as follows:

- The costs for planning and building Hey Nonny will be well over \$1 million (not including real estate costs), even without a parking and traffic study. As presently budgeted, business operations will generate only a small profit, but far less than a normal business rate of return. Adding the cost of a parking and traffic study only exacerbates this problem. Thus, it is true that the property in question cannot yield a reasonable rate of return if permitted to be used only if there is first and traffic and parking study.
- The owners of Hey Nonny do not view their situation as a "plight," but there are many "unique circumstances" attendant to the Hey Nonny plan. First and foremost, it is a business model that has not been attempted at this quality level in the Northwest Suburbs. That is true because it is expensive and complicated to pull it off. Our attempt is unique in our area. Second, the location of Hey Nonny for this business plan is unique: in an existing dining and entertainment building, including the community performing arts center, and immediately across the street from a park that is the community's summer home for music events,

and immediately adjacent to the Village's largest parking garage. Third, Hey Nonny will be the heart of the Village's efforts to create a dining and entertainment district with an urban feel in a suburban setting. Finally, Hey Nonny represents a significant cultural arts asset for the Village, conducted in a for-profit mode that requires no Village investment. We hope that the Village will find it useful to foster the development of such an arts asset.

- The parking and traffic study variation, if granted to Hey Nonny, will not alter the essential character of the locality. The locality is the downtown business district, which has a lively mix of dining options plus a limited array of entertainment. Excusing Hey Nonny from conducting a parking and traffic study will not in any way alter the nature of Arlington Heights' central business district.

9. How many employees do you anticipate? How many of these employees will be present at any one time (peak shift)?

RESPONSE: While we do not have a detailed staffing plan at this time, we anticipate that, at peak usage, as many as 20 employees might be present on premises. We anticipate a total of approximately 25 employees.

10. Please ensure that all plans to be resubmitted as a result of Round 1 Department review comments include a revision date;

RESPONSE: Agreed.

11. The Plat of Condominium shows that the space is 3,974 sq. ft. in area. Please have the architect include this information in the floor plan.

RESPONSE: The plans have been updated to reference the Plat of Condominium defining the space as 3,974 SF in area.

12. The square footage of each area on the floor plans do not match. Specifically, the "Proposed Floor Plan" (Sheet A-100) shows different square footage sizes as compared to the "Revised First Floor Space Plan (Sheet Sk-01.2). Please confirm which plan is accurate with relation to overall square footage and make revisions as necessary.

RESPONSE: Please refer to sheets A-001 and A-100 in the resubmitted documents for the current square footage(s) of the spaces in the proposed establishment. The likely variation between plans referenced in the question above had to do with values not being updated in the SK-01.2 space plan compared to the more recent A-100 plan.

13. Please include a note on the floor plan relative to the overall square footage of the seating area just for the restaurant portion of the business. Will the seating for the restaurant ever extend beyond the proposed 76 seats? For example, if your brunch menu becomes very popular and demand for standard dining [exceeds] 76 seats, would additional restaurant seating be provided, or would it be capped at 76 seats?

RESPONSE: The premises are designed to be flexible, including for dining service. To comply with the requirements for a Class AA liquor license, there will always be at

least 76 seats available for dining service. Because Sunday brunches (and perhaps Saturday too) will include music, we anticipate that more than 16 seats for dining service will be available in the venue room, so that the number of seats available for dining service in the whole establishment will be greater than 76. There may be other events in which more than 16 seats will be available for food service in the venue room, though we do not expect that to be a regular occurrence.

15. Does the space have a dedicated grease trap, or will a new one be installed? If so, where will the grease trap be installed?

RESPONSE: The existing shared grease trap shared by the whole building will be utilized. The MEP engineer will review existing conditions in relation to code requirements and ascertain if any adjustments to the plan are required.

16. Has an option for kitchen venting been determined? Please acknowledge that any exterior venting protrusions must comply with all screening requirements for such equipment.

RESPONSE: A venting plan for the kitchen has not yet been determined, but it is acknowledged that exterior venting protrusions must comply with applicable screening requirements for such equipment, as well as clearance requirements for access to fresh air in relation to existing equipment.

17. Will a new grease trap be installed as part of this development, or does the petitioner propose to tie into the existing grease trap that serves the building? If a new grease trap will be provided, where will it be located? If the petitioner is proposing to tie into the existing grease trap that serves the building, is there sufficient capacity within that grease trap to accommodate the needs of all users that discharge into the grease trap? Will permission from the other building owners be necessary to tie into the grease trap?

RESPONSE: As noted above, Petitioner anticipates using the existing grease trap. That grease trap is part of the common area resources for the building, and therefore use does not require permission from other condominium owners. That said, the other condominium owners are aware of, and supportive of, Petitioner's plan. Petitioner's MEP engineers will review the existing grease trap to determine whether there is sufficient capacity to permit adding Petitioner's use. If there is not, the condominium association will take steps necessary to ensure that capacity is expanded.

18. What percentage of time do you anticipate the venue space being used with the chairs/table versus all standing room?

RESPONSE: We anticipate that at least 90% of shows will be in the chairs/table arrangement

19. Do the windows along Vail Avenue open? How will sound be regulated from overflowing into the street?

RESPONSE: We do not have a final plan for the windows, but it is our intent to have windows that open. For evening shows, windows in the venue room will remain closed at all times (we're charging for music; we're going to try not to give it away through open windows). On Friday and Saturday afternoons, windows may be open, but we anticipate having low volume acoustic-type performances at those times.

20. Does the building contain any soundproofing between floors and/or units? Will sound/vibration overflow into the Metropolis Ballroom, Metropolis Theater, Big Shots, or Armand's become a problem?

RESPONSE: There is substantial space and mass separating the venue room from the Metropolis Theater, Big Shots, and Armand's. They present no sound bleed issues. The Metropolis Ballroom, however, is a far different story. The ceiling above the Hey Nonny space is the floor of the main ballroom upstairs, which consists of wooden flooring over 2 1/2" of concrete. There is no soundproofing, and there is in the present configuration an unacceptable level of sound bleed between the Ballroom and the Hey Nonny Venue space. As a result, Petitioner has retained the sound engineering firm Soundscape Engineering LLC of Chicago to design a sound attenuation plan for the spaces. That plan will involve (a) some fireproof baffling between the ceiling joists, (b) two or more layers of acoustic controlling drywall suspended on vibration-dampening hangers, which will be the new Hey Nonny venue ceiling, and (c) organizing the HVAC and fire suppression systems below the drywall so as to preserve the sound-dampening integrity of the drywall sound barrier.

21. Staff is aware of a perception that the Vail Avenue garage is at or near capacity during peak times on Friday and Saturday evenings. These are the times when Hey Nonny will be experiencing its peak parking demand. Staff will need to verify if the Vail Avenue garage has sufficient capacity to accommodate the estimated 220 patrons (160 standing room capacity + 60 chairs within restaurant side) that are expected within the establishment during peak times.

RESPONSE: Agreed.

Planning & Community Development Department

1. A separate application must be submitted for the outdoor dining. The outdoor dining must comply with the requirements per Chapter 28 which include decorative planters along the perimeter of the dining area. In addition, five feet of clearance must be maintained between the dining area and any obstruction (benches, light poles, tree grates, etc). At the time of application, the insurance must be provided as outlined in the outdoor dining requirements.

RESPONSE: Agreed.

Thank you for your assistance.

Harmony Hospitality LLC

d/b/a HEY NONNY

By: 

Malcolm H. Brooks, Member



HEY NONNY

LIVE MUSIC + LOCAL KITCHEN

October 24, 2017

Charles Witherington-Perkins
Director, Department of Planning and Community Development
Village of Arlington Heights

Re: Staff Comments re PC# 17-011 Hey Nonny Special Use Permit Application

Dear Charles:

In our response to Village Departmental comments last week, we inadvertently failed to provide responses to the issues raised by David Robb, Disability Services Coordinator. We appreciate Sam bringing that to our attention today. Our responses to David's comments are set out below.

Disability Services Coordinator

IAC Section 400.510(a)(2): No alteration shall be undertaken that decreases or has the effect of decreasing accessibility or usability of a building or facility below the requirements for new construction at the time of alteration.

RESPONSE: The proposed Hey Nonny construction does not decrease accessibility or usability of the building below the requirements for new construction at the time of alteration.

1. 16x12 Stage. Provide an accessible route (wheelchair ramp or platform lift) to the stage per IAC Section 400.31(a).

RESPONSE: The Hey Nonny stage is not a public area (a separate "floor" or "mezzanine") to which the requirements of Section 400.310(a) apply. The public is not invited or permitted on the stage. That said, Hey Nonny is open to disabled and non-disabled performers alike, and a disabled performer is booked to perform, Hey Nonny will provide an accessible route (wheelchair ramp or platform lift) to the stage.

2. Counters and Bars. Where food and drink is served at counters and bars exceeding 34 inches in height. . . ., a portion of the main counter and bar measuring a minimum of 60 inches shall be provided in compliance with IAC Section 400.310(w)(2-4) or service shall be provided at accessible tables in the same area per IAC Sec. 400.320(l)(1 and 2) and 400.310(w)(2-4). (See attached illustrations "National Restaurant Assoc's "Restaurant Design Requirements").

Note. Accessible counters, bars, and tables are those that provide a clear knee space measuring: 27-inches from the floor to the bottom edge of the table, bar, or counter. 30-inches wide between table legs or table supports. 19 inches deep from the table edge to support post or table leg and table top heights of 28 to 34 inches high.

RESPONSE: Accessible tables complying with the above standards will be available in the bar area.

3. Men's and Women's Single User-Restrooms: The existing restrooms are not accessible per the requirements of IAC 400.310(n) and 400. Illustration B, Figures: 3, 25, 28, and 29.

RESPONSE: See Appendix A to Hey Nonny's original responses, attached again below, which includes an analysis of compliance with accessibility requirements for restrooms. In addition, the following responds to the specific illustration requirements relating to the IAC, and how they coordinate with the existing publicly accessible toilet rooms:

Illustration B, Figure 3: 60" diameter turning radius. Existing public toilet rooms have clear turning radius.

Illustration B, Figure 25: Clear door push and pull clearances. Existing public toilet room doors have required clearances.

Illustration B, Figure 28: Clearances at water closet. Existing public toilet room ADA stalls have required minimum floor clear areas.

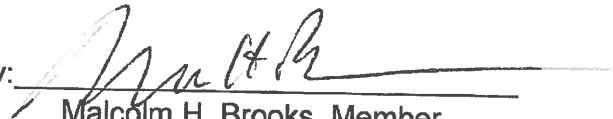
Illustration B, Figure 29: Grab bars at water closets. Existing public toilet room ADA stalls have code-required grab bars.

Thank you for your assistance.

Harmony Hospitality LLC

d/b/a HEY NONNY

By:



Malcolm H. Brooks, Member

APPENDIX A TO PC#17-011

MEMORANDUM FROM d+k ARCHITECTS RE BATHROOMS FOR HEY NONNY

October 24, 2017

BACKGROUND.

Hey Nonny is a restaurant/bar/music venue planned for 10 S. Vail Ave., Arlington Heights. As part of the design work, it has been determined the required number of toilet rooms and any associated fixtures for the premises, as well as the proper availability of ADA-compliant toilet rooms. Because these are important issues, the project team is setting out here the determination, how it was arrived at, and how it relates to the design for the Hey Nonny premises. In the context of performing this, the project team has reviewed the ADA Standards for Accessible Design (2010 edition), Illinois Accessibility Code and the associated International Building Code(s) that have been adopted by the Village of Arlington Heights and the associated village amendments. In addition, on September 27, 2017 d+k spoke to Felicia Burton (an accessibility specialist for the Illinois Capital Development Board) regarding ADA requirements. Finally, d+k worked with the owners of Hey Nonny to determine realistic maximum occupant loads, which they understand will be converted into occupancy limits.

REQUIRED FIXTURE COUNT.

As it has developed, the Hey Nonny design is to operate primarily as a restaurant with a significant music component. The premises will be operated as a single business. Many times, the operable partition will be open and the spaces will be physically one space. Thus, at those times, the music will be available throughout the premises. Further, whether the partition is open or closed, food service will be available in both sides of the premises at all times (in at least 16 seats in the venue room; sometimes throughout that room). Further, the owners report that between 65%-70% of revenue is expected to come from food service and beverage service related to dining (the remaining 30%-35% of revenue will come from concert ticket sales and beverage service related to concert attendance without food service). Per Chapter 3, sections 302 and 303 of the 2009 International Building Code, the project team has determined that an A-2 occupancy classification as the space "includes assembly uses intended for food and/or drink consumption including, but not limited to: banquet halls, casinos, nightclubs, restaurants, cafeterias, taverns and bars."

Because a portion of the toilet rooms to be used at Hey Nonny are in the public, common space of the condominium and shared with Armand's restaurant, the requirements for Hey Nonny must be analyzed taking into consideration the maximum occupant load for all occupants. The project team has analyzed the three dining spaces used in the Armand's operation and have calculated a maximum occupant load for the Armand's space at 175 people. Based on the

conversations with Hey Nonny ownership, d+k calculated the maximum occupant load for the Hey Nonny space at 259 occupants (patrons, performers and employees). Thus, the combined load is 434 occupants. For calculation purposes, we assumed 217 men and 217 women, per standard calculation rules.

The project team did not include the upstairs Metropolis Ballroom, or the downstairs Big Shot Piano Lounge in our calculations, because those spaces each have their own toilet rooms that serve their clientele.

Per the Illinois Plumbing Code requirements, the applicable rules require 2 water closets for 101-300 occupants and 3 lavatories for 201-400 occupants for men. Thus, 217 men would require 2 water closets and 3 lavatories.

Per the Illinois Plumbing Code requirements, the applicable rules require 4 water closets for 101-300 occupants and 3 lavatories for 201-400 occupants for women. Thus, 217 women would require 4 water closets and 3 lavatories.

The existing first floor common area toilet rooms each contain 3 water closets and 2 lavatories. Thus, Hey Nonny must add at least 1 lavatory for men, and 1 water closet and 1 lavatory for women to achieve compliance. While Hey Nonny is not required to add water closets and lavatories above and beyond those requirements, the facility will be adding fixtures for ease of access and use within the space. These additional toilet rooms will be sufficient to permit Hey Nonny to meet all applicable numerical plumbing requirements.

ADA COMPLIANT TOILET ROOMS

The common area bathrooms each contain ADA-compliant facilities. The path to each of these rooms from Hey Nonny is approximately 160 feet from the most remote point within Hey Nonny to the public, common toilet rooms. These ADA-compliant facilities meet Hey Nonny's requirement for ADA toilet rooms.

The original Hey Nonny plan had one non-ADA men's toilet room, one non-ADA women's toilet room, and one unisex ADA compliant toilet room. In our conversation with Felecia Burton with the State of Illinois, she said that having a unisex ADA toilet room on premises would not be acceptable: if there is one more facility than required, then there must be an equal number of men's and women's ADA compliant toilet rooms. She did not view a unisex toilet room as meeting this requirement.

There is not enough room in the premises to add another ADA bathroom (if there is to be enough seating to make the venture financially viable). Also, there is not enough room to expand the two non-ADA men's and women's toilet rooms into ADA compliant toilet rooms. Therefore, the choice was to either take out the large unisex toilet room in the plans, or to recharacterize it as either non-ADA unisex or an additional women's toilet room. The owners

felt that the on-premises toilet room would be a benefit to guests and, even though it is not required to meet numerical requirements, have opted to retain it, and to retain it in its present size. Thus, while it will not be characterized as an ADA compliant toilet room, it could still serve handicapped and non-handicapped guests alike.

d+k Architects
1147 W. Ohio St. Suite 103
Chicago, Illinois 60642

PLAN COMMISSION PROJECT TIMELINE

Project Name: Hey Nonny
PC Number: 17-011
Location: 10 S. Vail Avenue
Requested Action:

1. Amendment to Planned Unit Development (PUD) Ordinances 98-061, 99-028, and 13-032 to allow certain changes to the approved floor plan for the Metropolis Mixed Use Development.
2. A Special Use Permit to allow a 3,974 sq. ft. restaurant and auditorium space (music venue).
3. A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

	Date	# of Business Days
Preliminary Meeting with Applicant	08/23/17	-
Awaiting Petitioner PC Application	09/18/17	17
PC Application Submittal Date	09/18/17	-
1 st Round Department Comments	10/04/17	12
Conceptual Plan Review Meeting	10/11/17	-
Petitioner's Response – 1 st Round	10/19/17	11
PC Hearing	11/08/17	37 days from application date
Village Board	11/20/17	7
Anticipated Village Board Ord. Adoption	12/04/17	8



Item: Early Review - CA Ventures/Sigwalt St. Apartments

Department: Planning & Community Development

Project Background

CA Ventures has requested an Early Review with the Village Board to discuss revisions to the Sigwalt Apartment project proposed at the northwest corner of Sigwalt Street and Highland Avenue. A previous version of this project appeared before the Village Board on October 16, 2017, which resulted in a vote of denial. Concerns at that time related to parking, density, loading and deliveries, the mass, height, and setbacks of the structure, and the extent of the variations required for the proposed development. Since this meeting, the petitioner has revised their proposal to address some of the concerns raised by the Village Board and surrounding community. They are seeking preliminary feedback from the Village Board relative to the proposed plan modifications prior to initiating the formal approval process.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Memo - Early Review	Memorandum
Aerial	Exhibits
Request for Early Review	Correspondence
Site plan, floor plan, elevations, rendering	Exhibits



Memorandum

To: Charles Witherington-Perkins, Director of Planning and Community Development

CC: Randy Recklaus, Village Manager

From: Sam Hubbard, Development Planner

Date: 11/30/2017

Re: Early Review – CA Ventures Sigwalt Street Apartments, 45 N. Chestnut Avenue

Please find attached information regarding revisions to a proposed rental apartment development by CA Ventures. Included is a formal request from Michael Porto of CA Ventures, dated November 21, 2017, requesting Early Review by the Village Board. Also included are aerials of the subject property, a site plan, elevations, floor plans, and renderings of the proposed development.

The Early Review Process, instituted by the Village Board in March 2001, allows developers, under certain circumstances consistent with the stated Guidelines of Early Review, to present projects to the Board in order to gauge the acceptability of development proposals. It should be understood that the results of the Village Board Early Review do not commit the Village to approving or denying a development proposal if and when the proposal moves through the review process. It is simply an opportunity for a developer to obtain a degree of preliminary feedback from the Board.

Project Background:

The subject property is located along Sigwalt Street between Highland Avenue and Chestnut Avenue, and is currently vacant. The property is within the R-3, One-Family Dwelling District and the developer has proposed rezoning the property into the R-7, Multiple-Family Dwelling District. Additionally, the developer is seeking Planned Unit Development (PUD) approval and Plat of Subdivision approval to consolidate the property into one lot to accommodate a multi-family development. The proposed use of the property is consistent with the Comprehensive Plan, which designates the site as High Density Multi-Family. One of the Board's 2017 Strategic Priorities is to facilitate development of this block.

A previous version of this project appeared before the Village Board for approval on October 16, 2017, which resulted in a vote of denial. Concerns at that time related to parking, density, loading and deliveries, the mass, height, and setbacks of the structure, and the extent of the variations required for the proposed development. Since this meeting, the petitioner has revised their proposal to address some of the concerns raised by the Village Board and surrounding community.

The revised plans propose a five-story residential apartment building with a recessed fifth floor. The building has been shifted slightly to the east to increase the separation between the building and the single-family residential areas to the west. The number of units has been reduced from 88 to 80, and the proposed bedroom mix has been altered. The number of on-site parking spaces has increased from 110 to 120 spaces, which now complies with the parking regulations within the R-7 District. Additionally, the Sigwalt Street building setback has been increased to comply with code requirements. Finally, the overall

number of required variations has decreased. A summary of the key modifications to the plans is shown below, and a list of the overall required variations is included within **Exhibit I** located at the end of this memorandum.

Key Development Attributes

	Previous Proposal	Revised Proposal	Code Requirement
Total Number of Units	88	80	53 (per proposed bedroom mix)
1-Bdrm	38	35	-
2-Bdrm	50	39	-
3-Bdrm	-	6	-
Overall Number of Bedrooms	138	131	-
Dwelling Units Per Acre	97	88	-
Required Minimum Lot Size (density)	67,800 sq. ft.	61,500 sq. ft.	-
Proposed Minimum Lot Size (density)	39,587 sq. ft.	39,587 sq. ft.	-
Setbacks			
North (side)	5'	5'	37'
South (exterior side)	18.3'	20'	20'
East (front)	10.5'	6.7'	47'
West (front)	16.3'	20'	47'
F.A.R.	253%	242%	200%
Building Lot Coverage	72%	72%	45%
Height	62.5'	62'	60'
Number of Parking Spaces	110	120	-
Parking Spaces Per Unit	1.25	1.5	1.5
Loading Space	On Highland Ave.	On Sigwalt St.	On-site
Number of On-Street Parking Spaces	1 (loss of 4 existing spaces)	11	-

The developer is still proposing a per unit affordable housing contribution of \$25,000 for every affordable unit required but not provided. The affordable housing contribution is calculated as a percentage of the total number of units, and since the number of units has decreased by eight; one less affordable unit is required per the Multi-Family Affordable Housing Policy. Specifically, 13 affordable units were required in conjunction with the proposed 88-unit development, and the revised 80-unit development requires only 12 affordable units. As the developers proposed fee in lieu-of providing these affordable units remains at \$25,000 per unit not provided, the overall contribution amount would be reduced from \$325,000 to \$300,000.

Process Outline:

Should the petitioner elect to proceed forward with the proposed development, a new Plan Commission and Design Commission application will be required. Upon completion of the Early Review, the developer

will be required to submit the necessary Plan Commission and Design Commission applications, as well as host another neighborhood meeting with surrounding property owners to present the revised plans and receive preliminary feedback from the neighborhood. Once the neighborhood meeting has been held, the petitioner can then proceed to the Conceptual Plan Review Committee, then to the Design Commission, and finally to the Plan Commission for public hearing. Once this process is complete, the project would appear before the Village Board for final consideration.

Building Mass and Setbacks:

As indicated above, the location of the building on the subject property has been shifted slightly to the east in an effort to increase the separation between the structure and the single-family residential neighborhood to the west. This shift has decreased the east setback from the previously proposed distance of 10.5 feet to a distance of 6.7 feet. This east setback is now more consistent with the downtown environment located on the east side of the site, which allows buildings with no residential units to be built up to the property line with no required setback. By shifting the building to the east, it has allowed the western setback to increase from 16.3 feet to 20 feet (after 8-foot Right-of-way dedication), providing more separation between the structure and single-family homes along Chestnut Avenue.

The building has been narrowed on the southern side to provide a 20-foot setback along Sigwalt Street, which now complies with the code required 20-foot setback along this elevation and eliminates the need for a setback variation. Additionally, the density of the building has been reduced from 88 units to 80 units; code allows a maximum of 53 units based on the proposed unit mix. The F.A.R. has also been reduced slightly from the originally proposed 253% F.A.R. to a revised F.A.R. of 242%. Finally, in response to concerns over the height and bulk of the structure, the developer has proposed a recessed fifth floor, which will help to soften the mass of the building when viewed from the street and will help to disguise the height of the building. On the Sigwalt Street side, the fifth floor has been recessed approximately 13 feet from the southern face of the building. On the Highland and Chestnut Avenue sides, the fifth floor has been recessed approximately 10 feet. On the north side, portions of the fifth floor have been recessed approximately 10 feet from the northern edge of the building.

As was required during the Design Commission review of the original proposal, the developer has recessed additional balconies on the north elevation of the building.

Parking and Loading:

The revised proposal includes 80 apartment units and the regulations of the R-7 District require 1.5 off-street parking spaces per dwelling unit. As such, the developer has proposed 120 parking spaces, which complies with the 1.5 spaces per unit ratio and eliminates the need for a parking variation. In addition, the developer has proposed seven new on-street parking spaces along Sigwalt Street, as well as one loading space directly in front of the building entrance. This loading space has been repositioned from the previously proposed location along Highland Avenue in order to address concerns relative to deliveries and drop-off/pick-up activities. Currently, there are five street parking spaces on Highland Avenue and none on along Sigwalt Street. The garage entrance into the proposed building would eliminate one street parking space along Highland, which results in a net increase of six on-street parking spaces when considering the seven spaces proposed along Sigwalt Street.

A total of 120 parking spaces are proposed within the basement and first floor garage levels. Of these spaces, 32 are tandem and 88 are standard parking spaces. The length of the parking spaces has been extended to provide the full 18-foot depth as required by code, which eliminates the need for one of the previously requested variations. Due to the constrained nature of interior parking garages, a variation is still required to allow a drive aisle width of 20 feet where code requires a 24-foot wide drive aisle.

Specific Direction/Questions for Board Consideration

The following are some questions for Board consideration in order to provide direction regarding this project.

1. Is the reduction in density acceptable? If not, how many units would the Board support?
2. If rezoned to R-7, there is only a slight height variation needed (2 feet) and the development fits within the Downtown Master Plan calling for high density residential at 4 to 6 stories. Does the Board concur with the building massing and 5 stories with upper story setbacks?
3. Parking meets code at 1.5 spaces per unit. A number of spaces are tandem. Is the proposed parking acceptable to the Board?
4. Pick up/drop off and loading is proposed on-street similar to other developments by widening Sigwalt Street. Does the Board agree with this approach?
5. Does the Board like the proposed building architecture?
6. Is shifting the building east to provide a larger setback along Chestnut Avenue an acceptable approach?

Conclusion

It is recommended that the Village Board evaluate the plans and preliminary information available at this time and provide preliminary feedback regarding the proposed development. If the developer decides to move forward with the modified proposal, it is recommended that a neighborhood meeting be required prior to commencing the public hearing process.

Exhibit I – Required Variations

Black Text = Variations still required with no change due to plan revisions

Green Bolded Text = Variations still required but reduced in extent due to plan revisions

Red Text = Variations still required and have increased in extent due to plan revisions

~~Red Strikethrough Text~~ = Variations no longer required due to plan revisions

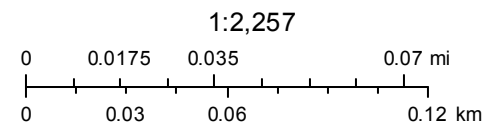
1. Chapter 28, Section 5.1-7.3, Minimum Area for Zoning District, to allow the R-7 District to be approx. 1.39 acres where code requires a minimum of 2 acres for the R-7 District.
2. **Chapter 28, Section 5.1-7.4, Minimum Lot Size, to allow a 39,587 sq. ft. lot where code requires a minimum of 61,500 sq. ft. ~~67,800 sq. ft.~~ in lot size.**
3. ~~Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (east side) of 6.7' ~~10.5'~~ where code requires a 47' setback.~~
4. **Chapter 28, Section 5.1-7.6, Required Front Yard, to allow a front yard setback (west side) of 20' ~~16.3'~~ where code requires a 47' setback.**
5. Chapter 28, Section 5.1-7.6, Required Side Yard, to allow a side yard setback of 5' where code requires a 37' setback.
6. ~~Chapter 28, Section 5.1-7.6, Required Exterior Side Yard, to allow a exterior side yard setback of 18.3' where code requires a 20' setback.~~
7. Chapter 28, Section 5.1-7.7, Maximum Building Lot Coverage, to allow 72% building lot coverage where code allows a maximum 45% building lot coverage.
8. **A variation to the maximum allowable building height to increase the maximum allowable building height from 60' to 62' ~~62.5'~~.**
9. **Chapter 28, Section 5.1-7.13, Maximum Floor Area Ratio, to allow 242% ~~253%~~ F.A.R. where code limits maximum F.A.R. to 200%.**
10. Chapter 28, Section 11.7(a), Loading Requirements, to waive the requirement for one off-street loading space.
11. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow certain balconies to project 5.3' into the required front, exterior side, and side yards.
12. Chapter 28, Section 6.6-5.1, Permitted Obstructions, to allow a transformer within the required front yard setback where code requires all transformers to be located outside of all setback areas.
13. ~~Chapter 28, Section 11.2-7, Size, to reduce the required depth of certain parking stalls from 18' to 16'.~~
14. Chapter 28, Section 11.2-8, to allow certain drive aisles to be no less than 20' wide where code requires a minimum drive aisle width of 24'.
15. ~~Chapter 28, Section 11.4-1, Residential Uses, to reduce the off-street parking requirement from 132 parking spaces (1.5 spaces per unit) to 110 parking spaces (1.25 spaces per unit).~~

This is a preliminary analysis and is subject to change upon review of a detailed submission.

Aerial - PC 17-008: Sigwalt Apartments



September 21, 2017





November 21, 2017

Michael Porto
CA Ventures
130 E. Randolph Street
Suite 2100
Chicago, IL 60601

Re: 45 S. Chestnut – Request For Early Review

Dear Charles,

CA Ventures would like to request to appear for Early Review with the Village Board to discuss our proposal for the 45 S. Chestnut development. We would like to be put on the agenda for the Village Board meeting on December 4, 2017.

Our previous development for this property was denied at the Village Board meeting on October 16, 2017. Since that meeting, our development proposal has undergone significant changes summarized below:

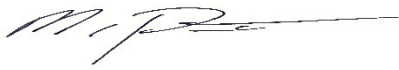
Summary of Changes:

- The unit count has been reduced to 80 units (previously 88 units)
- The parking count has increased to 120 spaces (previously 110 spaces)
- The parking ratio is now 1.50 spaces per unit to meet the Village Zoning Code (previously 1.25 spaces per unit)
- Parking stalls are all 18' long to meet the Village Zoning Code.
- A total of (7) parking stalls have been added along Sigwalt. This results in a net gain of (6) parking stalls over the existing street parking conditions.
- The loading zone is now located along Sigwalt (previously located on Highland). This allows 3 existing parking spaces along Highland to remain.
- The building perimeter has been revised so that the south setback is 20' to meet the Village Zoning Code.
- Shifted the entire building footprint on the site so that the west setback increases to 20'-0" (previously 16.35') to improve the transition from the downtown district to the residential zones on the west and south.
- Revised the 5th floor plan to set back the building along the west, south and east facades to help improve the transition from the downtown district to the residential zones as well as reduce the bulk and mass of the building.
- The floor area ratio changed from 2.53 to 2.42
- Recessed additional balconies on the north elevation to provide more relief.

We have attached a revised site plan, floor plans and a rendering that reflects all of the revisions listed above. We would like these images to be presented at the meeting on December 4, 2017

Please let us know if you need anything else for your staff report.

Regards,

A handwritten signature in black ink, appearing to read 'M. Porto', with a long horizontal flourish extending to the right.

Michael Porto – CA Ventures
Project Manager

South Chestnut Ave

8.0' ROW Dedication

New Hydrant

Exist. Utilities

Exist. Utilities
Bollard, Typ.

West Sigwalt Street

Exist. Utilities

Exist. Tree

Pervious
Pavers, Typ.

New Tree &
Tree Grate



0 10' 20' 40'

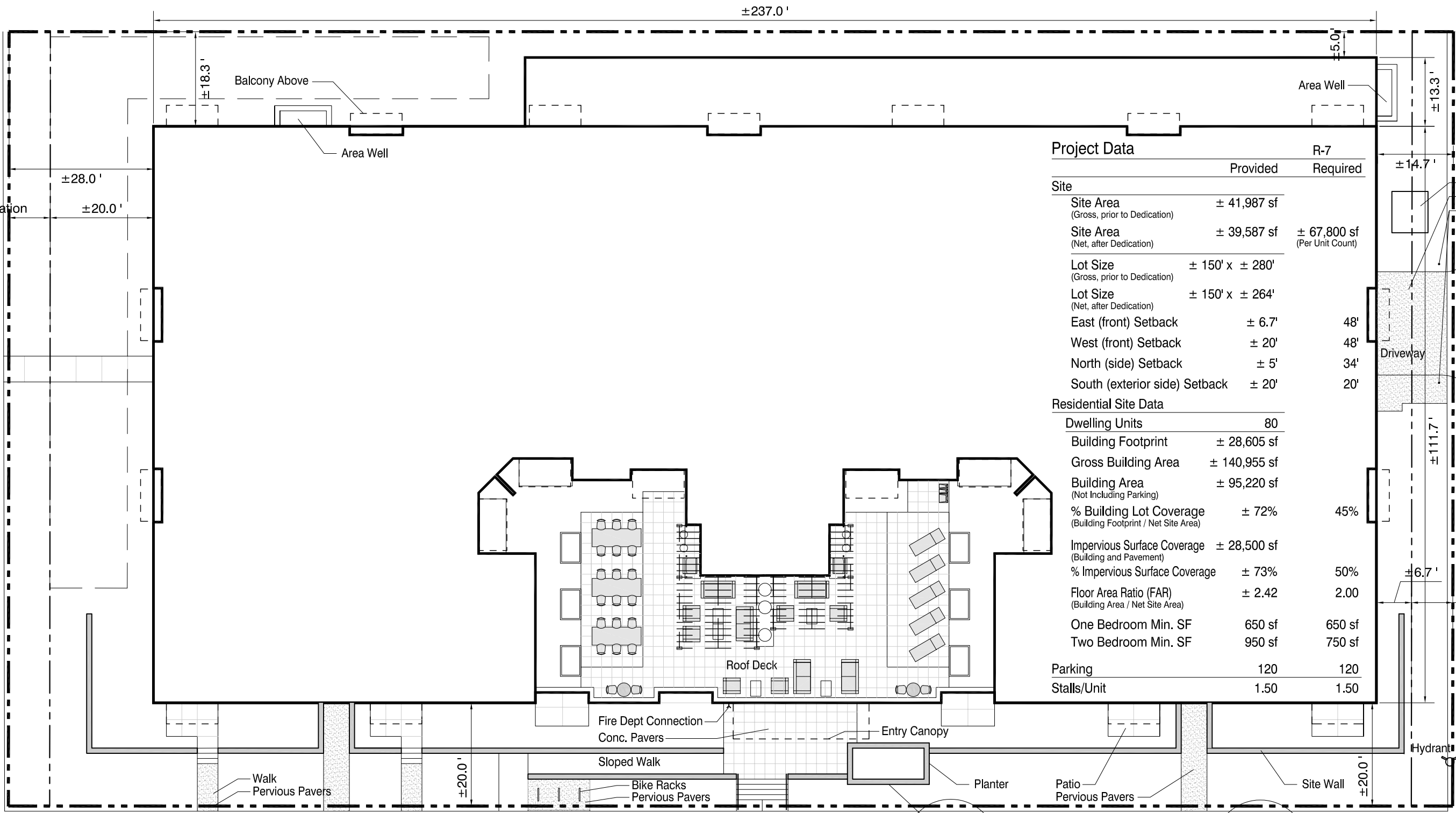
SHEET 3



Sigwalt Apartments
Arlington Heights, IL

Site Plan

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2017
November 22, 2017
ARCHITECTS + PLANNERS, INC.



Project Data

	Provided	R-7 Required
Site		
Site Area (Gross, prior to Dedication)	± 41,987 sf	
Site Area (Net, after Dedication)	± 39,587 sf	± 67,800 sf (Per Unit Count)
Lot Size (Gross, prior to Dedication)	± 150' x ± 280'	
Lot Size (Net, after Dedication)	± 150' x ± 264'	
East (front) Setback	± 6.7'	48'
West (front) Setback	± 20'	48'
North (side) Setback	± 5'	34'
South (exterior side) Setback	± 20'	20'
Residential Site Data		
Dwelling Units	80	
Building Footprint	± 28,605 sf	
Gross Building Area	± 140,955 sf	
Building Area (Not Including Parking)	± 95,220 sf	
% Building Lot Coverage (Building Footprint / Net Site Area)	± 72%	45%
Impervious Surface Coverage (Building and Pavement)	± 28,500 sf	
% Impervious Surface Coverage	± 73%	50%
Floor Area Ratio (FAR) (Building Area / Net Site Area)	± 2.42	2.00
One Bedroom Min. SF	650 sf	650 sf
Two Bedroom Min. SF	950 sf	750 sf
Parking	120	120
Stalls/Unit	1.50	1.50

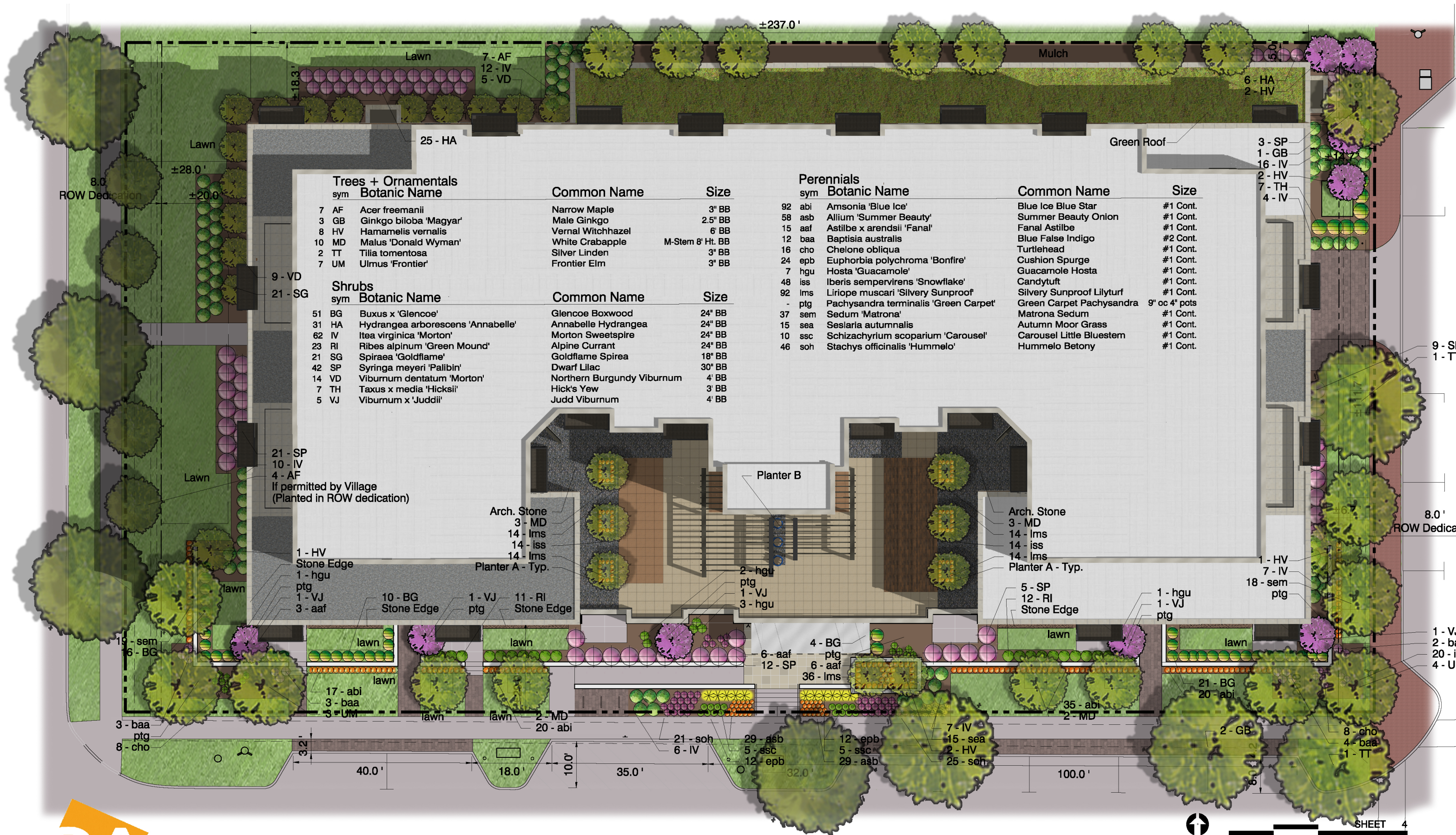
Hydrant
Utilities

Transformer
Pervious Pavers
Ped. Alert Bollards

South Highland Ave

8.0' ROW Dedication

Hydrant



Trees + Ornamentals

sym	Botanic Name	Common Name	Size
7 AF	Acer freemanii	Narrow Maple	3" BB
3 GB	Ginkgo biloba 'Magyar'	Male Ginkgo	2.5" BB
8 HV	Hamamelis vernalis	Vernal Witchhazel	6" BB
10 MD	Malus 'Donald Wyman'	White Crabapple	M-Stem 8' Ht. BB
2 TT	Tilia tomentosa	Silver Linden	3" BB
7 UM	Ulmus 'Frontier'	Frontier Elm	3" BB

Shrubs

sym	Botanic Name	Common Name	Size
51 BG	Buxus x 'Glencoe'	Glencoe Boxwood	24" BB
31 HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	24" BB
62 IV	Itea virginica 'Morton'	Morton Sweetspire	24" BB
23 RI	Ribes alpinum 'Green Mound'	Alpine Currant	24" BB
21 SG	Spiraea 'Goldflame'	Goldflame Spirea	18" BB
42 SP	Syringa meyeri 'Palibin'	Dwarf Lilac	30" BB
14 VD	Viburnum dentatum 'Morton'	Northern Burgundy Viburnum	4" BB
7 TH	Taxus x media 'Hicksii'	Hick's Yew	3" BB
5 VJ	Viburnum x 'Juddii'	Judd Viburnum	4" BB

Perennials

sym	Botanic Name	Common Name	Size
92 abi	Amsonia 'Blue Ice'	Blue Ice Blue Star	#1 Cont.
58 asb	Allium 'Summer Beauty'	Summer Beauty Onion	#1 Cont.
15 aaf	Astilbe x arendsii 'Fanal'	Fanal Astilbe	#1 Cont.
12 baa	Baptisia australis	Blue False Indigo	#2 Cont.
16 cho	Chelone obliqua	Turtlehead	#1 Cont.
24 epb	Euphorbia polychroma 'Bonfire'	Cushion Spurge	#1 Cont.
7 hgu	Hosta 'Guacamole'	Guacamole Hosta	#1 Cont.
48 iss	Iberis sempervirens 'Snowflake'	Candytuft	#1 Cont.
92 lms	Liriope muscari 'Silvery Sunproof'	Silvery Sunproof Lilyturf	#1 Cont.
ptg	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra	9" oc 4" pots
37 sem	Sedum 'Matrona'	Matrona Sedum	#1 Cont.
15 sea	Sesleria autumnalis	Autumn Moor Grass	#1 Cont.
10 ssc	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	#1 Cont.
46 soh	Stachys officinalis 'Hummelo'	Hummelo Betony	#1 Cont.

- 3 - SP
- 1 - GB
- 16 - IV
- 2 - HV
- 7 - TH
- 4 - IV

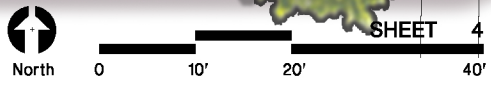
- 9 - SP
- 1 - TT

- 1 - VJ
- 2 - baa
- 20 - iss
- 4 - UM



Sigwalt Apartments
Arlington Heights, IL

Landscape Plan



43 South Vail Avenue
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HKM
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SHEET 4



Sigwalt Apartments
Arlington Heights, IL

South West Sigwalt

SHEET 5a

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Sigwalt Apartments
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South East Sigwalt

SHEET 5b

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South Elevation

0 10' 20' 40' SHEET 6

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East Elevation



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0 10' 20' 40' SHEET 7

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North Elevation

0 10' 20' 40' SHEET 8

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West Elevation



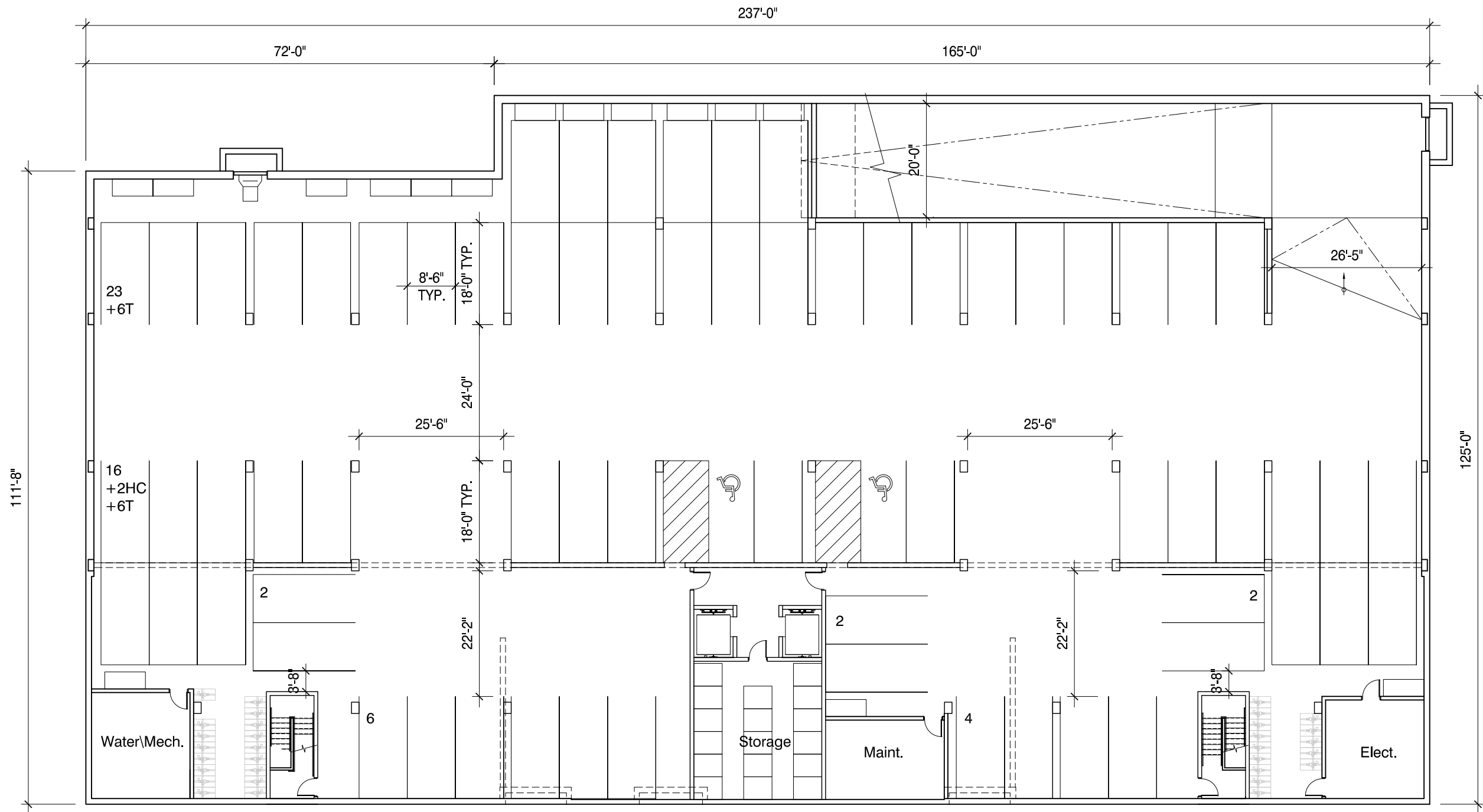
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SHEET 9
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Basement Plan



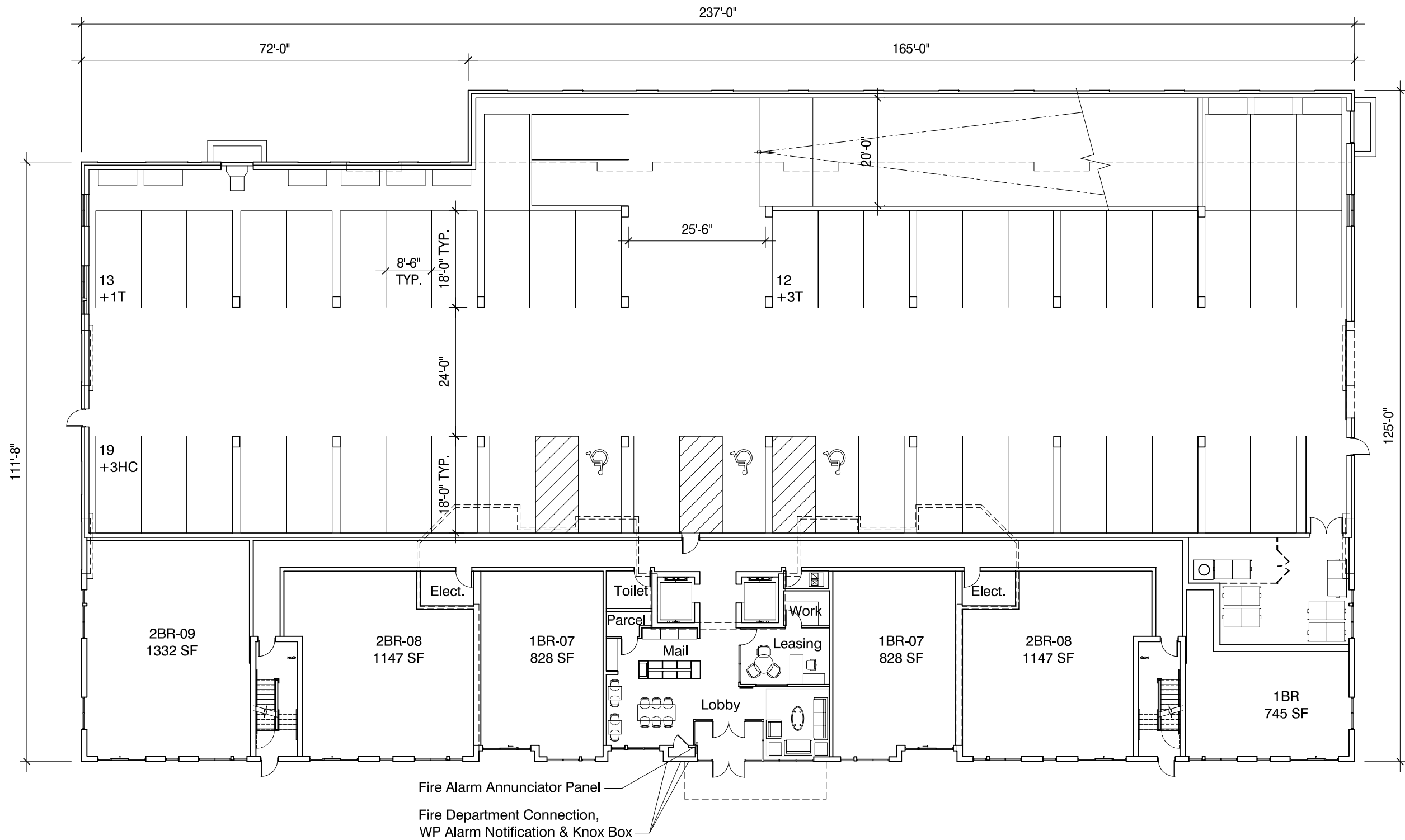
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First Floor Plan



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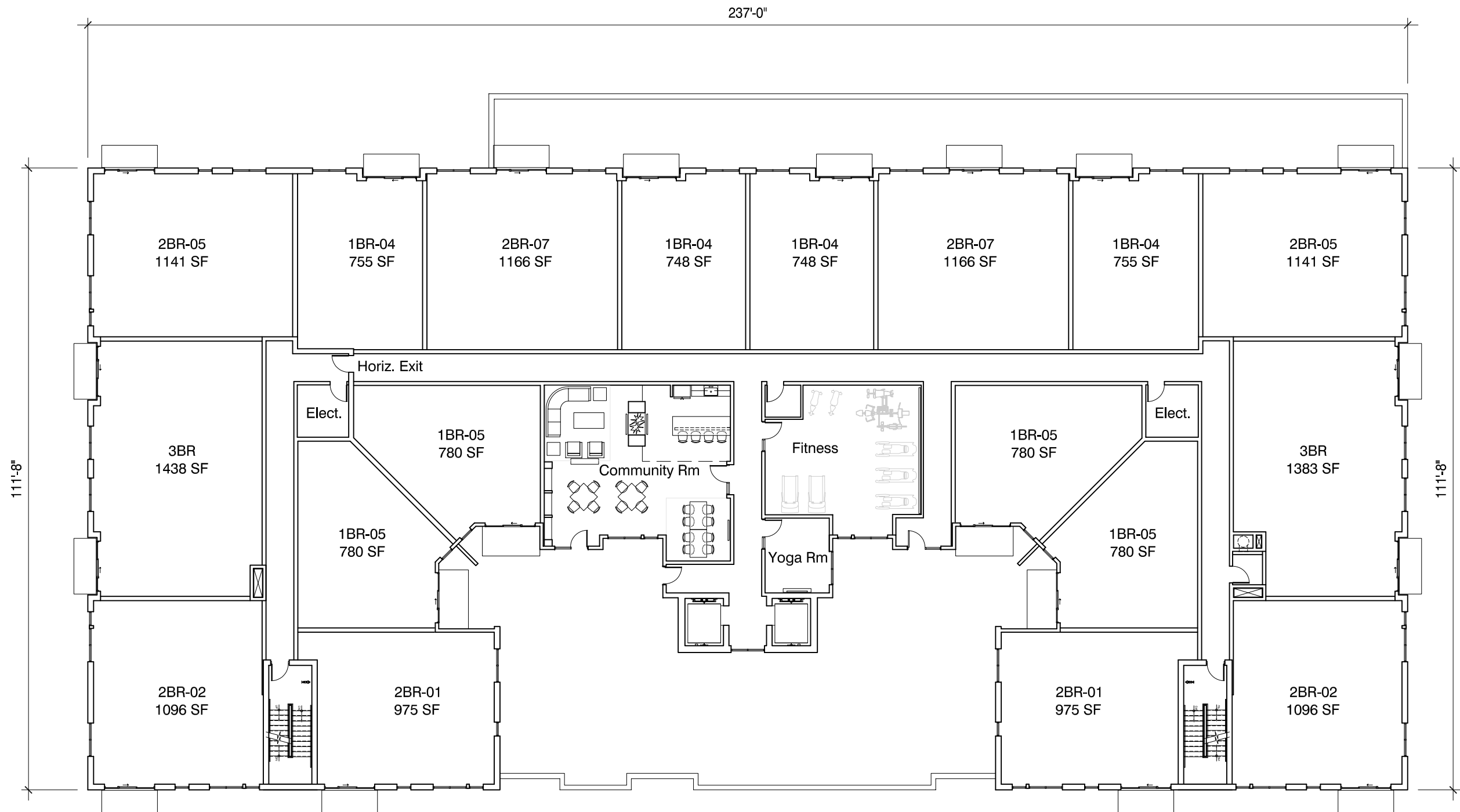
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Second Floor Plan



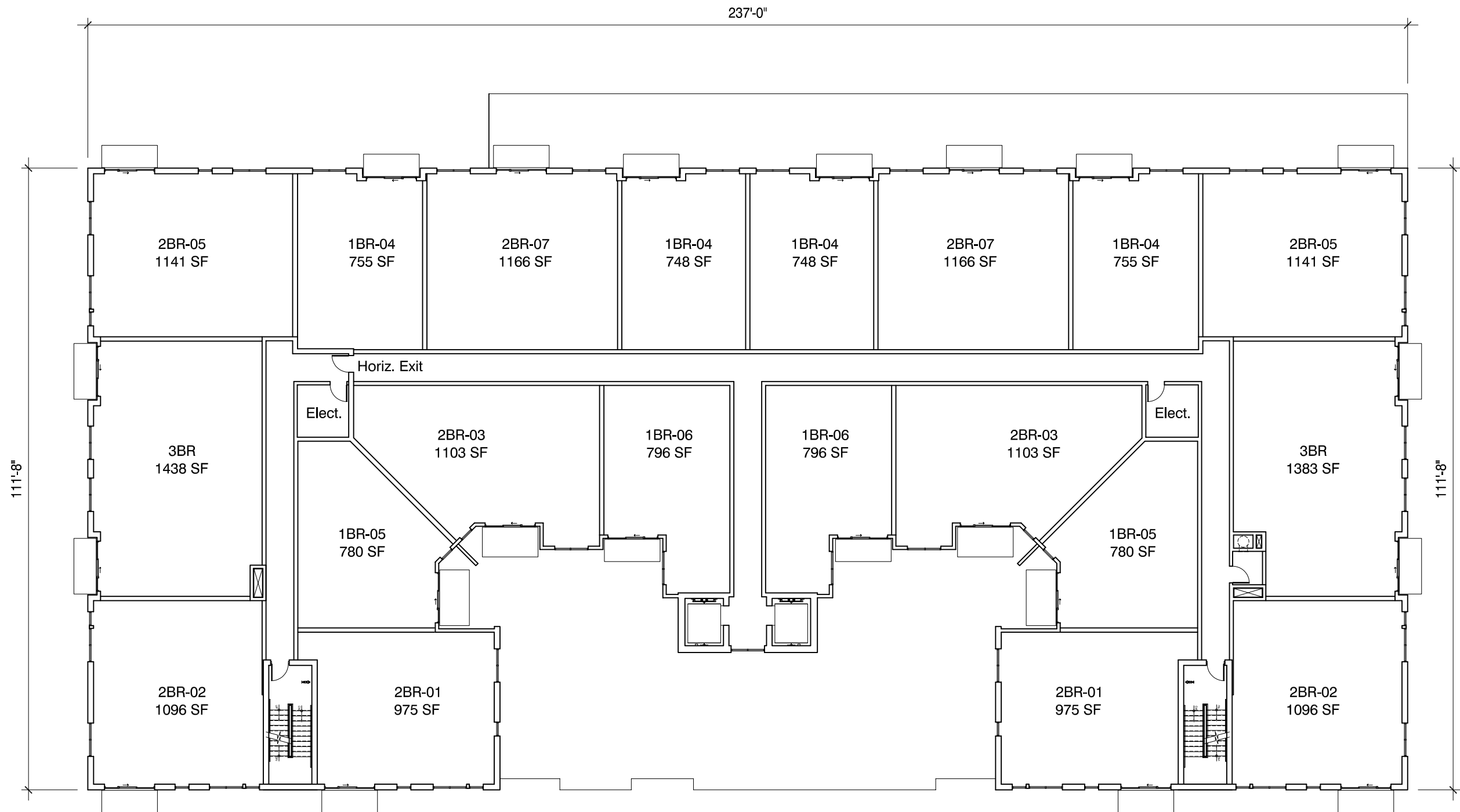
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Third Floor Plan



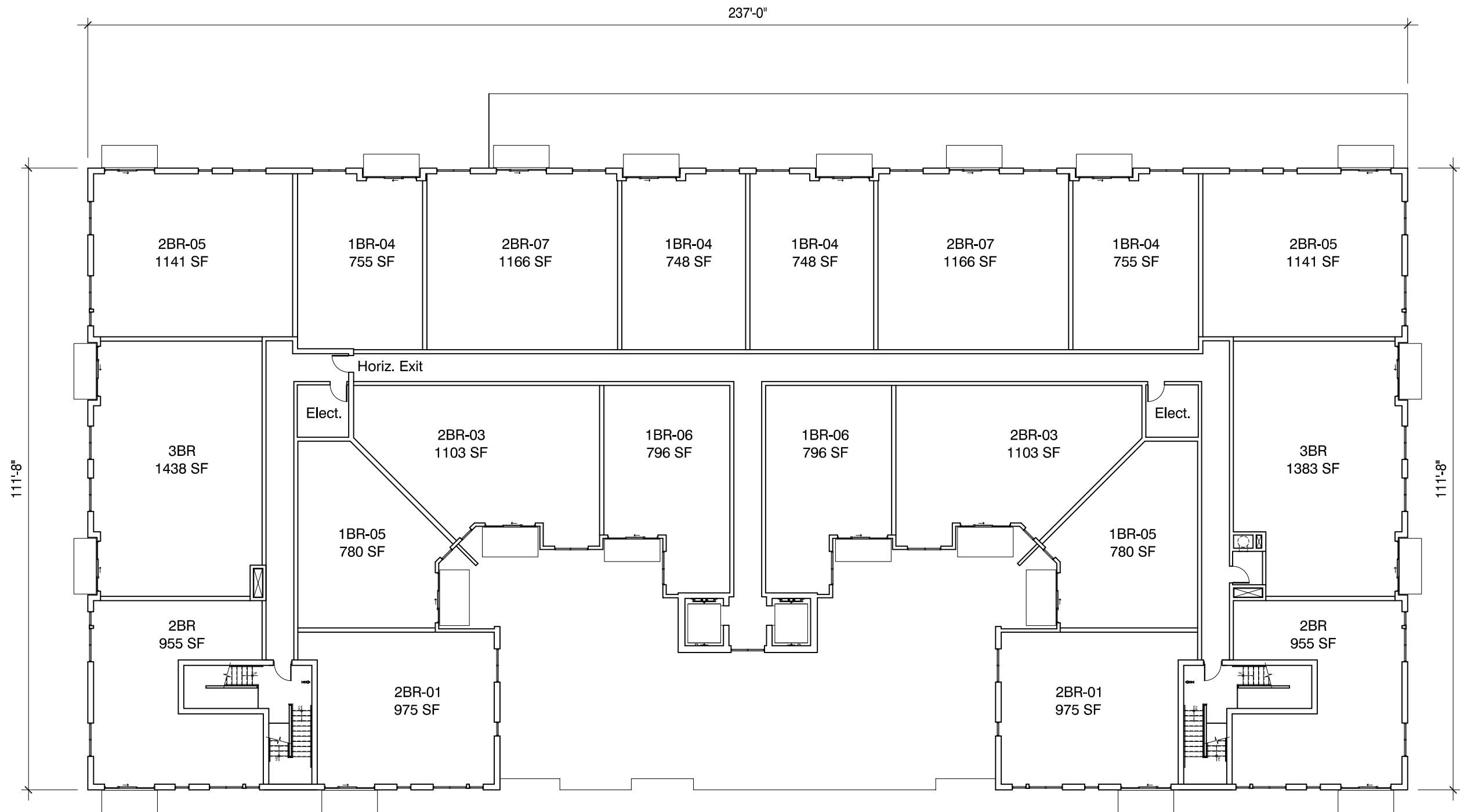
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Fourth Floor Plan



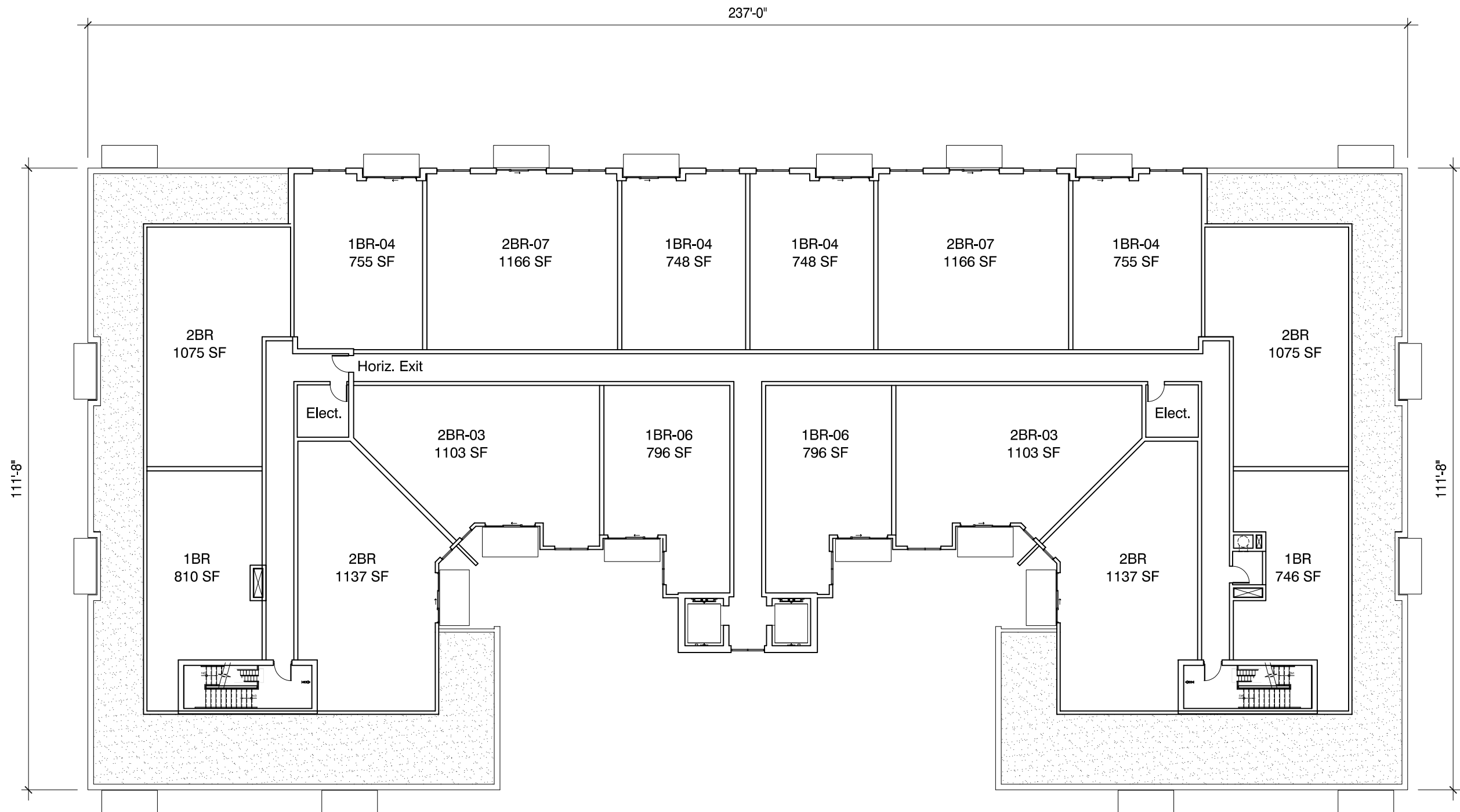
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SHEET 15a

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Sigwalt Apartments
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Fifth Floor Plan



0 10' 20' 40'

SHEET 15b

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