



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
November 21, 2022
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 11/07/2022
- B. Village Board 11/07/2022

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 11/15/2022

VI. RECOGNITIONS AND PRESENTATIONS

- A. Recognition of Illinois Elementary School Association Girls Golf State Champion, Jennifer March

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Anyone wishing to speak on a subject not on the Agenda should fill out a card, located in the back of the room, and hand it to the Village Clerk. Please limit your comments to three minutes.

IX. OLD BUSINESS

- A. Report of the Committee of the Whole Meeting of November 14, 2022

Arlington Heights Memorial Library Budget Review

Trustee Bertucci 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 budget for the Arlington Heights Memorial Library.

- B. Report of the Committee of the Whole Meeting of November 16, 2022

Final Recommendation of the Committee-of-the-Whole to the Board of Trustees for the 2022 Property Tax Levy payable in 2023

Trustee Scaletta moved, seconded by Trustee Canty that the Committee-of-the-Whole recommend to the Village Board of Trustees to authorize staff to prepare the Village's and the Arlington Heights Memorial Library's 2022 Tax Levy Ordinance reflecting an estimated total tax levy of \$52,871,000 or a 0% increase over the 2021 extended tax levy for the Village and Library portion of the levy.

- C. Report of the Committee of the Whole Meeting of November 16, 2022

Final Recommendation of the Committee-of-the-Whole to the Board of Trustees for the 2023 Budget

Trustee Bertucci moved, seconded by Trustee Schwingbeck that the Committee-of-the-Whole recommend to the Village Board of Trustees that the Board approve the Proposed 2023 Budget as amended through the review process.

- D. Report of the Committee of the Whole Meeting of November 21, 2022

Interview of Gabe Cherwin for appointment to the Youth Commission, youth member - term expiring April 30, 2023

- E. Report of the Committee of the Whole Meeting of November 21, 2022

Consideration of recommending to the Liquor Commissioner the issuance of a Class E liquor license to Chuck's Seafood AH, LLC dba Chuck's Pizzeria located at 6 South Dunton Avenue

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. Brick Facade Repairs at Village Hall
- B. Sodium Chloride (Road Salt) Purchase 2022 - State Contract
- C. Pickup Trucks (3) Vehicles Purchase - Public Works
- D. Police Pursuit Vehicles - Approval of Change Order No. 1 and Budget Amendment Ordinance

CONSENT LEGAL

- A. An Ordinance Amending the Comprehensive Plan of the Village of Arlington Heights
(Portion of 1330 N Douglas Avenue)
- B. An Ordinance Approving a Preliminary Plat of Subdivision
(The Orchard Evangelical Free Church, 1330 N Douglas Ave)
- C. A Resolution Approving a Final Plat of Subdivision
(The Orchard Evangelical Free Church, 1330 N Douglas Ave)
- D. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code
(Making available a Class "E" liquor license - Chuck's Pizza, 6 South Dunton)
- E. A Resolution Approving Renewal of Certain Property to Participate in the Cook County Class 6b Assessment Incentive Program
(600 W. University Drive)
- F. An Ordinance Granting a Special Use Permit and Variations for a Day Care Center
(Ecole 360 Childcare Center, 1515-1519 W Dundee Rd)

CONSENT PETITIONS AND COMMUNICATIONS

- A. Permit Fee Waiver - Pace Headquarter Construction Project

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. At Home Store - 750 E. Rand Rd. / Sign Variation - DC#22-055
- B. At Home Store - 750 E. Rand Rd. / Sign Variation - DC#22-067

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

A. Closed Session

Request for Closed Session per 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 ILCS120/2(c)(1): Appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel

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 Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.



**Village Board
11/21/2022**

Item: Committee of the Whole 11/07/2022

Department: Village Manager's Office

Committee of the Whole 11/07/2022

ATTACHMENTS:

Description

COW 11/07/22

Type

Minutes

**MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE
PRESIDENT AND BOARD OF TRUSTEES OF THE
VILLAGE OF ARLINGTON HEIGHTS
November 7, 2022**

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

BOARD MEMBERS PRESENT: President Hayes; Trustees Baldino, Bertucci, Canty, LaBedz, Grasse, Scaletta, Schwingbeck and Tinaglia

BOARD MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus

OTHERS PRESENT: Erika Cutlip, John Toliopoulos and Melissa Cayer

A. Interview of Erika Cutlip for appointment to the Arts Commission – term ending April 30, 2025.

The Mayor introduced Erika Cutlip and stated that he thought most Trustees probably already knew her from her work at the Metropolis and involvement in the community. Erika gave an overview of her background including experience as a singer/songwriter in New York City and digital media experience locally. Erika stated that she feels that the arts bring a community together. Trustees thanked Erika for her willingness to serve and many feel that her performing background as well as business background will be very valuable to the Arts Commission. Trustee Schwingbeck asked Erika if she thought about what she would like to do with the Arts Commission. Erika stated that projection mapping, similar to what Chicago has, is something that she would like to see for the community.

Trustee Schwingbeck moved to concur in the Mayor's appointment of Erika Cutlip for appointment to the Arts Commission – term ending April 30, 2025, motion was seconded by Trustee Grasse.

9 Ayes

0 Nays

The motion passed.

B. Interview of John Toliopoulos for appointment to the Arlington Economic Alliance (Commercial Real Estate) – term ending April 30, 2025.

John Toliopoulos was introduced by the Mayor. The Mayor stated that John has been interested for some time in serving on the Arlington Economic Alliance however his appointment had to be put on hold while aspects of the Alliance were being reviewed. The Mayor asked John to introduce himself and explain why he would like to serve. John stated he learned about commercial real estate in the Village in 2005 when his family acquired a shopping center at Golf and Arlington Heights Road. John had to take over everything and worked with the Village during that time and learned a lot. John stated he always

appreciated the help and trust that the Village gave him and he has always wanted to give back.

Trustees thanked John for his willingness to serve. Trustee Canty asked what John hopes to bring to the Alliance. The Trustee's appreciated John's philosophy of transparency and working to breakdown stereo types. John stated that he hopes to make the world a better place and thinks giving back is one way to do this. Trustee Scaletta stated that John will be a good voice for the Arlington Economic Alliance as with his vast experience, he sees things from all angles.

Trustee Baldino moved to concur in the Mayor's appointment of John Toliopoulos for appointment to the Arlington Economic Alliance (Commercial Real Estate) - term ending April 30, 2025, motion was seconded by Trustee Scaletta.

9 Ayes

0 Nays

The motion passed.

C. OTHER BUSINESS – Mayor Hayes asked if there was any other business. Resident Melissa Cayer questioned what the litigation was about that was listed under Closed Session on the Village Board Meeting agenda for that evening. Mayor Hayes stated it was a Closed Session so he could not discuss that information.

D. ADJOURNMENT – Trustee Scaletta moved, seconded by Trustee LaBedz to adjourn. The meeting adjourned at 7:24 pm.



**Village Board
11/21/2022**

Item: Village Board 11/07/2022

Department: Village Clerk

ATTACHMENTS:

Description

VBM Minutes 11-7-22

Type

Minutes

President and Board of Trustees
Village of Arlington Heights
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 7, 2022
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Baldino, Bertucci, Grasse, Scaletta, Tinaglia, Schwingbeck, LaBedz, and Canty.

Also present were: Randy Recklaus, Charles Perkins, Hart Passman and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 10/17/2022

Trustee LaBedz moved to approve. Trustee Schwingbeck Seconded the Motion.
The Motion: Passed

Ayes: Bertucci, Grasse, Hayes, Scaletta, Tinaglia, Canty, Schwingbeck, LaBedz
Passed: Baldino

B. Committee of the Whole 10/10/2022

Trustee Grasse moved to approve. Trustee LaBedz Seconded the Motion.
The Motion: Passed

Ayes: Bertucci, Grasse, Hayes, Scaletta, Tinaglia, Canty, LaBedz.
Passed: Baldino, Schwingbeck

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 10/30/2022

Trustee Jim Bertucci moved to approve in the amount of \$1,785,150.68. Trustee Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, Scaletta, Tinaglia, Canty, LaBedz, Schwingbeck

VI. RECOGNITIONS AND PRESENTATIONS

A. Illinois Traffic Safety Challenge Award 2022

Scott Christensen of the Illinois Traffic Safety Challenge presented the 2022 award to Arlington Heights. This statewide competition honors agencies that have implemented comprehensive successful traffic programs with data driven enforcement. AHPD was recognized with the First Place Championship and received two other specialty awards; distracted driving and speed awareness.

President Hayes highlighted the importance of correct protection via seatbelts, child seats and helmets for residents. Safe Driving Awards were awarded to two citizens by IDOT. The Saved by the Belt Award was presented by the Mayor to Andrew Martin. The Helmet Award was presented to Ariana Ray.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

President Hayes thanked Greg Padovani for the Veteran's breakfast held last Saturday. Mr. Padovani serves as chairman of the Veteran Memorial Committee. Friday, November 11th is Veterans Day. All the schools are doing something to celebrate. There is a ceremony at VFW Post 208. He asked residents to say "welcome home" to Viet Nam veterans in particular.

Peter Romano asked if anything been addressed regarding the potential of Airbnb's in the Village. Mr. Recklaus said the topic has been raised. We are very far off from any approval or construction of the stadium. Staff is exploring and what the dynamic might be and will be addressing the issue.

Lee Adelson said there is an issue regarding drag races down Wilke. He asked if the Village could partner with Rolling Meadows to increase patrols. These races have flaggers and car burn outs. He said a motorcycle drove through their buildings. The issue seems to get kicked to Rolling Meadows because that's where the drivers live. Those going north do not see a speed limit sign. There are multiple vehicles with loud mufflers. President Hayes said staff would follow up.

Melissa Cayer said the Arlington Heights Park District preparing a tax increase and to increase their bond debt. She asked residents contact them to let them know what you think.

IX. OLD BUSINESS

- A. Report of the Committee of the Whole Meeting of November 7, 2022
Interview with Erika Cutlip for Appointment to the Arts Commission-term ending April 30, 2026.

Trustee Schwingbeck moved to concur in the Mayor's appointment. Trustee Grasse seconded the motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, Scaletta, Tinaglia, Canty, LaBedz, Schwingbeck

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

- B. Report of the Committee of the Whole Meeting of November 7, 2022
Interview with John Toliopoulos for Appointment to the Arlington Economic Alliance (Commercial Real Estate)-term ending April 30, 2025.

Trustee Baldino moved to concur in the Mayor's appointment. Trustee Scaletta seconded the motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, Scaletta, Tinaglia, Canty, LaBedz, Schwingbeck

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

- C. A Resolution Approving a Pre-Development Agreement with CBFC Development, LLC (former Arlington International Racecourse property)

Trustee LaBedz moved to move New Business item A and Legal item A to this point in the agenda. Trustee Bertucci seconded the motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, Scaletta, Tinaglia, Canty, LaBedz, Schwingbeck

President Hayes said this is the second presentation of the Pre-Development Agreement. This is a preliminary step. There is a long way to go. A pre-development agreement is a nonbinding agreement that states the goals and intentions of the Village and the Chicago Bears Football Club (CBFC) in moving forward. Cliff Stein of the Chicago Bears said this is not a binding obligation but rather a good faith agreement to work together and cooperate in the exploration of redeveloping the property.

Nicole Evans, architect of the Master Plan Vision, said the 326 acres are naturally divided by the Salt Creek corridor and have .85 miles of frontage on Northwest Highway. She described the context of the neighborhoods around the site with commercial and single-family residential uses. They are also keeping in mind the

walkability to the train station from potential residential locations on the site. They want to leverage the train station by creating a pedestrian friendly environment. The stadium placement seems best on the west side of the site near the commercial uses and close to the highway. She presented the masterplan which is a vision, or framework, for development. It will evolve over time. They imagine a Salt Creek greenbelt will incorporate open spaces and a series of ponds. There are not details for the stadium yet. A mixed-use neighborhood might connect to it. Restaurants, hotels, retail and residential uses were plotted on the plan. Building heights will transition from taller (closer to Northwest Highway) to lower near existing residential neighborhoods. There are streets and open spaces plotted. The ponds will allow for stormwater detention and give residents the ability to connect to nature. She showed an artist's depiction of the plan.

Mr. Recklaus said this is an exciting project and could provide opportunities for the region, the team and the residents. We still have many questions and there are not specific answers yet. Tonight, we are laying out how we will address the issues together. This is a significant undertaking, and we are moving forward with purpose and great faith. The Village is committed to taking time to collect all the information for consideration and make sure it is one of the best projects in the State, not just the largest. Staff has been working with CBFC on a roadmap document. He summarized the steps that led to the Pre-Development Agreement. The property is under contract and not yet sold. CBFC is doing their due diligence to determine whether or not to purchase the property. Preliminary concepts have been developed by the CBFC and a community meeting was held on 9/8/22, then a Village public meeting was held on 9/12/22. Most recently a Committee of the Whole meeting occurred on 10/10/22 where the Pre-Development Agreement was discussed. Tonight, it is up for a vote. Mr. Recklaus presented a graphic showing a flow chart highlighting the process and he explained the Recitals, Statement of Cooperation, Purpose and Impact of the Agreement.

Mr. Recklaus highlighted Section 4 which addresses the community challenges the project will entail and tasks both parties with incorporating community benefits into a future agreement. This Agreement does not bless the exact site plan presented tonight but rather reflects the broad goals of the project. Before there is any approval, more work needs to be done on identifying the impacts on schools, businesses and the community at large. The Board will not bless any plan until the studies are complete. Talking about taxes, schools, services, and things of this nature is getting a little ahead. There will be a time and place to dive in publicly. It is not time yet as we do not have the information.

Mr. Perkins described Section 5, the Conceptual Site Plan, which will be reviewed. Staff is anticipating studies on: traffic and transportation, economic feasibility of project, economic impacts and benefits of the project to the Village, other local governments that serve the Village, and other impacts on the community. Stakeholder and public input will be sought. He enumerated the many other stakeholders like: Cook County, MWRD, IDOT, and the School Districts. The

Comprehensive Plan needs to be amended to consider a stadium project; this applies to Section 6. In Section 7, the adoption of Village Zoning Regulations is addressed. An overlay district was approved last June related to this section. Creating a new district is the right approach with Special Uses and permissions to be identified. The anticipated community meetings were summarized which include the Plan Commission, the Village Board, Community Meetings, and the Ordinance Review Sub Committee. Section 8 is where the application for zoning approvals can occur. This is when public private partnerships will begin to be contemplated.

Mr. Recklaus addressed Section 9 where the exploration of public-private partnerships is outlined: CBFC intends to request public-private participation in funding a portion of certain infrastructure and other development costs allowed under State law. CBFC will not seek Village money for the stadium construction. The Village will not use project generated revenue to support public financing except upon determination that:

- a) but for the provision of public private partnership the project would not be feasible.
- b) project will generate a net fiscal benefit, whereby the project results in an increase in revenues for the Village and surrounding community above current levels even after factoring in new costs incurred.

CBFC acknowledges the Agreement is not deemed as a promise or obligation in any way for the Village to provide or promote any public financing. It is common for developers in any project to ask for financial tools. Other potential developers would be asking these same questions, but it does not mean the Village will agree to incentives. They will seek support from other entities, and we will assist them in these endeavors.

Section 11 explains the cost reimbursement structure to the Village.

Next, the CBFC needs to decide if they will purchase the property. They will be preparing plans and studies. Staff will review the documents and seek input from stakeholders. Each step entails input from public at various public meetings and public hearings. It is possible there may be no information for a long time as the Bears consider their way forward.

Attorney for the CBFC Paul Shadle, of DL Piper Law, reiterated his concurrence that the Agreement reflects the discussions.

President Hayes said this Agreement represents the first Agreement the Board has voted on with respect to the redevelopment.

Keith Moens said he has been misled. Approval of the Predevelopment Agreement was already decided at the Committee of the Whole meeting. Two votes were taken one was to recommend the vote to be taken here tonight. The Board has never changed their minds from the COW meeting. The Agenda on October 17th, the item

was on the agenda and no vote was taken. We were told it is too early. However, we have given the Bears everything they have asked for. The Village has had four consecutive years of no tax increases. Will taxes go up like they did when the downtown was redeveloped? They do not need our piggy bank. Please be more inclusive and transparent.

President Hayes disagreed with the accusation that the Board has not been transparent. It is very clear what is happening with the redevelopment. President Hayes said Mr. Moens in particular understands our processes as he is a frequent attendee of the meetings. The Committee of the Whole is a recommending body and cannot take official action. At a Committee of the Whole meeting the Board always makes recommendations for the Village Board to take action.

Brian Costin referenced Section 9 of the Agreement. NFL success depends on fair applications of the rules. The NFL and the Bears should play by the same rules as everyone else. Developers should pay for all infrastructure and impact fees and pay the same tax rates of all other businesses. He is not opposed to them coming here, but they are here to change the laws for their own benefit and profit. He asked the Board to create broad based policies to ensure fairness and not subsidize billionaires. The Board should reject Section 9.

Martin Bauer thanked the Village for the website links and information on the front page of the website. It still seems that the Village is too eager to jump into the project and plans to subsidize infrastructure. We are a long way past the previous statement that any taxpayer funding would be a last resort. The Agreement identifies a variety of stakeholders. All of them are other units of government. What is missing that the Village residents are the most important stakeholders. Please speak in detail how residents will be included. Be more specific. Will it be beyond 3 minutes which does not afford the public true participation? Make a strong effort to have representation and concerns from skeptics as well as supporters.

Trustee Bertucci noted the public is the primary stakeholder as listed in Section 10. Mr. Recklaus added that Section 10 A. states "the parties agree to: (1) cooperate in good faith to ensure that the general public receives regular and timely information concerning the status of the Project." He continued to say, we're all residents. We are constantly talking to the public. There will be other mechanisms that are different than typical public meetings to make sure we are capturing all of the sentiments. This project hits people in different ways. President Hayes agreed saying we all live in the community. He receives constant comments and asked for residents to continue to have face to face interactions with him and the Board in addition to, email, text, and phone calls. He asked for residents to let the Board know their thoughts and ideas.

Trustee Scaletta said when discussing the issues about the Village the organizational chart shows the citizens are #1, the Board is #2. Residents are #1, the Board always make decisions with the best interest of the residents in mind. This is a framework to move forward.

Jim Elgas said the information coming out should be totally transparent. In the news he saw that the Bears did some bonds over \$650 million and they still owe on them. Will that happen here, what happens if they don't pay for them?

Chris Hiebert said no place is quite like Arlington Heights. He has serious concerns regarding a stadium and sports book in the Village. He worried that residents will see minimal benefit while dealing with headaches of a changed town. It's more about the many events beyond the 9-10 football games a year. He said this would be fine for Indy or Chicago, but is it right for the Village? How will the money be spent? Where will it be going? Additional revenue is only half the equation. Aside from tax revenue and rent, the money will end up with out-of-town business people and the ownership family. He said he was worried about crime increasing. He didn't see a pressing need to bring more of the city here. He said no vote in and of itself is consequential, but there will be a place where we cross over to a place of no return.

Melissa Cayer listed all of the taxing bodies that would be affected by a TIF.

Trustee Scaletta reiterated his comments from the October 10th meeting saying he's excited and anxious. The impact is going to be large and that is why it will be a long process. We will have to address the positive and negative impacts. There is a lot of rumor about this project. October 10th was the first time Trustee Scaletta met Mr. Stein, the CBFC's attorney, tonight is the second night. He said it's hard to make a backroom deal when they have only met twice, and those times were both in person and in public. There is no TIF district in place. Trustee Scaletta asked Mr. Stein if he understood there is no commitment that the Board has agreed to, to provide any incentives. Mr. Stein said yes. Trustee Scaletta said there will be lots of traffic and parking issues. Mr. Stein said he understands this as they may be doubling the capacity from the track. The traffic issue has been expressed in every meeting since the process began and they will continue to address these issues. He said he was glad to hear the concerns early in the process.

Trustee Scaletta said his reaction to the Master Plan Vision is that it is too dense and there is too much going on near the train station. Resident's concerns are not lost on the Trustees. The Board is committed to getting it right. This will be a long journey and it will not be easy. The residents are the Board's bosses. We have lots of concerns, and the CBFC is looking for answers. Mr. Stein said this an important step. They have not made a decision to develop the property yet. Trustee Scaletta said we want a development that compliments the Downtown, but does not detract from it. He asked if there was anything the CBFC has learned about the property that we should know. Mr. Stein said the storm stormwater, there is a valley in the center that has softer soil and cannot be built upon, so that is why they have created the ponds and greenspace in the center. Trustee Scaletta said this is a marathon, not a sprint and many questions are still to be answered.

Trustee Bertucci stated that in Section 5 regarding the conceptual site plan "the parties acknowledge and agree that the Conceptual Site Plan has not been, and must be, carefully and fully evaluated to ascertain the feasibility and impacts of the

Proposed Project.” We are on this. Nothing is being decided. We are agreeing to fairly negotiate and address all of the issues listed.

Trustee Schwingbeck said he is keeping an open mind and will work with the CBFC through this process. Everybody has an opinion on this topic. This is what people are talking about locally, in the State and nationally. There is a lot of misinformation out there. He shared some of the misnomers he has heard. The Board hasn’t even started discussing the project yet. When details start coming, then the Board can make decisions. Listening to our residents is key. He is spending months walking the Village talking to neighbors to listen to their concerns.

Trustee LaBedz said it’s upsetting when she hears people say it’s a done deal. That is not how this Board works. This presentation was a vision, not a plan. She said the plan needs to also address bad weather. She hopes there will be market studies to see if the density is necessary. She said she recognizes the CBFC wants residents on the site, but the level of density needs to be studied. The Village has an Affordable Housing Inclusion Ordinance, so the residential pieces can’t be all be high end, she doesn’t want most people priced out of the market. We also don’t want to harm our Downtown. There’s a Metra station there, but she is concerned there may be an overreliance on it as people in the suburbs still have cars.

Trustee Tinaglia said yes, he’s excited, but he’s also really concerned about some of the details. He is not interested in AH West nor a concept that has a level of density that will rival or compete our town and have negative impacts for the residents. He cautioned people to not be married to this site plan. If this is the design you will end up with, he will vote no. More than 2/3’s of it should not be another basic downtown. He’s looking for more of a destination like before, but better. You will build a stadium, but who is going to build the rest of it? He doesn’t want to pay for it. He wants something we can be proud of year-round, not an average transit-oriented development because we don’t need it. He loves what we have.

Trustee Bertucci moved to approve A Resolution Approving a Pre-Development Agreement with CBFC Development, LLC (R2022-030/A2022-057). Trustee LaBedz seconded the motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, Scaletta, Tinaglia, Canty, LaBedz, Schwingbeck

Chapter 28 Overlay Zone Amendment-Arlington International Racecourse – PC #22-011 (moved from New Business A & Legal A)

Mr. Perkins said in July, 2021 the Village Board adopted Ordinance 21-024, establishing the Arlington International Race Course Overlay Zoning District. The overlay zone establishes additional zoning and subdivision standards for redevelopment of the former race course site including a requirement that any development shall be part of an approved Planned Unit Development. In addition, the Overlay encourages Transit Oriented Development near the Metra Rail Station.

The Chicago Bears Football Club have indicated that they intend to include a Sports Wagering Facility as part of their master plan for the property. Currently a Sports Wagering Facility is not a permitted use or Special Use in the B-3 district nor the Overlay Zone. At this time, the Village is proposing adding to the Overlay Zone as a Special Use a Sports Wagering Facility. It is important to note that this Ordinance does not approve a Sports Wagering Facility.

President Hayes said the Board is not approving a wagering use this evening. He asked "what is the state of the industry?" Mr. Stein said sports betting will be integral to a stadium. It is legal. There are sports betting facilities in every stadium where it is legal. The Cubs have built one at Wrigley and there is one at the United Center. He listed all the other stadiums where they exist. President Hayes wanted the public to know this is state of the art, and it is standard practice across the industry. Mr. Stein said it would be done tastefully and align with their brand.

Melissa Cayer said she thought Churchill Downs was not going to sell it to another betting facility. Churchill Downs is the owner. Staff said there was no restriction on the property. Churchill Downs said they were not inclined to sell to an entity that would operate a race track.

Trustee Bertucci noted the Plan Commission unanimously recommended approval as did Staff.

Trustee Bertucci moved to approve the Ordinance to amend Chapter 28 Overlay Zone Amendment-Arlington International Racecourse (2022-058). Trustee Schwingbeck seconded the motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia, Schwingbeck

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

A. 2022 MFT Street Reconstruction Project – Change Order #2 – Project Suspension & Extension

CONSENT PETITIONS AND COMMUNICATIONS

A. Bond Waiver – St Edna Church

Trustee Tinaglia moved to approve the Consent Agenda. Trustee Baldino Seconded the motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, Scaletta, Tinaglia, Canty, LaBedz, Schwingbeck

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Orchard Evangelical Free Church – 1330 N. Douglas Ave., PC #22-007. Plat of Subdivision to Consolidate.

President Hayes recused himself from this agenda item as he is a member of Orchard Church.

President Pro Tem LaBedz introduced the item. Caitlyn Csuk said the church's Arlington Heights campus is comprised of 10 parcels which were acquired over time. They would like to unify the property and consolidate the parcels. No changes to the function or operation of the church are planned. They are requesting an amendment to the Comprehensive Plan to reflect the site is institutional.

Mr. Perkins said the consolidation does not change anything on the property. Staff recommended two lots change zoning from Single Family to Institutional. The remaining lots should remain R-3. If the church changed and it was necessary to subdivide, these lots would revert to Single Family zoning status. Staff recommends approval, the Plan Commission made the same recommendation. This is not in anticipation of any changes to the property.

Trustee Scaletta asked if there are redevelopment plans in relation to this change. Ms. Csuk there are no plans to redevelop the property.

Trustee Scaletta moved to approve the Plat of Subdivision to consolidate 1330 N. Douglas, the Orchard Evangelical Free Church, as per the Plan Commission's recommendation. Trustee Baldino seconded the motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Scaletta, Tinaglia, Canty, LaBedz, Schwingbeck

Abstain: Hayes

B. Ecole 360 Childcare Center – 1515-1519 W. Dundee Rd. -PC #22-008, Special Use Permit to allow a Day Care Center, Variations

Meg Birgun said they have been operating in Palatine and Schaumburg. They hope to have 130 children from 6 weeks old to 5 years old. There are 8 classrooms, 22 staff members, two playgrounds on the southwest side of the building and a fence around the building to maintain the safety of children. They require a Special Use, and a Variation to allow an accessory structure.

Mr. Perkins said this is a good reuse of the building which has been vacant for a while. They need variations for the play equipment and the fence. They have agreed to shifting the location slightly of the play equipment.

Trustee Scaletta asked if the petitioner agreed to all the conditions. Yes, Ms. Birgun responded, they have no problems with the conditions.

Trustee Tinaglia noted there is a lot of parking. Is there anything the petitioner might do down the road? Mr. Perkins said there are 47 extra spaces. There is a shared parking area with the hotel and a cross access easement agreement. Ms. Birgun said she was aware of that. Trustee Tinaglia said he hoped there was reciprocal maintenance.

Trustee Scaletta moved to approve the Special Use Permit to allow a Day Care Center and the variations as outlined in PC#22-008. Trustee Tinaglia seconded the motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, Scaletta, Tinaglia, Canty, LaBedz, Schwingbeck

XIII. LEGAL

A. A Resolution Accepting Public Improvements (Walnut Park Subdivision)

This item was pulled from the Consent Agenda by Brian Costin.

Mr. Recklaus said this was a 4-lot subdivision approved in 2016 with 3 homes, the 4th lot was for stormwater detention. The project is done and the improvements meet our standards so the bond can be released. The Village is ready to accept the public improvements and move on.

Brian Costin said Section 29-503 states upon final approval, the owner and subdivider shall enter into an agreement that they install at their own expense. He asked if that was the case. Mr. Recklaus said the developer was required to pay for public improvements. Mr. Costin said it is customary for developers to pay for installation of required improvements. They are supposed to pay for roads, alleys, water supply, sewers, street lighting and the like. He wants this to be the consistent policy to protect the tax payers.

Trustee Scaletta moved to approve A Resolution Accepting Public Improvements (Walnut Park Subdivision) R2022-031. Trustee Grasse seconded the motion.

The motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, Scaletta, Tinaglia, Canty, LaBedz, Schwingbeck

XIII. REPORT OF THE VILLAGE MANAGER

Mr. Recklaus requested a Closed Session meeting per ILCS 120/2(c) (21) Minutes and 5 ILCS 120/2 (c) (11) Litigation.

XIV. APPOINTMENTS

XV. PETITIONS AND COMMUNICATIONS

Village Hall will be closed Friday for Veterans Day.

President Hayes said the Fire Department is conducting the coat drive and the Police Department is hosting Toys for Tots. Bring your coats to our Fire Stations, and toys to the Police Station or Village Hall.

XVI. ADJOURNMENT

Trustee Scaletta moved to adjourn to Closed Session at 10:08 p.m.

Trustee LaBedz seconded the motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, Scaletta, Tinaglia, Canty,
LaBedz, Schwingbeck



Village Board
11/21/2022

Item: Warrant Register 11/15/2022

Department: Village Clerk

ATTACHMENTS:

Description	Type
Warrant Register Nov 15, 2022	Warrant Register



**VILLAGE OF ARLINGTON
HEIGHTS**
WARRANT REGISTER FOR
CHECK DATE: 11-15-2022

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$359,438.53
211	Motor Fuel Tax Fund	\$726,375.43
227	Foreign Fire Ins Tax Fund	\$283.80
231	Criminal Investigation Fd	\$5,422.02
235	Municipal Parkg Opr Fund	\$4,856.60
301	Debt Service Fund	\$6,407,550.00
401	Capital Projects Fund	\$417,667.25
426	Storm Water Control Fund	\$818,315.14
505	Water and Sewer Fund	\$1,781,081.97
515	Arts,Entert & Events Fund	\$39,246.69
605	Health Insurance Fund	\$308,463.08
615	Workers Compensation Ins	\$384.26
621	Fleet Operations Fund	\$39,739.88
625	Technology Fund	\$81,164.59
715	Guaranty Deposits Fund	\$2,800.00
TOTAL ALL FUNDS		\$10,992,789.24

WARRANT REGISTER - GM0002**Department: 0****Division: 0**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236869	101-0000-120.80-00	ARLINGTON TOWN SQUARE	PARKING PERMIT REFUND	\$5,335.02	\$5,335.02
236879	715-0000-220.93-00	BLUE CONSTRUCTION	BOND REFUND	\$200.00	\$200.00
236907	715-0000-220.93-00	DAN CALMEYN	BOND REFUND	\$200.00	\$200.00
236911	101-0000-421.05-00	E3 DIAGNOSTICS	VEHICLE STICKER REFUND	\$30.00	\$30.00
236914	101-0000-421.05-00	GLORIA FOLEY	VEHICLE STICKER REFUND	\$18.00	\$18.00
236926	101-0000-140.45-00	GROOT INC	PRINTING SERVICES	\$7,620.00	\$7,620.00
236943	715-0000-220.93-00	JACEK ROKOSZ	BOND REFUND	\$200.00	\$200.00
236955	101-0000-421.05-00	SEIKA KOBARI	VEHICLE STICKER REFUND	\$30.00	\$30.00
236958	715-0000-220.93-00	LAWRENCE J GOLDSMIT	BOND REFUND	\$200.00	\$200.00
236989	715-0000-220.93-00	PAUL E SWANSON	BOND REFUND	\$200.00	\$200.00
236990	235-0000-435.65-02	BRIDGET PAUL	PARKING PERMIT REFUND	\$10.00	\$10.00
236993	715-0000-220.93-00	PERMA-SEAL BASEMENT SYSTEMS	BOND REFUND	\$200.00	\$200.00
236997	715-0000-220.93-00	PREMIER PAVING OF NORTHERN ILL	BOND REFUND	\$200.00	\$200.00
237008	715-0000-220.93-00	RUSLANAS MISINAS	BOND REFUND	\$200.00	\$200.00
237011	101-0000-421.05-00	NANCY SCHMIDT	VEHICLE STICKER REFUND	\$12.00	\$12.00
237028	715-0000-220.93-00	TAMARA HEINRICH	BOND REFUND	\$200.00	\$200.00
237032	715-0000-220.93-00	TMW ENTERPRISES	BOND REFUND	\$200.00	\$200.00
237033	715-0000-220.93-00	TMW ENTERPRISES PAVING	BOND REFUND	\$200.00	\$200.00
237034	715-0000-220.93-00	TOTAL PAVING	BOND REFUND	\$200.00	\$200.00
237066	715-0000-220.93-00	XCLUSIVE CONCRETE	BOND REFUND	\$200.00	\$200.00
237067	715-0000-220.93-00	XCLUSIVE CONCRETE	BOND REFUND	\$200.00	\$200.00
901940	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2022	\$2,337.07	\$2,337.07
				Division 0 Total	\$18,192.09

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Department 0 Total	\$18,192.09

WARRANT REGISTER - GM0002**Department: 1 Board of Trustees****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236891	101-0101-501.21-65	CAPTION FIRST INC	CLOSED CAPTIONING	\$570.00	\$1,140.00
			CLOSED CAPTIONING	\$570.00	
236894	101-0101-501.22-02	CHICAGO METROPOLITAN AGENCY FOR	FY2023 LOCAL CONTRIBUTION	\$2,846.38	\$2,846.38
Division 1 Total					\$3,986.38
Department 1 Total					\$3,986.38

WARRANT REGISTER - GM0002**Department: 2 Integrated Services****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236871	101-0201-502.21-65	AT & T MOBILITY	ACCT 232106787838	\$100.00	\$100.00
236890	101-0201-502.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$10.91	\$10.91
236988	101-0201-502.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	\$134.80	\$151.59
			OFFICE SUPPLIES, GENERAL	\$16.79	
237055	101-0201-502.21-65	VERIZON WIRELESS	ACCT 88534852600001	\$258.80	\$258.80
Division 1 Total					\$521.30
Department 2 Total					\$521.30

WARRANT REGISTER - GM0002**Department: 3 Human Resources****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236984	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	\$4,337.00	\$9,901.00
			SERVICE HEALTH TESTING	\$543.00	
			SERVICE HEALTH TESTING	\$2,045.00	
			SERVICE HEALTH TESTING	\$2,976.00	
236988	605-0301-552.33-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$219.21	\$219.21
	615-0301-552.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$327.75	\$351.29
			OFFICE SUPPLIES	\$11.86	
			OFFICE SUPPLIES	\$11.68	
236994	615-0301-552.20-50	PETTY CASH	MISCELLANEOUS SUPPLIES	\$32.97	\$32.97
237058	101-0301-503.21-65	VERIZON WIRELESS	ACCT 28544404900001	\$116.89	\$233.61
			ACCT 28544404900001	\$116.72	
901939	605-0301-552.20-60	HMO ILLINOIS	HMO BILLING NOV 2022	\$298,342.87	\$298,342.87
Division 1 Total					\$309,080.95
Department 3 Total					\$309,080.95

WARRANT REGISTER - GM0002**Department: 4 Legal Department****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236994	101-0401-503.21-65	PETTY CASH	MISCELLANEOUS SERVICES	\$50.00	\$50.00
	101-0401-503.22-03	PETTY CASH	TRAVEL & TRAINING	\$13.50	\$13.50
802248	101-0401-503.21-65	E RECORDING PARTNERS	WEEKLY RECORDING FEES	\$196.00	\$204.00
			OCTOBER SUBMISSION FEES	\$8.00	
Division 1 Total					\$267.50
Department 4 Total					\$267.50

WARRANT REGISTER - GM0002**Department: 5 Finance****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236859	101-0501-503.30-05	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES, GENERAL	\$75.90	\$75.90
236862	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	PROFESSIONAL SERVICES	\$4,729.43	\$4,729.43
236890	101-0501-503.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$410.71	\$410.71
236941	101-0501-503.22-02	INTL INSTITUTE OF MUNICIPAL CLERKS	DUES	\$225.00	\$225.00
236953	101-0501-503.20-05	KELLY SERVICES	PROFESSIONAL SERVICES	\$969.03	\$1,166.43
			PROFESSIONAL SERVICES	\$197.40	
236977	101-0501-503.22-02	MUNICIPAL CLERKS OF ILLINOIS	DUES	\$95.00	\$95.00
236988	101-0501-503.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	\$32.62	\$32.62
236994	101-0501-503.22-03	PETTY CASH	TRAVEL & TRAINING	\$35.50	\$100.83
			TRAVEL & TRAINING	\$65.33	
237013	101-0501-503.22-10	SEBIS DIRECT INC	PRINTING SERVICES	\$1,314.47	\$1,314.47
237025	101-0501-503.22-10	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	\$28.00	\$28.00
237044	101-0501-503.21-65	VERIZON WIRELESS	ACCT 38508581800001	\$32.11	\$32.11
Division 1 Total					\$8,210.50
Department 5 Total					\$8,210.50

WARRANT REGISTER - GM0002**Department: 6 Information Technology****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236865	625-0601-553.21-02	ARC IMAGING RESOURCES	EQUIPMENT MAINTENANCE	\$723.00	\$1,600.00
			EQUIPMENT MAINTENANCE	\$877.00	
236892	625-0601-553.20-39	CDW GOVERNMENT INC	COMPUTERS,DP & WORD PROC.	\$6,288.60	\$6,288.60
236908	625-0601-553.20-39	DELL MARKETING LP	COMPUTERS,DP & WORD PROC.	\$8,600.00	\$8,600.00
236942	625-0601-553.20-39	INTRADO INTERACTIVE SERVICES CORP	EQUIPMENT MAINTENANCE	\$2,434.69	\$2,434.69
236995	625-0601-572.50-10	PLANTE MORAN LLC	PROFESSIONAL SERVICES	\$9,000.00	\$9,000.00
237019	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	OFFICE EQUIPMENT	\$732.99	\$732.99
237026	625-0601-553.20-39	SUPERION LLC	COMPUTERS,DP & WORD PROC.	\$18,590.18	\$18,590.18
237037	625-0601-572.50-10	TYLER TECHNOLOGIES INC	COMPUTERS,DP & WORD PROC.	\$12,000.00	\$13,600.00
			COMPUTERS,DP & WORD PROC.	\$1,600.00	
237045	625-0601-553.21-65	VERIZON WIRELESS	ACCT 78036610800001	\$375.64	\$375.64
237046	625-0601-553.21-65	VERIZON WIRELESS	ACCT 98726153700001	\$684.23	\$684.23
237047	625-0601-553.21-65	VERIZON WIRELESS	ACCT 68500580500001	\$1,404.43	\$1,404.43
901941	625-0601-553.20-05	MUNICIPAL GIS PARTNERS INC	MONTHLY GIS SERVICES	\$17,853.83	\$17,853.83
Division 1 Total					\$81,164.59
Department 6 Total					\$81,164.59

WARRANT REGISTER - GM0002**Department: 10 Boards & Commissions****Division: 18**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236874	515-1018-525.40-55	BANGKOK CAFE	HARMONY FEST FOOD VOUCHER	\$40.00	\$40.00
236878	515-1018-525.40-55	BIG ANGES EATERY INC	HARMONY FEST FOOD VOUCHER	\$90.00	\$90.00
236915	515-1018-525.40-55	STEVEN FROMM	REIMBURSEMENT	\$126.50	\$126.50
236917	515-1018-525.40-55	GARIBALDIS ARLINGTON HEIGHTS	HARMONY FEST FOOD VOUCHER	\$60.00	\$60.00
236919	515-1018-525.40-55	COLLEEN GAUGHAN	REIMBURSEMENT	\$173.10	\$173.10
236932	515-1018-525.40-55	HEY NONNY	HARMONY FEST FOOD VOUCHER	\$20.00	\$20.00
236944	515-1018-525.40-55	DIANE JAMIESON	REIMBURSEMENT	\$296.91	\$296.91
236954	515-1018-525.40-55	KILWINS	HARMONY FEST FOOD VOUCHER	\$46.00	\$46.00
236957	515-1018-525.40-55	LA TASCA TAPAS	HARMONY FEST FOOD VOUCHER	\$20.00	\$20.00
236992	515-1018-525.40-55	PEGGY KINNANE'S LLC	HARMONY FEST FOOD VOUCHER	\$20.00	\$20.00
237036	515-1018-525.40-55	TUSCAN MARKET & WINE SHOP	HARMONY FEST FOOD VOUCHER	\$10.00	\$10.00
				Division 18 Total	\$902.51
				Department 10 Total	\$902.51

WARRANT REGISTER - GM0002**Department: 20 Special Events****Division: 5**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236924	515-2005-525.50-55	GRAND STAGE LIGHTING	ELECTRICAL EQUIP & SUPPLY	\$14,535.00	\$14,535.00
236994	515-2005-525.50-55	PETTY CASH	MISCELLANEOUS SUPPLIES	\$15.66	\$15.66
				Division 5 Total	\$14,550.66
				Department 20 Total	\$14,550.66

WARRANT REGISTER - GM0002**Department: 30 Police Department****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236877	101-3001-511.22-03	BERLA	TRAVEL & TRAINING	\$200.00	\$200.00
236882	101-3001-511.21-65	BRIGHTSIDE CLINIC	POLICE EQUIPMENT & SUPPLY	\$5,750.00	\$5,750.00
236888	101-3001-511.22-03	RYAN BUTCHER	TRAVEL & TRAINING	\$246.63	\$246.63
236889	101-3001-511.22-03	BUTLER MICHAEL	TRAVEL & TRAINING	\$2,048.00	\$2,048.00
236893	101-3001-511.21-65	CELLEBRITE USA CORP	POLICE EQUIPMENT & SUPPLY	\$6,100.00	\$6,100.00
236899	101-3001-511.21-65	COMPASSION FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	\$520.00	\$776.50
			SERVICE MISCELLANEOUS	\$256.50	
236902	101-3001-511.21-65	CRASH DATA GROUP INC	SOFTWARE RENEWAL	\$1,250.00	\$1,250.00
	101-3001-511.33-05	CRASH DATA GROUP INC	COMPUTER HARDWARE	(\$3,165.00)	\$5,915.00
			COMPUTER HARDWARE	\$3,165.00	
			COMPUTER HARDWARE	\$3,190.00	
			COMPUTER HARDWARE	(\$2,700.00)	
			COMPUTER HARDWARE	\$2,725.00	
			COMPUTER HARDWARE	\$2,700.00	
236910	101-3001-511.21-65	EXPERIAN	SERVICE MISCELLANEOUS	\$50.48	\$50.48
236921	101-3001-511.21-65	GOLF ROSE ANIMAL HOSPITAL	PROFESSIONAL SERVICES	\$115.00	\$115.00
236946	101-3001-511.30-35	JAMES JENNINGS	CLOTHING & APPAREL	\$26.99	\$26.99
236947	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$893.25	\$1,273.65
			CLOTHING & APPAREL	\$151.70	
			CLOTHING & APPAREL	\$207.95	
			CLOTHING & APPAREL	\$20.75	
236952	101-3001-511.30-35	KEHM JAMES	CLOTHING & APPAREL	\$180.00	\$180.00
236956	101-3001-511.22-10	KONICA MINOLTA BUSINESS USA	POLICE EQUIPMENT & SUPPLY	\$11.98	\$14.22

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236956	101-3001-511.22-10	KONICA MINOLTA BUSINESS USA	POLICE EQUIPMENT & SUPPLY	\$2.24	\$14.22
236964	101-3001-511.22-03	MANDEL, RUSSELL	TRAVEL & TRAINING	\$292.10	\$292.10
	101-3001-511.30-35	MANDEL, RUSSELL	CLOTHING & APPAREL	\$60.00	\$60.00
236980	101-3001-511.22-03	NELSON ALEXANDRA	TRAVEL & TRAINING	\$884.00	\$884.00
236983	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT DEC 2022	\$55,477.09	\$55,477.09
236987	101-3001-511.22-03	JOHN O'LEARY	TRAVEL & TRAINING	\$175.93	\$175.93
237004	101-3001-511.30-35	BRANDI ROMAG	CLOTHING & APPAREL	\$595.95	\$595.95
237030	101-3001-511.22-03	JEFFREY TEGTMEYER	TRAVEL & TRAINING	\$279.76	\$279.76
237031	101-3001-511.21-65	THOMSON REUTERS-WEST	SERVICE MISCELLANEOUS	\$594.26	\$594.26
237039	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	POLICE EQUIPMENT & SUPPLY	\$454.06	\$454.06
237053	235-3001-532.33-05	VERIZON WIRELESS	ACCT 54209747800003	\$35.01	\$35.01
237054	101-3001-511.21-65	VERIZON WIRELESS	ACCT 68682493000001	\$2,232.31	\$2,232.31
237061	101-3001-511.21-65	WALGREEN COMPANY	DRUGS,PHARM & BIOLOGICALS	\$112.54	\$112.54
Division 1 Total					\$85,139.48

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236876	231-3003-511.40-01	BENTLEY'S PETSTUFF	CANINE UNIT PROGRAM	\$162.64	\$162.64
236896	231-3003-511.40-11	BRIAN CLARKE	TRAVEL & TRAINING	\$834.20	\$834.20
236904	231-3003-511.40-11	GREGORZ J CZERNECKI	TRAVEL & TRAINING	\$190.00	\$190.00
236978	231-3003-511.40-11	JOSEPH MURPHY	TRAVEL & TRAINING	\$190.00	\$190.00
236991	231-3003-511.40-11	PECORA JR, NICHOLAS	TRAVEL & TRAINING	\$2,398.60	\$2,398.60
237059	231-3003-511.40-01	VETERINARY DENTAL CENTER	CANINE UNIT PROGRAM	\$1,646.58	\$1,646.58
Division 3 Total					\$5,422.02
Department 30 Total					\$90,561.50

WARRANT REGISTER - GM0002**Department: 35 Fire****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236855	101-3501-512.31-65	AIR ONE EQUIPMENT	FIRE EQUIPMENT & SUPPLY	\$47.50	\$47.50
	101-3501-512.31-85	AIR ONE EQUIPMENT	FIRE EQUIPMENT & SUPPLY	\$813.00	\$813.00
236900	101-3501-512.21-02	CONSOLIDATED FLEET SERVICES INC	EQUIPMENT MAINTENANCE	\$1,420.00	\$1,420.00
236912	101-3501-512.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$10.95	\$33.41
			SHIPPING/DELIVERY SERVICE	\$22.46	
236916	101-3501-512.30-35	GALLS LLC	CLOTHING & APPAREL	\$102.80	\$909.41
			CLOTHING & APPAREL	\$131.52	
			CLOTHING & APPAREL	\$97.66	
			CLOTHING & APPAREL	\$162.41	
			CLOTHING & APPAREL	\$211.76	
			CLOTHING & APPAREL	\$157.00	
			CLOTHING & APPAREL	\$46.26	
236927	101-3501-512.22-03	CURT HANSELMAN	TRAVEL & TRAINING	\$125.00	\$125.00
236928	101-3501-512.22-03	LANCE HARRIS	TRAVEL & TRAINING	\$125.00	\$125.00
236939	101-3501-512.31-85	INTERSPIRO INC	FIRE EQUIPMENT & SUPPLY	\$4,531.77	\$4,731.77
			FIRE EQUIPMENT & SUPPLY	\$200.00	
	401-3501-572.50-15	INTERSPIRO INC	FIRE EQUIPMENT & SUPPLY	\$5,688.00	\$5,688.00
236965	101-3501-512.22-03	RICK MANTHY	TRAVEL & TRAINING	\$34.95	\$34.95
236969	101-3501-512.33-50	MEDLINE INDUSTRIES, LP	FIRE EQUIPMENT & SUPPLY	\$119.56	\$119.56
236970	101-3501-512.31-65	MUNICIPAL EMERGENCY SERVICES	FIRE EQUIPMENT & SUPPLY	\$37.93	\$37.93
236982	101-3501-512.22-03	NORTHEASTERN IL PUBLIC SAFETY	TRAVEL & TRAINING	\$1,900.00	\$3,800.00
			TRAVEL & TRAINING	\$1,900.00	
236983	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT DEC 2022	\$18,492.36	\$18,492.36

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236988	101-3501-512.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	\$203.15	\$826.58
			OFFICE SUPPLIES, GENERAL	\$28.54	
			OFFICE SUPPLIES, GENERAL	\$227.89	
			OFFICE SUPPLIES, GENERAL	\$110.87	
			OFFICE SUPPLIES, GENERAL	\$244.27	
			OFFICE SUPPLIES, GENERAL	\$11.86	
236999	101-3501-512.31-60	R H MEDICAL	FIRE EQUIPMENT & SUPPLY	\$247.50	\$561.00
			FIRE EQUIPMENT & SUPPLY	\$313.50	
237002	101-3501-512.22-03	DAVID ROBERTS	TRAVEL & TRAINING	\$50.00	\$175.00
			TRAVEL & TRAINING	\$125.00	
237005	101-3501-512.22-03	ROMEOVILLE FIRE DEPARTMENT	TRAVEL & TRAINING	\$800.00	\$800.00
237006	101-3501-512.33-05	ROUTE 12 RENTAL CO INC	MISCELLANEOUS SUPPLIES	\$189.00	\$189.00
237043	101-3501-512.21-65	VERIZON WIRELESS	ACCT 44205897800001	\$943.52	\$943.52
237069	101-3501-512.21-11	ZEP MANUFACTURING CO	FIRE EQUIPMENT & SUPPLY	\$85.00	\$85.00
Division 1 Total					\$39,957.99
Department 35 Total					\$39,957.99

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Department: 37 Foreign Fire Insurance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236962	227-3701-512.50-15	LOWES COMMERCIAL SERVICES	FIRE EQUIPMENT & SUPPLY	\$283.80	\$283.80
				Division 1 Total	\$283.80
				Department 37 Total	\$283.80

WARRANT REGISTER - GM0002**Department: 40 Planning****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236890	101-4001-521.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$9.61	\$9.61
236906	101-4001-521.22-01	PADDOCK PUBLICATIONS	ADVERTISING	\$857.25	\$857.25
236950	101-4001-521.40-40	JOURNAL & TOPICS NEWSPAPERS	ADVERTISING	\$1,900.00	\$1,900.00
236960	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	\$285.50	\$1,504.00
			TRANSCRIPTS	\$370.50	
			TRANSCRIPTS	\$251.50	
			TRANSCRIPTS	\$158.00	
			TRANSCRIPTS	\$438.50	
236986	401-4001-571.50-30	NUTOYS LEISURE PRODUCTS	FURNITURE, NON OFFICE	\$19,921.00	\$19,921.00
236988	101-4001-521.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$1,013.55	\$1,013.55
236994	101-4001-521.22-03	PETTY CASH	TRAVEL & TRAINING	\$63.89	\$63.89
	101-4001-521.40-40	PETTY CASH	MISCELLANEOUS SUPPLIES	\$20.25	\$88.25
			MISCELLANEOUS SUPPLIES	\$68.00	
237023	101-4001-521.40-41	SUBURBAN FAMILY MAGAZINE	ADVERTISING	\$675.00	\$675.00
237049	101-4001-521.21-65	VERIZON WIRELESS	ACCT 38042002700001	\$88.28	\$88.28
Division 1 Total					\$26,120.83
Department 40 Total					\$26,120.83

WARRANT REGISTER - GM0002**Department: 45 Building****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236925	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENGINEERING REVIEW	\$675.00	\$675.00
236935	101-4501-523.22-02	IL ASSOC ELECTRICAL INSPECTORS	DUES	\$120.00	\$120.00
236994	101-4501-523.22-03	PETTY CASH	TRAVEL & TRAINING	\$25.00	\$25.00
	101-4501-523.30-05	PETTY CASH	OFFICE SUPPLIES	\$7.50	\$59.46
			OFFICE SUPPLIES	\$10.98	
			OFFICE SUPPLIES	\$40.98	
237048	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800002	\$300.09	\$300.09
237051	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800001	\$633.96	\$633.96
Division 1 Total					\$1,813.51
Department 45 Total					\$1,813.51

WARRANT REGISTER - GM0002**Department: 70 Health****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236912	101-7001-541.22-05	FEDERAL EXPRESS	OFFICE MACHINES & ACCESS	\$35.73	\$35.73
236913	101-7001-541.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	\$85.00	\$85.00
236988	101-7001-541.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	\$91.97	\$91.97
236994	101-7001-541.22-03	PETTY CASH	TRAVEL & TRAINING	\$45.00	\$45.00
	101-7001-541.33-10	PETTY CASH	NURSING SUPPLIES	\$64.48	\$64.48
237050	101-7001-541.21-65	VERIZON WIRELESS	ACCT 88556712200001	\$320.42	\$320.42
Division 1 Total					\$642.60

Division: 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236890	101-7007-541.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$36.26	\$101.86
			OFFICE MACHINES & ACCESS	\$29.88	
			OFFICE MACHINES & ACCESS	\$35.72	
236966	101-7007-541.31-65	CHASITY MARINI	PROGRAM SUPPLIES	\$59.79	\$59.79
236975	101-7007-541.30-05	MITY LITE, INC	OFFICE EQUIPMENT	\$1,448.28	\$1,448.28
Division 7 Total					\$1,609.93
Department 70 Total					\$2,252.53

WARRANT REGISTER - GM0002**Department: 71 Public Works****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236851	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	STREET SUPPLIES	\$2,451.60	\$2,451.60
	401-7101-571.50-20	ACTIVE ELECTRICAL SUPPLY CO	BLDG MAINT SUPPLY	\$6,083.21	\$6,083.21
236852	101-7101-531.31-55	ACTIVE LOCK AND KEY LTD	BLDG MAINT SUPPLY	\$1,092.88	\$1,092.88
236854	101-7101-531.21-02	AFFILIATED CUSTOMER SERVICE INC	SERVICE BLDG MAINT	\$1,784.12	\$1,784.12
236858	101-7101-531.21-11	ALPHA BUILDING MAINTENANCE SRVS	SERVICE BLDG MAINT	\$5,211.07	\$5,211.07
236861	101-7101-531.31-55	ANDERSON LOCK	BLDG MAINT SUPPLY	\$33.45	\$33.45
236863	101-7101-531.21-55	APEX LANDSCAPING INC	SERVICE MISCELLANEOUS	\$1,872.00	\$15,055.54
			SERVICE MISCELLANEOUS	\$5,655.77	
			SERVICE MISCELLANEOUS	\$5,655.77	
			SERVICE MISCELLANEOUS	\$1,872.00	
236864	101-7101-531.21-02	AQUALAB WATER TREATMENT INC	EQUIPMENT MAINTENANCE	\$285.00	\$285.00
236867	101-7101-531.31-65	ARLINGTON POWER EQUIPMENT	FORESTRY SUPPLIES	\$63.60	\$63.60
236868	101-7101-531.21-36	ARLINGTON RENTAL INC	MISCELLANEOUS SUPPLIES	\$902.35	\$902.35
236870	101-7101-531.22-70	AT & T	ACCT 217S667106106	\$2,211.28	\$2,211.28
236873	101-7101-531.20-05	BAMWX LLC	PROFESSIONAL SERVICES	\$2,873.00	\$2,873.00
236880	401-7101-571.50-20	BRAKUR CUSTOM CABINETRY	FURNITURE, NON OFFICE	\$11,911.26	\$11,911.26
236881	101-7101-531.30-35	BRAND IT ON APPAREL CO	CLOTHING & APPAREL	\$2,711.00	\$3,191.00
			CLOTHING & APPAREL	\$480.00	
236885	211-7101-571.50-40	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	\$726,375.43	\$726,375.43
	401-7101-571.50-30	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	\$346,888.18	
236886	401-7101-571.50-20	BUILDING CONSULTANTS LTD	SERVICE ENGINEERING	\$4,193.75	\$4,193.75
236890	101-7101-531.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$11.49	\$11.49
236897	101-7101-531.31-40	COLORBLENDS	MISCELLANEOUS SUPPLIES	\$3,393.77	\$3,393.77

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236898	101-7101-531.22-70	COMCAST CABLE	TV	\$31.56	\$31.56
236903	426-7101-571.50-25	CULY CONTRACTING	SERVICE CONSTRUCTION	\$69,650.00	\$69,650.00
236905	101-7101-531.21-02	DAHME MECHANICAL INDUSTRIES	EQUIPMENT MAINTENANCE	\$458.00	\$458.00
	101-7101-531.21-11	DAHME MECHANICAL INDUSTRIES	EQUIPMENT MAINTENANCE	\$426.00	\$426.00
236913	101-7101-531.21-55	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	\$884.70	\$12,350.70
			SERVICE MISCELLANEOUS	\$4,885.30	
			SERVICE MISCELLANEOUS	\$6,580.70	
236918	101-7101-531.30-39	GAS DEPOT INC	FUEL,OIL,GREASE, & LUBES	\$26,340.87	\$52,683.65
			FUEL,OIL,GREASE, & LUBES	\$26,342.78	
236922	401-7101-571.50-30	RAYMOND GONDEK	RESIDENT REIMBURSEMENT	\$120.00	\$120.00
236923	101-7101-531.31-65	GRAINGER W W INC	TRAFFIC SUPPLIES	\$139.62	\$139.62
236929	101-7101-531.21-02	HAYES MECHANICAL	SERVICE BLDG MAINT	\$802.51	\$3,901.65
			SERVICE BLDG MAINT	\$917.43	
			SERVICE BLDG MAINT	\$863.04	
			SERVICE BLDG MAINT	\$549.01	
			SERVICE BLDG MAINT	\$296.58	
			SERVICE BLDG MAINT	\$473.08	
	401-7101-571.50-20	HAYES MECHANICAL	SERVICE BLDG MAINT	\$3,210.00	\$3,210.00
236931	101-7101-531.21-55	HENDRICKSEN ROBERT W COMPANY	SERVICE MISCELLANEOUS	\$7,586.58	\$7,586.58
236934	101-7101-531.22-03	IL ARBORIST ASSOCIATION	TRAVEL & TRAINING	\$80.00	\$80.00
236936	401-7101-571.50-20	IBC NORTHERN IL	MISCELLANEOUS SUPPLIES	\$2,835.92	\$2,835.92
236937	101-7101-531.30-05	IMAGING ESSENTIALS, INC.	OFFICE SUPPLIES & EQUIPMENT	\$953.48	\$953.48
236945	101-7101-531.31-40	JCK CONTRACTORS	TOP SOIL	\$770.00	\$770.00
236948	426-7101-571.50-25	JOHN NERI CONSTRUCTION COMPANY	SERVICE CONSTRUCTION	\$101,264.71	\$748,665.14
			SERVICE CONSTRUCTION	\$647,400.43	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236949	101-7101-531.21-02	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BLDG MAINT	\$310.49	\$310.49
236951	101-7101-531.22-02	ANDREW KARPINSKI	REIMBURSEMENT	\$61.35	\$61.35
236961	101-7101-531.31-55	LORCHEM TECHNOLOGIES INC	MISCELLANEOUS SUPPLIES	\$1,497.76	\$1,497.76
236962	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$31.32	\$31.32
	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$4.17	\$4.17
	101-7101-531.31-70	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$142.38	\$142.38
	101-7101-531.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$130.38	\$546.14
			HARDWARE SUPPLIES	\$276.88	
			HARDWARE SUPPLIES	\$138.88	
236972	401-7101-571.50-30	MIDWEST GROUNDCOVERS	AGRICULTURAL SUPPLIES	\$10,041.86	\$10,041.86
236974	101-7101-531.20-05	MIOVISION TECHNOLOGIES	PROFESSIONAL SERVICES	\$1,919.38	\$1,919.38
236979	101-7101-531.30-35	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	\$98.71	\$98.71
236981	101-7101-531.21-50	NICOR	ACCT 01701843946	\$3,601.60	\$10,975.63
			ACCT 01701843946	\$3,621.31	
			ACCT 01701843946	\$3,752.72	
236985	101-7101-531.31-65	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	\$179.71	\$170.37
			MISCELLANEOUS SUPPLIES	(\$9.34)	
	401-7101-571.50-30	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	\$488.64	\$488.64
	401-7101-571.50-60	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	\$4,372.13	\$4,372.13
236986	101-7101-531.31-65	NUTOYS LEISURE PRODUCTS	JANITORIAL SUPPLIES	\$10,000.70	\$10,000.70
	515-7101-525.33-05	NUTOYS LEISURE PRODUCTS	JANITORIAL SUPPLIES	\$5,853.30	\$5,853.30
236988	101-7101-531.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	\$21.06	\$21.06
236994	101-7101-531.31-65	PETTY CASH	MISCELLANEOUS SUPPLIES	\$23.48	\$80.64
			MISCELLANEOUS SUPPLIES	\$28.48	
			MISCELLANEOUS SUPPLIES	\$28.68	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236996	101-7101-531.22-70	PRECISE MRM LLC	MONTHLY DATA PLAN	\$532.00	\$532.00
236998	101-7101-531.30-35	PRO SAFETY INC	CLOTHING & APPAREL	\$998.00	\$998.00
237000	101-7101-531.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$200.00	\$562.79
			CLOTHING & APPAREL	\$200.00	
			CLOTHING & APPAREL	\$169.99	
			CLOTHING & APPAREL	\$200.00	
			CLOTHING & APPAREL	(\$207.20)	
237001	101-7101-531.20-05	RITTER GIS	PROFESSIONAL SERVICES	\$3,515.00	\$3,515.00
237003	401-7101-571.50-30	JOANNA ROKOSZ	RESIDENT REIMBURSE	\$352.50	\$352.50
237006	101-7101-531.31-90	ROUTE 12 RENTAL CO INC	PROPANE	\$82.38	\$82.38
237009	101-7101-531.21-55	SANDY'S LAWN AND TREE CARE	LANDSCAPING SERVICES	\$1,818.56	\$1,818.56
237010	101-7101-531.22-03	DAVID SCANLON	TRAVEL & TRAINING	\$739.00	\$739.00
237012	401-7101-571.50-30	JUDI SCHUCH	RESIDENT REIMBURSE	\$850.00	\$1,106.74
			RESIDENT REIMBURSE	\$256.74	
237014	515-7101-525.33-05	SERVICE SANITATION	RENTAL/LEASE EQUIPMENT	\$6,890.00	\$6,890.00
237015	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$105.87	\$118.47
			HARDWARE SUPPLIES	\$12.60	
	101-7101-531.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$14.58	\$44.56
			HARDWARE SUPPLIES	\$29.98	
237016	101-7101-531.31-65	SIGNS BY TOMORROW	PRINTING SERVICES	\$1,362.99	\$1,362.99
237018	101-7101-531.31-55	SOUTH SIDE CONTROL SUPPLY CO.	SERVICE BLDG MAINT	\$171.31	\$171.31
237035	101-7101-531.31-80	TRAFFIC CONTROL & PROTECTION	MISCELLANEOUS SUPPLIES	\$845.00	\$845.00
237038	101-7101-531.31-45	ULINE INC	JANITORIAL SUPPLIES	\$192.37	\$192.37
	101-7101-531.31-65	ULINE INC	MISCELLANEOUS SUPPLIES	\$1,455.00	\$1,726.62
			MISCELLANEOUS SUPPLIES	\$271.62	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
237040	101-7101-531.21-11	UNIFIRST CORPORATION	FIRE 3 FLOOR MATS	\$38.03	\$1,386.59
			FIRE 2 FLOOR MATS	\$57.17	
			PW FLOOR MATS 9/26	\$154.55	
			FIRE 4 FLOOR MATS 10/4	\$48.53	
			FIRE 1 FLOOR MATS 10/5	\$38.03	
			VH FLOOR MATS 10/5	\$192.29	
			POLICE FLOOR MATS 10/5	\$68.55	
			FIRE 3 FLOOR MATS 10/10	\$38.03	
			FIRE 2 FLOOR MATS 10/10	\$57.17	
			PW FLOOR MATS 10/10	\$154.55	
			FIRE 4 FLOOR MATS 10/18	\$48.53	
			FIRE 1 FLOOR MATS 10/19	\$38.03	
			VH FLOOR MATS 10/19	\$192.29	
			POLICE FLOOR MATS 10/19	\$68.55	
			VH FLOOR MATS 11/2	\$192.29	
237042	101-7101-531.21-02	UTILITY DYNAMICS CORP	EQUIPMENT MAINTENANCE	\$4,490.00	\$4,490.00
237052	101-7101-531.22-70	VERIZON WIRELESS	ACCT 64202486400001	\$126.44	\$126.44
237056	101-7101-531.22-70	VERIZON WIRELESS	ACCT 58675303500001	\$2,357.01	\$2,357.01
237064	101-7101-531.30-39	WEX BANK	FUEL,OIL,GREASE, & LUBES	\$199.96	\$199.96
237065	101-7101-531.31-65	WINDY CITY LIGHTS	ELECTRICAL SUPPLIES	\$4,150.00	\$4,150.00
237070	101-7101-531.20-05	RYAN ZIMMERMAN	PROFESSIONAL SERVICES	\$690.00	\$690.00
237071	101-7101-531.31-85	ZORO TOOLS INC	HARDWARE SUPPLIES	\$160.32	\$160.32
802245	101-7101-531.22-70	AT & T	ACCT 84725334382001	\$102.59	\$415.58
			ACCT 84734215365273	\$50.13	
			ACCT 84739420624707	\$50.08	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802245	101-7101-531.22-70	AT & T	ACCT 84739443682112	\$50.03	\$415.58
			ACCT 84739893361501	\$51.52	
			ACCT 84739893901330	\$55.56	
			ACCT 84759391411742	\$55.67	
802246	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 2985063029	\$181.31	\$1,289.45
			ACCT 4321662000	\$543.78	
			ACCT 4643388009	\$564.36	
802247	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	ACCT 8063214	\$5,624.04	\$5,624.04
802249	101-7101-531.21-50	NICOR	ACCT 06802945268	\$49.69	\$24,250.95
			ACCT 15839647334	\$49.72	
			ACCT 19426400008	\$193.97	
			ACCT 25422686599	\$10,800.71	
			ACCT 28178600004	\$163.37	
			ACCT 38096400007	\$196.15	
			ACCT 38178600003	\$55.68	
			ACCT 40178600009	\$55.68	
			ACCT 43278600002	\$212.91	
			ACCT 53278600001	\$174.88	
			ACCT 55616726109	\$4,445.82	
			ACCT 58401600000	\$289.55	
			ACCT 72469260108	\$310.11	
			ACCT 95407400001	\$1,327.07	
			ACCT 96945600003	\$4,814.55	
			ACCT 97034457784	\$1,111.09	
Division 1 Total				\$2,150,688.94	

Check Date: 11-15-2022

Tuesday, November 15, 2022

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Department 71 Total	\$2,150,688.94

WARRANT REGISTER - GM0002**Department: 72 Water and Sewer****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236856	505-7201-561.31-60	ALEXANDER CHEMICAL CORP	CHLORINE GAS	\$1,270.62	\$1,270.62
236857	505-7201-561.50-15	ALLAN INTEGRATED CONTROL SYSTEMS	WATER SUPPLIES	\$22,500.00	\$22,500.00
236860	505-7201-561.22-70	AMERICAN MESSAGING	ACCT U1109311	\$67.01	\$134.02
			ACCT U1109311	\$67.01	
236875	505-7201-561.31-65	BENJAMIN MOORE MT PROSPECT PAINT	HARWARE SUPPLIES	\$229.20	\$302.19
			HARDWARE SUPPLIES	\$72.99	
236884	505-7201-561.21-50	BUCKEYE POWER SALES CO., INC.	EQUIPMENT MAINTENANCE	\$4,075.00	\$4,075.00
236901	505-7201-561.31-07	CORE & MAIN LP	WATER SUPPLIES	\$6,830.00	\$6,830.00
236923	505-7201-561.31-65	GRAINGER W W INC	TRAFFIC SUPPLIES	\$139.62	\$154.42
			ELECTRICAL EQUIP & SUPPLY	\$14.80	
	505-7201-561.31-85	GRAINGER W W INC	PLUMBING EQUIP & SUPPLY	\$117.04	\$316.52
			PLUMBING EQUIP & SUPPLY	\$66.37	
			PLUMBING EQUIP & SUPPLY	\$66.37	
			PLUMBING EQUIP & SUPPLY	\$66.74	
236930	505-7201-561.21-35	HBK WATER METER SERVICE INC	METER SERVICE	\$517.66	\$3,831.47
			METER SERVICE	\$3,313.81	
	505-7201-561.31-02	HBK WATER METER SERVICE INC	METER SUPPLIES	\$95.95	\$1,906.63
			METER SUPPLIES	\$1,810.68	
236933	505-7201-561.20-05	HR GREEN INC.	SERVICE CONSULTING	\$184.00	\$184.00
236962	505-7201-561.31-02	LOWES COMMERCIAL SERVICES	PLUMBING EQUIP & SUPPLY	\$39.65	\$39.65
	505-7201-561.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$82.27	\$82.27
236988	505-7201-561.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	\$69.99	\$231.97
			OFFICE SUPPLIES, GENERAL	\$79.49	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236988	505-7201-561.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$82.49	\$231.97
236994	505-7201-561.30-05	PETTY CASH	OFFICE SUPPLIES	\$21.24	\$21.24
236996	505-7201-561.22-70	PRECISE MRM LLC	MONTHLY DATA PLAN	\$532.00	\$532.00
236998	505-7201-561.30-35	PRO SAFETY INC	CLOTHING & APPAREL	\$998.00	\$998.00
237000	505-7201-561.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$200.00	\$610.02
			CLOTHING & APPAREL	\$200.00	
			CLOTHING & APPAREL	\$200.00	
			CLOTHING & APPAREL	(\$95.99)	
			CLOTHING & APPAREL	\$169.99	
			CLOTHING & APPAREL	(\$63.98)	
237015	505-7201-561.31-65	SHERWIN ACE HARDWARE	PLUMBING EQUIP & SUPPLY	\$8.99	\$145.21
			HARDWARE SUPPLIES	\$17.51	
			HARDWARE SUPPLIES	\$29.24	
			HARDWARE SUPPLIES	\$17.98	
			HARDWARE SUPPLIES	\$7.99	
			HARDWARE SUPPLIES	\$24.58	
			HARDWARE SUPPLIES	\$38.92	
	505-7201-561.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$19.99	\$19.99
237017	505-7201-561.50-15	SMART COVER SYSTEMS	OFFICE EQUIPMENT & SUPPLY	\$8,309.98	\$8,309.98
237020	505-7201-561.22-30	SPRING RAIN LAWN SPRINKLER, INC	DAMAGE REIMBURSEMENT	\$1,650.00	\$1,650.00
237024	505-7201-561.20-05	SUBURBAN LABORATORIES INC	WATER SAMPLE ANALYSIS	\$1,170.00	\$2,288.00
			WATER SAMPLE ANALYSIS	\$1,118.00	
237027	505-7201-561.22-03	SWAN ANALYTICAL INSTRUMENTS	TRAVEL & TRAINING	\$950.00	\$950.00
237029	505-7201-561.21-35	TAYLOR PLUMBING	WATER SUPPLY	\$8,446.10	\$9,480.57
			WATER SUPPLY	\$1,034.47	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
237029	505-7201-561.31-02	TAYLOR PLUMBING	METER SUPPLY	\$554.98	\$706.17
			WATER SUPPLY	\$151.19	
237035	505-7201-561.31-65	TRAFFIC CONTROL & PROTECTION	STREET/SIDEWALK SUPPLIES	\$16,410.00	\$16,410.00
237038	505-7201-561.31-65	ULINE INC	MISCELLANEOUS SUPPLIES	\$271.62	\$271.62
237056	505-7201-561.22-70	VERIZON WIRELESS	ACCT 58675303500001	\$1,571.34	\$1,571.34
237057	505-7201-561.22-70	VERIZON WIRELESS	ACCT 78635116200001	\$1,176.22	\$1,176.22
237062	505-7201-561.31-01	WATER PRODUCTS CO	WATER SUPPLY	\$64.13	\$1,504.13
			WATER SUPPLY	\$720.00	
			WATER SUPPLY	\$720.00	
	505-7201-561.31-07	WATER PRODUCTS CO	SEWER SUPPLY	\$1,309.00	\$1,309.00
237071	505-7201-561.31-85	ZORO TOOLS INC	HARDWARE SUPPLIES	\$160.33	\$160.33
802245	505-7201-561.22-70	AT & T	ACCT 84725301748135	\$51.57	\$51.57
802246	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0111076085	\$271.60	\$342.25
			ACCT 0684023014	\$70.65	
802247	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1050217	\$2,754.28	\$9,240.27
			ACCT 1050218	\$2,293.03	
			ACCT 1050220	\$4,192.96	
802249	505-7201-561.21-50	NICOR	ACCT 04055600003	\$218.94	\$767.19
			ACCT 19278600002	\$281.57	
			ACCT 42567835683	\$54.69	
			ACCT 58544400003	\$51.41	
			ACCT 90920700003	\$160.58	
901942	505-7201-561.21-53	NORTHWEST WATER COMMISSION	NOV 22 QUARTERLY PAYMENT	\$840,721.00	\$840,721.00
Division 1 Total					\$941,094.86
Department 72 Total					\$941,094.86

WARRANT REGISTER - GM0002**Department: 73 Parking****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236909	235-7301-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$419.16	\$419.16
802246	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4286290000	\$518.07	\$518.07
				Division 1 Total	\$937.23

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236909	235-7302-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$1,327.34	\$1,327.34
802245	235-7302-532.21-50	AT & T	ACCT 84725309782425	\$236.29	\$236.29
				Division 2 Total	\$1,563.63

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236909	235-7303-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$1,327.34	\$1,327.34
802245	235-7303-532.21-50	AT & T	ACCT 84763200281737	\$203.57	\$203.57
802249	235-7303-532.21-50	NICOR	ACCT 12690400002	\$54.18	\$54.18
				Division 3 Total	\$1,585.09

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236853	235-7304-532.31-65	ADDISON BUILDING MATERIAL CO	BLDG MAINT SUPPLY	\$119.09	\$119.09
236909	235-7304-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$419.16	\$419.16
802249	235-7304-532.21-50	NICOR	ACCT 92296400002	\$187.39	\$187.39
				Division 4 Total	\$725.64
				Department 73 Total	\$4,811.59

WARRANT REGISTER - GM0002**Department: 75 Municipal Fleet Services****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236866	621-7501-551.21-07	ARLINGTON HEIGHTS FORD INC	VEH MAINTENANCE SUPPLY	\$1,029.28	\$1,029.28
	621-7501-551.31-51	ARLINGTON HEIGHTS FORD INC	VEH MAINTENANCE SUPPLY	\$97.42	\$834.59
			VEH MAINTENANCE SUPPLY	\$323.17	
			VEH MAINTENANCE SUPPLY	\$98.88	
			VEH MAINTENANCE SUPPLY	\$98.65	
			VEH MAINTENANCE SUPPLY	\$32.45	
			VEH MAINTENANCE SUPPLY	\$133.50	
			VEH MAINTENANCE SUPPLY	\$92.41	
			VEH MAINTENANCE SUPPLY	\$15.92	
			VEH MAINTENANCE SUPPLY	\$41.07	
			VEH MAINTENANCE SUPPLY	(\$98.88)	
236872	621-7501-551.31-51	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	\$144.23	\$144.23
236883	621-7501-551.31-51	BROWN EQUIPMENT COMPANY	VEH MAINTENANCE SUPPLY	\$370.40	\$370.40
236887	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$226.68	\$515.18
			VEH MAINTENANCE SUPPLY	\$288.50	
236895	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	\$222.89	\$741.93
			VEH MAINTENANCE SUPPLY	\$576.04	
			VEH MAINTENANCE SUPPLY	(\$35.00)	
			VEH MAINTENANCE SUPPLY	(\$22.00)	
236920	621-7501-551.31-65	GLOBAL EQUIPMENT COMPANY	MISCELLANEOUS SUPPLIES	\$62.61	\$62.61
236940	621-7501-551.21-07	INTERSTATE POWER SYSTEMS INC	VEH MAINTENANCE SUPPLY	\$19,571.97	\$19,571.97
236959	621-7501-551.31-51	LEAHY WOLF CO	VEH MAINTENANCE SUPPLY	\$3,688.91	\$3,688.91
236963	621-7501-551.31-51	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$70.70	\$325.55

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236963	621-7501-551.31-51	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$254.85	\$325.55
236968	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$26.32	\$26.32
236973	621-7501-551.31-51	MIDWEST PAVING EQUIPMENT	VEH MAINTENANCE SUPPLY	\$912.97	\$912.97
236976	621-7501-551.31-51	MORTON GROVE AUTOMOTIVE WEST	VEH MAINTENANCE SUPPLY	\$295.00	\$630.00
			VEH MAINTENANCE SUPPLY	\$335.00	
236979	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	\$102.04	\$480.79
			VEH MAINTENANCE SUPPLY	\$98.71	
			VEH MAINTENANCE SUPPLY	\$170.18	
			VEH MAINTENANCE SUPPLY	\$25.69	
			VEH MAINTENANCE SUPPLY	\$21.58	
			VEH MAINTENANCE SUPPLY	\$45.34	
			VEH MAINTENANCE SUPPLY	\$17.25	
237000	621-7501-551.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$200.00	\$200.00
237007	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	\$54.65	\$2,909.42
			VEH MAINTENANCE SUPPLY	\$400.00	
			VEH MAINTENANCE SUPPLY	\$1,732.04	
			VEH MAINTENANCE SUPPLY	\$722.73	
237015	621-7501-551.31-51	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$5.98	\$16.75
			VEH MAINTENANCE SUPPLY	\$10.77	
237021	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$186.64	\$4,331.12
			VEH MAINTENANCE SUPPLY	\$2,507.69	
			VEH MAINTENANCE SUPPLY	\$2,507.69	
			VEH MAINTENANCE SUPPLY	\$216.99	
			VEH MAINTENANCE SUPPLY	(\$1,087.89)	
237022	621-7501-551.21-08	SUBURBAN ACCENTS INC	EQUIPMENT MAINTENANCE	\$250.00	\$250.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
237039	621-7501-551.31-51	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPPLY	\$363.00	\$363.00
237040	621-7501-551.30-35	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$65.71	\$130.14
			CLOTHING & APPAREL	\$64.43	
237041	621-7501-551.31-51	UNITED STATES PLASTIC CORP	VEH MAINTENANCE SUPPLY	\$39.37	\$39.37
237060	621-7501-551.22-03	ROSS VLIEGER	TRAVEL & TRAINING	\$84.00	\$84.00
237063	621-7501-551.21-07	WE WASH EXPRESS	FULL DETAIL	\$225.00	\$225.00
237068	621-7501-551.31-51	ZARNOTH BRUSH WORKS INC	VEH MAINTENANCE SUPPLY	\$1,465.00	\$1,465.00
237071	621-7501-551.31-51	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	\$151.26	\$391.35
			VEH MAINTENANCE SUPPLY	\$240.09	
Division 1 Total					\$39,739.88
Department 75 Total					\$39,739.88

WARRANT REGISTER - GM0002**Department: 90 Capital****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236938	505-9001-571.50-25	INSITUFORM TECHNOLOGIES INC	SERVICE CONSTRUCTION	\$355,714.67	\$355,714.67
236967	505-9001-571.50-25	MAURO SEWER CONSTRUCTION	SERVICE CONSTRUCTION	\$484,272.44	\$484,272.44
				Division 1 Total	\$839,987.11
				Department 90 Total	\$839,987.11

WARRANT REGISTER - GM0002**Department: 95 Debt Service****Division: 50**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901943	301-9550-581.60-05	BANK OF NEW YORK MELLON	2010 GO BONDS	\$280,000.00	\$280,000.00
	301-9550-582.60-15	BANK OF NEW YORK MELLON	2010 GO BONDS	\$4,550.00	\$4,550.00
Division 50 Total					\$284,550.00

Division: 52

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901943	301-9552-581.60-05	BANK OF NEW YORK MELLON	2012 GO BONDS	\$1,375,000.00	\$1,375,000.00
	301-9552-582.60-15	BANK OF NEW YORK MELLON	2012 GO BONDS	\$13,750.00	\$13,750.00
Division 52 Total					\$1,388,750.00

Division: 55

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901944	301-9555-581.60-05	UMB BANK	2016 GO BONDS	\$1,595,000.00	\$1,595,000.00
	301-9555-582.60-15	UMB BANK	2016 GO BONDS	\$470,075.00	\$470,075.00
Division 55 Total					\$2,065,075.00

Division: 56

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901944	301-9556-581.60-05	UMB BANK	2018 GO BONDS	\$360,000.00	\$360,000.00
	301-9556-582.60-15	UMB BANK	2018 GO BONDS	\$166,150.00	\$166,150.00
Division 56 Total					\$526,150.00

Division: 57

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901944	301-9557-581.60-05	UMB BANK	2019 GO BONDS	\$640,000.00	\$640,000.00
	301-9557-582.60-15	UMB BANK	2019 GO BONDS	\$199,625.00	\$199,625.00
				Division 57 Total	\$839,625.00

Division: 58

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901944	301-9558-581.60-05	UMB BANK	2020 GO BONDS	\$1,085,000.00	\$1,085,000.00
	301-9558-582.60-15	UMB BANK	2020 GO BONDS	\$218,400.00	\$218,400.00
				Division 58 Total	\$1,303,400.00
				Department 95 Total	\$6,407,550.00

WARRANT REGISTER - GM0002**Department: 99 Non Operating****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
236971	515-9901-525.40-83	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	\$7,301.15	\$7,301.15
	515-9901-525.40-92	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	\$3,749.07	\$3,749.07
Division 1 Total					\$11,050.22
Department 99 Total					\$11,050.22
TOTAL ALL FUNDS:					\$10,992,789.24



Village Board
11/21/2022

Item: Illinois Elementary School Association (IESA) Girls Golf State Champion

Department: Village Manager's Office

Recognition of Illinois Elementary School Association Girls Golf State Champion,
Jennifer March

ATTACHMENTS:

Description

March Golf Recognition

Type

Presentation

Village of Arlington Heights
Certificate of Recognition

Presented to
Jennifer March

2022 Illinois Elementary School Association (IESA)
Girls Golf State Champion

An eighth grader at South Middle School in Arlington Heights, Jennifer won the Illinois Elementary School Association (IESA) girls golf state championship at Metamora Fields in Metamora, Illinois on Thursday, September 15th.

Jennifer shot a 34 on the front nine and a 34 on the back nine to finish at 3-under-par 68 to tie Station (Barrington) golfer Reese Wallace for the individual title.

This Certificate of Recognition is therefore presented to you in recognition of your high achievement and dedication to excellence which reflects great credit on you, your family, your school, and your community, and we wish you nothing but the best in all of your future endeavors.

Thomas W. Hayes

Thomas W. Hayes, Mayor

Trustee Richard Baldino
Trustee James Bertucci
Trustee Mary Beth Cauty
Trustee Nicolle Grasse

Trustee Robin LaBedz
Trustee John Scaletta
Trustee Tom Schwingbeck
Trustee Jim Timaglia

November 21, 2022



Village Board
11/21/2022

Item: Report of the Committee of the Whole Meeting of November 14, 2022

Department: Village Manager's Office

Report of the Committee of the Whole Meeting of November 14, 2022

Arlington Heights Memorial Library Budget Review

Trustee Bertucci 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 budget for the Arlington Heights Memorial Library.



Village Board
11/21/2022

Item: Report of the Committee of the Whole Meeting of November 16, 2022

Department: Village Manager's Office

Report of the Committee of the Whole Meeting of November 16, 2022

Final Recommendation of the Committee-of-the-Whole to the Board of Trustees for the 2022 Property Tax Levy payable in 2023

Trustee Scaletta moved, seconded by Trustee Canty that the Committee-of-the-Whole recommend to the Village Board of Trustees to authorize staff to prepare the Village's and the Arlington Heights Memorial Library's 2022 Tax Levy Ordinance reflecting an estimated total tax levy of \$52,871,000 or a 0% increase over the 2021 extended tax levy for the Village and Library portion of the levy.



Village Board
11/21/2022

Item: Report of the Committee of the Whole Meeting of November 16, 2022

Department: Village Manager's Office

Report of the Committee of the Whole Meeting of November 16, 2022

Final Recommendation of the Committee-of-the-Whole to the Board of Trustees for the 2023 Budget

Trustee Bertucci moved, seconded by Trustee Schwingbeck that the Committee-of-the-Whole recommend to the Village Board of Trustees that the Board approve the Proposed 2023 Budget as amended through the review process.



Village Board
11/21/2022

Item: Report of the Committee of the Whole Meeting of November 21, 2022

Department: Village Manager's Office

Report of the Committee of the Whole Meeting of November 21, 2022

Interview of Gabe Cherwin for appointment to the Youth Commission, youth member - term expiring April 30, 2023



Village Board
11/21/2022

Item: Report of the Committee of the Whole Meeting of November 21, 2022

Department: Village Manager's Office

Report of the Committee of the Whole Meeting of November 21, 2022

Consideration of recommending to the Liquor Commissioner the issuance of a Class E liquor license to Chuck's Seafood AH, LLC dba Chuck's Pizzeria located at 6 South Dunton Avenue



Village Board
11/21/2022

Item: Brick Facade Repairs at Village Hall

Department: Public Works

The 2022 Capital Projects Fund includes \$160,000 for ongoing maintenance to the brick exteriors of Village Hall. The Village Hall was constructed in 2008 and is now in need of brick façade improvements, including tuckpointing, flashing replacement adjacent to rooflines and window areas; and caulking and sealing work. The Village has a systematic brick maintenance program intended to maintain the numerous buildings that have a brick façade. However, this project required additional attention and funding, because of the height of the repairs and the location along the west and south façade of the Village Hall.

Staff worked with a design professional to prepare construction documents to secure competitive pricing. Given the high-profile nature of the work and craftsmanship required to complete the proposed work, staff worked with the designer to identify highly reputable area contractors to provide pricing for this project. Pricing was requested from seven different vendors. On November 1, 2022, the Village received three proposals for consideration. The following proposals were received.

<u>Contractor</u>	<u>Total Cost</u>
--------------------------	--------------------------

Berglund Construction Company	\$109,000
Professional Masonry Restoration	\$141,580
Holton Brothers, Incorporated	\$180,800

The Village consultant has reviewed the proposals and verified project scope and understanding. The consultant provided an official letter of recommendation to recommend Berglund Construction Company of Chicago, IL be awarded the project contract. Staff concurs with the recommendation and have successfully worked with Berglund Construction before. Work is anticipated in spring 2023.

As part of the consultant recommendation, a 10% contingency is recommended to be included in the requesting funding. This will allow authorization of funding that might be necessary to address potential problems identified during construction. Therefore, staff is recommending an additional \$10,900 be

authorized at this time, should it be necessary during construction.

Funds for these services are available in the Capital Projects Fund Account No. 401-7101-571.50-20 (BL 9603).

RECOMMENDATION

It is recommended that the Village Board waive competitive bidding and award the contract for the Village Hall Brick Façade Project to Berglund Construction Company of Chicago, IL, in an amount not-to-exceed \$119,900 and authorize staff to execute the necessary documents.



**Village Board
11/21/2022**

Item: Sodium Chloride (Road Salt) Purchase 2022 - State Contract

Department: Public Works

The 2023 Public Works Department Operating Budget includes \$465,000 for the purchase of road salt used for Snow & Ice Control Operations. The Village recently received our sodium chloride purchase confirmation letter from the State's Department of Central Management Services (CMS). CMS conducts the Statewide Salt Bid for all municipalities to participate in. The Village received a confirmation price from Compass Minerals America, Inc. of Overland Park, Kansas, at a cost of \$81.51/ton. We intend to use the CMS contract to meet our needs during the season, and to re-stock at the end if able. The bidder has been determined to be responsible and has worked successfully with the Village in the past.

The State contract is valid through September 2023; and allows for a purchase of a minimum of 80% of our allotted 6,500 tons, up to a maximum purchase of 120%. We are therefore planning to purchase up to 7,800 tons.

Funds for this purchase are included in the 2023 budget and are available in Account No. 101-7101-531.31-90 for calendar year 2023. Staff will not authorize any use of this contract until January 1, 2023.

RECOMMENDATION

It is recommended that the Village Board award a contract for 2022 to Compass Minerals America Inc. of Overland Park, Kansas, for the purchase of Sodium Chloride (Road Salt), at a unit cost of \$81.51/ton, up to the budgeted amount, and authorize Staff to execute the necessary documents.



Village Board
11/21/2022

Item: Pickup Trucks (3) Vehicles Purchase - Public Works

Department: Public Works

The approved FY23 Capital budget includes \$129,500 for the purchase of three pickup trucks for the Utility Division of Public Works. One pickup truck will be used in Water Production, and two will be used in Water Distribution. All three of the trucks being replaced have been inspected by Fleet and determined to be in need of replacement based on age and condition. If this purchase is approved, the current vehicles will be surplus in accordance with Village policy.

The proposed replacement trucks are 2023 Ford F250 4X4 pickup trucks. The Village typically purchases these vehicles through a State Purchasing contract, but currently none exist, due to the supply chain problems. Staff found a National Joint Purchasing contract for \$154,796.34.

Staff researched the pricing and was able to secure a second quote from a past vendor that historically participated in the State's Purchasing Program. Currie Motors of Frankfort, IL provided a quote of \$142,641, which is approximately \$12,000 less than the joint purchasing prices. Although, the price is \$13,141 over budget, the overage can be absorbed in the current budget, due to the reprogramming of a Sewer van that was still found to be in great condition. Staff has successfully worked with Currie Motors in the past and Staff recommends the purchase.

Funds for this purchase are available in Account No. 621-9003-572.50-05 (VH9502), and the overage will be accommodated as noted above.

RECOMMENDATION

It is recommended that the Village Board waive competitive bidding and approve the purchase of three pickup trucks through Currie Motors of Frankfort, Illinois, in an amount not-to-exceed \$142,641 and authorize Staff to execute the necessary documents.



**Village Board
11/21/2022**

Item: Police Pursuit Vehicles - Approval of Change Order No. 1 and Budget Amendment Ordinance

Department: Public Works

The FY22 Capital budget includes \$270,217 for the replacement of seven Police Department vehicles. These vehicles were approved previously at the February 21, 2022, and the April 4, 2022, Village Board meetings. The Village was recently notified that all of our Police Interceptor orders in 2022 were cancelled and given a priority status in 2023 production. With the new model year comes a price increase, which results in a price increase for all seven vehicles of \$33,764.

The Village recently transferred surplus funds to the Fleet Fund in anticipation of increased vehicle costs due to supply chain issues. Attached is an Ordinance amending the budget. As a result, Fleet Fund reserves are available to accommodate this overage. Funds for this purchase are available in Account No. 621-9003-572.50-05 (VH9503).

Staff recommends approving this Change Order in the amount \$33,764 to Currie Motors of Frankfort, IL for the price increase associated with the current order for seven Police Interceptors, and approving the Ordinance amending the budget.

RECOMMENDATION

It is recommended that the Village Board approve the Police Pursuit Vehicles Change Order No. 1, in the amount of \$33,764 to Currie Motors of Frankfort, Illinois, and authorize Staff to execute the necessary documents. It is also recommended that the Village Board approve the attached Ordinance amending the 2022 Fleet Budget by \$33,800.

ATTACHMENTS:

Description	Type
Budget Amendment Ordinance - Police Interceptors	Ordinance

**AN ORDINANCE AMENDING THE ANNUAL BUDGET OF THE VILLAGE OF
ARLINGTON HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS, FOR THE
FISCAL YEAR BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022**

WHEREAS, by Ordinance 2021-054, the President and Board of Trustees of the Village of Arlington Heights, Illinois adopted the Annual Budget of the Village of Arlington Heights for the fiscal year beginning January 1, 2022, and ending December 31, 2022; and

WHEREAS, the President and Board of Trustees has determined that it will serve and be in the best interest of the Village to adopt an Ordinance amending the Annual Budget;

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

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the President and Board of Trustees.

SECTION TWO: ADOPTION OF AMENDMENTS. The Annual Budget shall be, and it is hereby, amended as follows:

Account Being Amended	Original	Amendment Incr./ (Decr.)	Revised
621-9003-572.50-05 VH9503	322,773	33,800	356,573

SECTION THREE: PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS 21st day of November 2022.

Village President

ATTEST:

Village Clerk



**Village Board
11/21/2022**

Item: Ordinance - Comprehensive Plan - Portion of 1330 N Douglas Ave

Department: Planning/Legal

At the November 7, 2022, Village Board meeting, an amendment to the Comprehensive Plan, to change the land use designation for a portion of 1330 N. Douglas Avenue from a "single-family detached" use to an "institutional" use, was discussed and approved. The ordinance amending the Comprehensive Plan is attached.

ATTACHMENTS:

Description	Type
Comprehensive Plan - portion of 1330 N Douglas Ave	Ordinance

Prepared by and Return to:
Village of Arlington Heights
Legal Department
33 S Arlington Heights Rd
Arlington Heights, IL 60005

THIS SPACE FOR CLERK'S USE ONLY

VILLAGE OF ARLINGTON HEIGHTS

Ordinance No. 2022-_____

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN
OF THE VILLAGE OF ARLINGTON HEIGHTS
FOR A PORTION OF 1330 N. DOUGLAS AVENUE, ARLINGTON HEIGHTS, IL

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES OF
THE VILLAGE OF ARLINGTON HEIGHTS
THIS 21st DAY OF NOVEMBER, 2022.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
21st day of November, 2022

Village Clerk

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN
OF THE VILLAGE OF ARLINGTON HEIGHTS

WHEREAS, in Petition Number 22-007, on October 26, 2022, pursuant to notice, the Plan Commission of the Village of Arlington Heights conducted a public hearing to consider an amendment to the Comprehensive Plan, which includes a change to the land use designation for a portion of the property located at 1330 N. Douglas Avenue, Arlington Heights, Illinois and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("*Property*"); and

WHEREAS, the President and Board of Trustees have reviewed the minutes of the Plan Commission hearing and determined that the amendment to the Comprehensive Plan is in the best interests of the Village of Arlington Heights,

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

SECTION ONE: The Comprehensive Plan of the Village of Arlington Heights is hereby amended by changing the land use designation for the property legally described in Exhibit A, from a "single-family detached" use to an "institutional" use.

SECTION TWO: The revision to the Comprehensive Plan shall be placed on file with the Village Clerk and shall be available for public inspection.

SECTION THREE: 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 in the Office of the Cook County Clerk.

AYES:

NAYS:

PASSED AND APPROVED this 21st day of November, 2022.

Village President

ATTEST:

Village Clerk

EXHIBIT A

Lots 1, 4 and 7 and the North 4.9 feet of Lot 5 in Gia's Resubdivision of the South 66 feet of Lot 28 (except (except the East 33 feet and the West 33 feet thereof) and the North half of Lot 30 (except the East 33 feet and the West 33 feet thereof) all in Allison's Addition to Arlington Heights in Section 20, Township 42 North, Range 11, East of the Third Principal Meridian according to the plat recorded January 25, 1974 as Document No. 22606349, in Cook County, Illinois.

PIN 03-20-304-016, -019, -028, -022

commonly described as a portion of 1330 N. Douglas Avenue, Arlington Heights, Illinois.



Village Board
11/21/2022

Item: Ordinance - Preliminary Plat of Subdivision - The Orchard
Evangelical Free Church - 1330 N Douglas Ave

Department: Planning/Legal

At the November 7, 2022, Village Board meeting, a request for a preliminary plat of subdivision by The Orchard Evangelical Free Church at 1330 N Douglas Ave to consolidate several lots into one lot, was discussed and approved. The ordinance setting forth the provisions and conditions of the approval is attached.

ATTACHMENTS:

Description

Preliminary Plat - The Orchard
Evangelical Free Church

Type

Ordinance

Prepared by and Return to:
Village of Arlington Heights
Legal Department
33 S Arlington Heights Rd
Arlington Heights, IL 60005

THIS SPACE FOR CLERK'S USE ONLY

VILLAGE OF ARLINGTON HEIGHTS

Ordinance No. 2022-_____

AN ORDINANCE APPROVING A
PRELIMINARY PLAT OF SUBDIVISION
1330 N. DOUGLAS AVENUE, ARLINGTON HEIGHTS, IL

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES OF
THE VILLAGE OF ARLINGTON HEIGHTS
THIS 21st DAY OF NOVEMBER, 2022.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
21st day of November, 2022

Village Clerk

AN ORDINANCE APPROVING A
PRELIMINARY PLAT OF SUBDIVISION
(1330 N. Douglas Avenue)

WHEREAS, The Orchard Evangelical Free Church, an Illinois not-for-profit corporation f/k/a Arlington Heights Evangelical Free Church, an Illinois not-for-profit corporation ("*Applicant*") is the owner of record of certain property located in the R-3 One Family Dwelling District ("*R-3 District*"), commonly known as 1330 N. Douglas Avenue, Arlington Heights, Illinois and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("*Property*"); and

WHEREAS, the Applicant has filed an application with the Village for a preliminary plat of subdivision to allow the consolidation of several lots into one lot on the Property ("*Preliminary Plat of Subdivision*"); and

WHEREAS, a public hearing of the Plan Commission of the Village to consider the Preliminary Plat of Subdivision and Variation was duly advertised in the Daily Herald on October 11, 2022; and

WHEREAS, on October 26, 2022, in Petition Number 22-007, the Plan Commission conducted a public hearing on the Preliminary Plat of Subdivision and recommended the Board of Trustees approve the Preliminary Plat of Subdivision, subject to certain conditions; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that authorizing and granting the Preliminary Plat of Subdivision, subject to certain conditions hereinafter described, is in the best interests of the Village,

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

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. PRELIMINARY PLAT OF SUBDIVISION APPROVAL. That the Preliminary Plat of Subdivision for The Orchard Evangelical Free Church Plat of Consolidation, dated June 2, 2022 with revisions through August 24, 2022, prepared by Webster, McGrath & Ahlberg, Ltd., to consolidate the property legally described in Exhibit A, attached hereto, into one lot, is approved.

SECTION 3. CONDITIONS. That the approval of the Preliminary Plat of Subdivision is subject to the following conditions, to which the Applicant has agreed:

1. Landscaping Maintenance. The property owner shall continue to work with the Village on maintenance of their required landscaping.
2. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Property must comply at all times with all applicable Federal, State and Village codes, regulations and policies, as the same have been or may be amended from time to time.

SECTION 4. That the approval of the Preliminary Plat of Subdivision granted in SECTION 2 of this Ordinance authorize the submission of a final plat for the Preliminary Plat of Subdivision. The preliminary

approval shall be effective for a period no longer than 12 months, unless extended by the President and Board of Trustees during that period.

SECTION 5. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 6. EFFECTIVE DATE.

- A. This Ordinance will be effective only upon the occurrence of all of the following events:
 - 1. Passage by the Village President and Board of Trustees in the manner required by law; and
 - 2. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit B attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.
- B. In the event the Applicant does not file fully executed copies of the Unconditional Agreement and Consent pursuant to this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES:

NAYS:

PASSED AND APPROVED this 21st day of November, 2022.

ATTEST:

Village President

Village Clerk

PREPLAT: The Orchard Evangelical Free Church

EXHIBIT A

The North 264 feet of Lot 28 in Allison's Addition to Arlington Heights, a subdivision of the Southwest quarter of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian (except the West half of the Southwest quarter thereof, and the South 4 acres of the East half of the Southwest quarter thereof) recorded October 19, 1906, as Document No. 3941663 in Cook County, Illinois.

Lots 1, 2, 3, 4, 7 and the North 4.9 feet of Lot 5 in Gia's Resubdivision of the South 66 feet of Lot 28 (except the East 33 feet and the West 33 feet thereof) and the North half of Lot 30 (except the East 33 feet and the West 33 feet thereof) all in Allison's Addition to Arlington Heights in Section 20, Township 42 North, Range 11, East of the Third Principal Meridian according to the plat recorded January 25, 1974 as Document No. 22606349, in Cook County, Illinois.

Lot 1 in Le-Mans Subdivision, a resubdivision of the South half of Lot 30 in Allison's Addition to Arlington Heights, a subdivision of the Southwest quarter of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian (except the West half of the Southwest quarter thereof, and the South 4 acres of the East half of the Southwest quarter thereof) in Cook County, Illinois.

PIN 03-20-304-003, -004, -005, -016, -017, -018, -019, -022, -028; 03-20-311-001-0000

commonly described as 1330 N. Douglas Avenue, Arlington Heights, Illinois.

EXHIBIT B

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Arlington Heights, Illinois ("Village"):

WHEREAS, The Orchard Evangelical Free Church, an Illinois not-for-profit corporation f/k/a Arlington Heights Evangelical Free Church, an Illinois not-for-profit corporation ("Applicant") is the owner of record of that certain property located at the address commonly known as 1330 N. Douglas Avenue and legally described in Exhibit A of this Ordinance ("Property"); and

WHEREAS, Ordinance No. 2022-_____, adopted by the Village President and Board of Trustees, on November 21, 2022 ("Ordinance"), grants a preliminary plat of subdivision for the Property as described in the Ordinance; and

WHEREAS, SECTION 6 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant files, within 30 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant does hereby agree and covenant as follows:

1. The Applicant hereby unconditionally agrees to, accept, consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting the preliminary plat of subdivision for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

4. The Applicant hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2022

OWNER:

THE ORCHARD EVANGELICAL FREE CHURCH,
an Illinois not-for-profit corporation f/k/a ARLINGTON
HEIGHTS EVANGELICAL FREE CHURCH, an Illinois
not-for-profit corporation

By: _____

Its: _____



Village Board
11/21/2022

Item: Resolution - Final Plat of Subdivision - The Orchard Evangelical Free Church

Department: Planning/Legal

At the November 7, 2022, Village Board meeting, a request for final approval of a plat of subdivision for the property at 1330 N Douglas Ave (The Orchard Evangelical Free Church) to consolidate the property from several lots into one lot, was discussed and approved. The Resolution approving the final plat of subdivision is attached.

ATTACHMENTS:

Description	Type
Final Plat - The Orchard Evangelical Free Church	Resolution

Prepared by and Return to:
Village of Arlington Heights
Legal Department
33 S Arlington Heights Rd
Arlington Heights, IL 60005

THIS SPACE FOR CLERK'S USE ONLY

VILLAGE OF ARLINGTON HEIGHTS

Resolution No. 2022-_____

RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION
1330 N. DOUGLAS AVENUE

Adopted by the President and
Board of Trustees of the Village of
Arlington Heights, this 21st day of
November, 2022.

RESOLUTION APPROVING A
FINAL PLAT OF SUBDIVISION

WHEREAS, on October 26, 2022, in Petition Number 22-007, the Plan Commission of the Village of Arlington Heights conducted a public meeting on a request by The Orchard Evangelical Free Church, an Illinois not-for-profit corporation f/k/a Arlington Heights Evangelical Free Church, an Illinois not-for-profit corporation, to subdivide the property located at 1330 N. Douglas Avenue, Arlington Heights, Illinois (the "Subject Property"); and

WHEREAS, the Plan Commission has found the final plat of subdivision submitted for the Subject Property to be in full compliance with all applicable Village requirements as provided in Chapter 29 of the Arlington Heights Municipal Code and has approved the final plat; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that the approval of the final plat of subdivision would be in the best interests of the Village of Arlington Heights,

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

SECTION 1. That the final plat of subdivision for The Orchard Evangelical Free Church Plat of Consolidation, prepared by Webster, McGrath & Ahlberg, Ltd., Illinois registered land surveyors, dated June 2, 2022 with revisions through August 24, 2022, is hereby approved for the property legally described in Exhibit B, attached hereto.

SECTION 2. The Village President and Village Clerk shall execute the final plat on behalf of the Village of Arlington Heights.

SECTION 3. The Village Clerk is hereby directed to cause the final plat to be recorded, together with this Resolution, in the Office of the Cook County Clerk. In the event the final plat is not filed for recording within six months from the date hereof, the final plat shall then become null and void.

SECTION 4. 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 21st day of November, 2022.

Village President

ATTEST:

Village Clerk

FINALPLAT:The Orchard Evangelical Free Church Res
and Plat

Exhibit A

Legal Description

The North 264 feet of Lot 28 in Allison's Addition to Arlington Heights, a subdivision of the Southwest quarter of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian (except the West half of the Southwest quarter thereof, and the South 4 acres of the East half of the Southwest quarter thereof) recorded October 19, 1906, as Document No. 3941663 in Cook County, Illinois.

Lots 1, 2, 3, 4, 7 and the North 4.9 feet of Lot 5 in Gia's Resubdivision of the South 66 feet of Lot 28 (except the East 33 feet and the West 33 feet thereof) and the North half of Lot 30 (except the East 33 feet and the West 33 feet thereof) all in Allison's Addition to Arlington Heights in Section 20, Township 42 North, Range 11, East of the Third Principal Meridian according to the plat recorded January 25, 1974 as Document No. 22606349, in Cook County, Illinois.

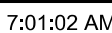
Lot 1 in Le-Mans Subdivision, a resubdivision of the South half of Lot 30 in Allison's Addition to Arlington Heights, a subdivision of the Southwest quarter of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian (except the West half of the Southwest quarter thereof, and the South 4 acres of the East half of the Southwest quarter thereof) in Cook County, Illinois.

PIN 03-20-304-003, -004, -005, -016, -017, -018, -019, -022, -028; 03-20-311-001-0000

commonly described as 1330 N. Douglas Avenue, Arlington Heights, Illinois.

Exhibit B

Final Plat of Subdivision/Consolidation





Village Board
11/21/2022

Item: Ordinance - Code Amendment - Chapter 13 - Alcoholic Liquor Dealers

Department: Manager/Legal

The Committee of the Whole recommendation for a Class "E" liquor license to Chuck's Seafood AH LLC dba Chuck's Pizzeria, 6 South Dunton Avenue, will be reported under the Old Business portion of the Agenda. In the event the Board desires to approve the requested Class "E" license, Staff recommends adoption of the attached ordinance, amending the Village Code to increase the number of authorized Class "E" liquor licenses to 14.

ATTACHMENTS:

Description	Type
Code Amendment - Chapter 13	Ordinance

AN ORDINANCE AMENDING CHAPTER 13 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE

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

SECTION ONE: That Section 13-502 of the Municipal Code of Arlington Heights,
pertaining to the number of liquor licenses, is hereby amended to increase the number of Class "E"
liquor licenses authorized, with the amended entry for Class "E" licenses to read as follows:

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
E	\$2,700.00	14

SECTION TWO: This Ordinance 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 21st day of November, 2022.

Village President

ATTEST:

Village Clerk



Village Board
11/21/2022

Item: Resolution - Class 6b Property Tax Classification Renewal - 600 W. University Drive

Department: Planning/Legal

The property owner is requesting Village approval for a Cook County Class 6b Property Tax Classification renewal relative to 600 W. University Drive, consisting of one parcel of property. The site has received two previous Class 6b designations, with initial approval in May 2002, and a first renewal in April 2013.

In order to retain the existing tenant at this property, Carlson Labs, and make sustainable improvements to the facility, a Class 6b property tax abatement renewal is being requested. The applicant, J.R. Carlson Laboratories, Inc., is the legal entity that also represents the ownership of the tenant. The Village's guidelines for Class 6b applicants are based upon employing at least 25 workers, showing financial benefit to the Village, and commitment to providing 10% of their property tax savings towards the Zero Interest Loan program over the first five years of the incentive renewal period.

Carlson Labs purchased this site from Cano Packaging, and relocated to it from a nearby Arlington Heights site in 2012. The company employs 135 full-time workers, and 11 part-time workers. Of these, 26 are Arlington Heights residents. The company plans to hire as many as 35 new full-time employees, and nine more part-time workers, over the next ten years. Carlson Labs anticipates having a continued positive financial impact on the Village. Both existing and future Staff will provide direct and indirect spending to Village businesses.

Additionally, ownership plans to make several sustainable building improvements. These enhancements include installation of LEED certified heating units and motion sensor lighting. Further energy-efficient improvements planned involve adding additional insulation to the roof (which could substantively reduce heating usage), and ozone-protecting UV filtration for the manufacture of their product. Also, Carlson Labs recently installed two electric vehicle charging stations on site. This is in addition to planned equipment purchases towards growth of their on-site testing lab.

The amount of property tax revenue gained from occupying the property with a Class 6b renewal is estimated at more than \$2.3 million over the 12-year life of the abatement. Even if the site were to go vacant, and a new tenant to come in, it is unlikely that it would be able to match Carlson Labs' employment count and planned growth. The company also provides some sales tax revenue to the Village. The applicant has signed an agreement to provide the Village with 10% of their property tax savings over the first five years of the abatement, in order to help fund the Zero Interest Loan program or other economic development programs as needed.

Carlson Labs is an established enterprise, and a significant employer, looking to grow within Arlington Heights. The Class 6b incentive would allow for continued occupancy of a 93,000 square foot industrial facility, with planned sustainable improvements, helping minimize industrial vacancy while allowing the business to grow and create additional employment opportunities. A detailed summary of the request by J.R. Carlson Laboratories Inc. for a Cook County Class 6b renewal is attached.

RECOMMENDATION:

It is recommended that the Village Board of Trustees approve a Resolution supporting the application for a Class 6b tax incentive renewal for J.R. Carlson Laboratories Inc. for the property located at 600 W. University Drive. This approval is subject to compliance with all Village codes and regulations.

ATTACHMENTS:

Description	Type
Class 6b - 600 W University Dr	Resolution
Application Summary - 600 W University Dr	Exhibits

A RESOLUTION APPROVING RENEWAL OF CERTAIN
PROPERTY TO PARTICIPATE IN THE COOK
COUNTY CLASS 6b ASSESSMENT INCENTIVE PROGRAM

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights has reviewed the renewal application for Class 6b property tax status from J.R. Carlson Laboratories, Inc., located at 600 W. University Drive, Arlington Heights, Illinois, and J.R. Carlson Laboratories, Inc. has proven to this Board that the renewal of such incentive is necessary for development to occur on this specific real estate, and hereby find that said property qualifies for an assessment reduction pursuant to renewal of the Cook County Class 6b assessment incentive program,

WHEREAS, Applicant, J.R. Carlson Laboratories, Inc., has informed the Village of Arlington Heights that the property shall continue to be used by Carlson Labs, an industrial operation that is owned by the same member of J.R. Carlson Laboratories, Inc.

WHEREAS, the Applicant has provided an economic disclosure statement to the Village.

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

SECTION ONE: That J.R. Carlson Laboratories, Inc., located at 600 W. University Drive, Arlington Heights, Illinois, legally described in Exhibit A, attached hereto and made a part hereof, is approved for participation in the Cook County Class 6b assessment incentive program and the Village of Arlington Heights hereby supports and consents to said property receiving Class 6b status from the Cook County Assessor.

SECTION TWO: The Village Clerk is hereby authorized and directed to file a certified copy of this Resolution with the Cook County Assessor.

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

AYES:

NAYS:

PASSED AND APPROVED this 21st day of November, 2022.

ATTEST:

Village President

Village Clerk

EXHIBIT A

Legal Description

LOT 1 IN UNIVERSITY SUBDIVISION, BEING A SUBDIVISION OF THE EAST 870.13 FEET AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THE NORTH 325 FEET OF THE SOUTH 667.86 FEET AS MEASURED ON THE EAST LINE THEREOF, OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 2001, AS DOCUMENT NO. 0011187042.

PIN 03-07-200-054-0000

commonly described as 600 West University Drive, Arlington Heights, Illinois 60004

THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

The review for determination of support for County Tax abatement for the property identified as 600 W. University Drive will be conducted as follows:

- I. Item by item review as per Village Procedures and Application Form
- II. Synopsis of application
- III. Correlation of application to Comprehensive Plan
- IV. Correlation of application to zoning
- V. State of economy of industry making application
- VI. Site visit summary
- VII. Site specifics of property requesting abatement
- VIII. Relationship of property tax abatement goals to application
- IX. Relationship of Village guidelines to application
- X. Finance Department review
- XI. Adherence to Zero Interest Loan program / economic program requirements
- XII. Department of Planning and Community Development recommendation

This particular approach is being utilized so as to provide ease to Village Administration and Trustees with the review of the application submitted. It is hoped that this method will encourage a realistic understanding of the application and relationship of such to the community and local economy.

I. Review Item by Item of Application

- A) INTRODUCTION: Complete. (Applicant asserts that computations are to the best of its knowledge based on current value.)
- B) PROPERTY DESCRIPTION: Complete. Submitted as Exhibit A.
- C) IDENTIFICATION OF PERSONS: Complete. Submitted as Exhibit D.
- D) PROPERTY USE: Complete. Submitted as Exhibits E, F, G, and H.
- E) TRAFFIC: Complete. Approximately 123 automobiles and 12 trucks are projected to enter/exit the facility on a daily basis. Kennicott Avenue, via Dundee Road and IL-53, is the main route of ingress and egress to the site. The property currently offers 135 parking spaces, while the user will require 122 by Code (per planned employment growth in the next ten years), resulting in a surplus of 13 spaces. Therefore, the use meets parking requirements.

- F) EVIDENCE OF NEW CONSTRUCTION: Ownership is making concerted efforts to get a LEED rating. Future projects include installation of LEED certified heaters and motion sensor lighting. Other plans include additional insulation of the roof, and the purchase and installation of a UV filtration system. In the past few years, Carlson Labs also installed two electric vehicle charging stations in their lot. Submitted as Exhibit J.
- G) EMPLOYMENT OPPORTUNITIES: Complete. The business currently employs 135 full-time workers and 11 part-time workers (18% of workers are Arlington Heights residents). Over the next ten years, the owner expects to employ 170 full-time staff and 20 part-time workers. The applicant meets the 25-employee minimum per the application requirements. Submitted as Exhibit K.
- H) FINANCIAL INFORMATION: Complete. Submitted as Exhibit L.
- I) FISCAL EFFECT: Complete. Submitted as Exhibit M.
- J) IMPLEMENTATION OF SUSTAINABLE FEATURES: Complete. Submitted as Exhibit N.
- K) OTHER INDUCEMENTS: Complete. No other inducements requested. Submitted as Exhibit O.
- L) JUSTIFICATION: Complete. Submitted as Exhibit P.
- M) OTHER DATA: Complete. Provided copies of land title survey and comparative real estate cost statement. Submitted as Exhibits B, C, R, and S.

II. Synopsis

Applicant wishes to obtain a renewal of their Cook County Class 6b property tax classification. This would be the second renewal for this property. The initial 6b request was approved for Cano Packaging in 2002. In 2012, Carlson Labs purchased the property from Cano Packaging. They were approved for a 6b renewal in 2013 and still own the building and property.

The Class 6b classification is designed to encourage industrial development throughout Cook County by offering a real estate tax incentive for the development of new industrial facilities, rehabilitation of existing industrial structures, and industrial reutilization of abandoned buildings. The goal is to attract new industry, stimulate business expansion and retention, and increase employment opportunities.

The site is currently in the tenth year of its current Class 6b designation, meaning that without renewal, the site's assessment level would rise from 10% to 15% next year. It would then rise to 20% the following year, before returning to the standard 25% annual assessment of market value for Cook County industrial properties. With renewal however, the property would remain assessed at 10% for the next ten years, before rising to 15% in the 11th year, and 20% in the 12th year. This continues a substantial reduction in the level of assessment and results in significant tax savings.

In the absence of this incentive, industrial real estate would normally be assessed at 25% of its market value. Currently the industrial/flex vacancy rate in Arlington Heights is 10.6%, which would increase to 12.2% should Carlson Labs relocate from Arlington Heights (source: CoStar – November 2022).

Eligibility Requirements

Real estate is eligible for Class 6b status under the following conditions:

1. The real estate is used primarily for "industrial purposes".
2. There is either: (a) new construction, (b) substantial rehabilitation, or (c) substantial re-occupancy of "abandoned" property.
3. An Eligibility Application and supporting documents are filed with the Office of the Assessor according to deadlines as set forth in the "What Must Be Filed" and "Time for Filing" sections.
4. The municipality in which such real estate is located (or the County Board, if the real estate is located in an unincorporated area) must, by lawful resolution or ordinance, expressly state that it supports and consents to the filing of a Class 6b Application and that it finds Class 6b necessary for development to occur on the subject property.

Applicant wishes to obtain a Cook County Class 6b Property Tax classification renewal. Rieff Schramm Kanter & Guttman LLC filed the application on behalf of the applicant,

III. Correlation of Application to Comprehensive Plan

The General Comprehensive Plan indicates that this property should be research and development, manufacturing, and warehouse.

- Manufacturing, Warehousing, and Distribution 79%
- Offices 21%

This takes into account approximately 73,550 square feet of production and warehouse space, and an estimated 19,200 square feet of office.

IV. Correlation of Application to Zoning

The Zoning Map revised January 1, 2022 designates the relevant parcel as an **M-1 Research, Development, and Light Manufacturing** zoning district. Within this district certain light manufacturing, warehousing, and distribution are permitted. The proposed use of the subject site falls under the Zoning Code Permitted Use Table as the manufacturing/processing of "Drugs", which is permitted outright in the M-1 zoning. As proposed, the site will have a surplus of 13 parking spaces above Code when reaching its projected employment count at the end of the incentive period (190 total employees). The following chart details the proposed parking scenario at 600 W. University Drive:

Use/Business	Code Use	Square Feet	Parking Standard	Employees	Vehicles	Parking Req.
Office	Offices - Business and Professional	19,200	1 space/300 SF	80	N/A	64
Manufacturing and Warehousing	Processing and Manufacturing	73,550	0.5 spaces/employee; 1 space/commercial vehicle	110	3	58
		92,750			SPACES REQUIRED	122
					SPACES AVAILABLE	135
					SURPLUS / (DEFICIT)	13

V. State of Economy of Industry Making Application

J.R. Carlson Laboratories is a company that manufactures, warehouses, and distributes vitamins and other nutritional supplements. Approximately 79% of the facility is used for those purposes, with the other 21% used for administrative office and sales work. The company was founded in 1965, and purchased their current location in 2012. Over the past ten years, Carlson Labs has invested in the property with a 7,100 square foot interior addition, and a parking lot expansion involving the installation of permeable pavers. The company has also added outdoor gardens and picnic space. Due to the anticipated high tax rate on the property at the expiration of the current Class 6b incentive period, the company is seeking a renewal of the property tax abatement. Otherwise, Carlson Labs will consider locations that are more competitive in terms of property taxes.

The Village guidelines suggest that the applicant have a minimum employment threshold of 25 employees. Carlson Labs has a total of 135 full-time employees and 11 part-time workers, which easily meets the minimum threshold for number of employees. They also currently employ 25 Arlington Heights residents full-time, and one resident part-time. The company expects to continue to have a positive economic impact on the community via this incentive. Retaining the aforementioned employees, and adding new ones, will account for consumer purchases within the community. This revenue will be seen in additional sales taxes and food & beverage taxes.

The applicant estimates that the property will generate over \$2.3 million in property taxes during the life of the Class 6b renewal. While the building may not necessarily remain vacant should Carlson Labs relocate, the intent of the Class 6b program is to facilitate and maintain industrial occupancy (or re-occupancy) as quickly as possible.

VI. Site Visit

Planning and Community Development Department staff met with ownership of J.R. Carlson Laboratories at their Arlington Heights facility on October 12, 2022 and confirmed that the use meets applicable zoning standards and Class 6b requirements.

VII. Site Specifics of Property Requesting Abatement

The building at 600 W. University Drive is approximately 93,000 square feet. The property owner is applying for a Class 6b property tax renewal that would allow for the retention of a large industrial employer including ongoing occupation of the site, ongoing maintenance of bottling and labeling machines, and planned purchases of equipment for their in-house testing lab. Further benefits to the Village include continued property tax generation from this facility, as well as some sales taxes from wholesaling. Carlson Labs is also projecting some employment growth over the next ten years. The company currently employs 135 full-time staff (25 Arlington Heights residents) and 11 part-time staff. By Year 10 of the Class 6b incentive renewal, they anticipate having added 35 more full-time jobs and nine more part-time jobs.

Additionally, the company is planning several sustainable improvements to the property in efforts to obtain a LEED rating. This includes the installation of LEED certified heating units and motion sensor lighting. Further energy-efficient improvements planned involve adding additional insulation to the roof (which could substantively reduce heating usage), and ozone-protecting UV filtration for the manufacture of their product. Also, Carlson Labs recently installed two electric vehicle charging stations on site.

By definition, "The purpose of the M-1 District is to encourage the grouping of offices, research offices and laboratories, light manufacturing uses, and ancillary business uses... Performance standards protect residential areas by restricting objectionable manufacturing activities such as noise, vibration, smoke, dust, odors, heat, glare, fire hazards, and other objectionable influences."

As a manufacturer and distributor of nutritional supplements, this business use meets M-1 zoning requirements. Further, it complies with the mission of the Class 6b designation, which is that the business and facility meets "industrial purposes" and that there is substantial rehabilitation, substantial job retention, and continued re-occupancy of previously "abandoned" property.

VIII. Relationship of Property Tax Abatement Goals to Application

The initial intent of the County Assessor's revised property tax incentive plan is to encourage new industrial and commercial development within the County. Reacting to slowed development in the commercial and industrial sectors, the Assessor recognized that the property tax rates in Cook County were higher than those of neighboring counties, which were seeing gains in the previously mentioned sectors. The Class 6b Property Tax Abatement program demonstrates an ongoing desire by Cook County officials to maintain their commercial and industrial competitiveness with the rest of the Chicago metropolitan region.

In this instance, the abatement would allow an Arlington Heights-based company to continue to remain within the Village, retaining 136 total jobs and potentially growing to 190 over the next decade. Economic impact would be shown in the employment growth, continued local consumer spending, and overall business retention.

IX. Relationship of Village Guidelines to Application

The Class 6b incentive renewal provides a 10% assessment level for the first 10 years, 15% in the 11th year and 20% in the 12th year. This constitutes a substantial reduction in the level of assessment and results in significant tax savings. In the absence of this incentive, industrial real estate would normally be assessed at 25% of its market value.

This provision requires that the applicant be a manufacturing or warehousing operation and may include high technology land uses. This incentive is available throughout Cook County, but requires municipal approval prior to County officials granting the abatement. Further, localities may adopt guidelines of their own. These specifications may place restrictions such as minimum number of employees, residency, or square feet of operation.

The Village of Arlington Heights initiated its own guidelines in May, 1990. These guidelines require:

1. The application fee shall have been paid.
2. The application form shall have been completed with attachments.
3. The business must be a manufacturing, industrial, research, warehousing, or fabricating firm for an excess of 51% of the structure's floor space or an excess of 51% of the employees.
4. The business must employ at least 25 individuals during the period when the taxes are abated.

5. The application (Section VI, VII, VIII and IX) must show a five-year financial benefit to the Village and no negative effect on any similar Village firm.

Guideline #3 is met by this application as 79% of the floor space is dedicated to manufacturing, warehousing and distribution, with the remaining 21% dedicated to office space. Guideline #4 is met as Carlson Labs employs 146 people, with 135 being full-time workers. The applicant also employs 26 Arlington Heights residents (25 full-time). Guideline #5 is met by the retention of a long-standing business to the community, continued occupancy of a significant industrial property, as well as continued property tax generation.

X. Finance Department Review

The Finance Department has reviewed the application and has no objections.

XI. Adherence to Zero Interest Loan Program Requirements

In order to receive approval from the Village of Arlington Heights for the Class 6b tax abatement, the applicant must formally execute an agreement with the Village. This agreement is a commitment to rebate 10% of the applicant's savings from the abatement to the Village over the first five years of the incentive. The savings will be placed in the Zero Interest Loan fund, to be distributed to new or expanding businesses within Arlington Heights that have applied and been approved for such a loan, or for other approved economic development activities. The applicant signed the formal agreement, and is willing to rebate the Village 10% of their property tax abatement savings in order to help enhance the Village's business community.

XII. Department of Planning and Community Development Recommendation

The intent of the Class 6b tax abatement program is to allow participating communities in Cook County to provide an incentive to office research, manufacturing, and warehousing firms to locate and/or expand within the County. This program provides for a renewal of the adjusted property tax in addition to new tax abatements by reducing the tax rate for a twelve-year period provided that a fiscal benefit continues to return to the host community.

The request for a tax abatement is recommended for approval. This program is designed to facilitate the ongoing, long-term use of properties such as the one located at 600 W. University Drive. It is imperative that the community continues to demonstrate that it is ready to aggressively assist business development provided that it does not negatively impact the Village's quality of life. Approval is contingent upon compliance with all Village codes.

The abatement would further benefit the community by retaining 146 jobs (135 full-time), 26 of which belong to Arlington Heights residents. Additionally, this would help retain a viable business in the community and allow them to grow in the future, potentially creating an additional 35 full-time, and nine part-time, job opportunities over the next ten years. Furthermore, it would be difficult to find a replacement tenant that would offer the same employment numbers to the Village as J.R. Carlson Laboratories.

As is always the case with Class 6b property tax abatement requests, the applicant finds Cook County commercial property taxes to be burdensome. An illustrative comparison of Cook County and DuPage County taxes follows:

For use as an EXAMPLE:

	<u>COOK</u>	<u>COOK (W/CLASS 6B)</u>	<u>LAKE</u>
Market Value	\$ 3,896,460	\$ 3,896,460	\$ 3,896,460
Assessment Level	x <u>.25</u>	x <u>.10</u>	x <u>.33</u>
Assessed Valuation	\$ 974,115	\$ 389,646	\$ 1,285,812
Equalization Factor	x <u>3.2234</u>	x <u>3.2234</u>	x <u>1.0000</u>
Equalized Value	\$ 3,139,962	\$ 1,255,985	\$ 1,285,812
Tax Rate (per \$100)	x <u>10.446%</u>	x <u>10.446%</u>	x <u>7.862%</u>
Taxes	\$ 328,000	\$ 131,200	\$ 101,091

Lake County taxes for a building of similar size and market value are \$227,000 lower than Cook County taxes. In other terms, Lake County property taxes are approximately 69.2% lower than similar Cook County non-residential property taxes in this example. With the Cook County 6b abatement, property taxes become exponentially more competitive (still 22.9% higher than Lake property taxes) in this instance.

As with the granting of Class 6b tax abatements in general, the net result of encouraging Class 6b tax abatement renewals will provide for a more aggressive atmosphere for economic development in Arlington Heights than other communities in the six-county region. J.R. Carlson Laboratories is a long-time established industrial business in Arlington Heights with significant employment that is occupying a large industrial space. Support of this incentive request will help the property thrive in the long-term and ensure its ability to serve an Arlington Heights enterprise in the present and in the future.



**Village Board
11/21/2022**

Item: Ordinance - Special Use Permit - Ecole 360 Childcare Center -
1515-1519 W Dundee Rd

Department: Planning/Legal

At the November 7, 2022, Village Board meeting, a request allow to a special use permit and variations for a day care center at 1515-1519 W Dundee Rd, was discussed and approved. The ordinance setting forth the provisions and conditions of the approval is attached.

ATTACHMENTS:

Description	Type
Special Use Permit - Ecole 360 Childcare Center	Ordinance

Prepared by and Return to:
Village of Arlington Heights
Legal Department
33 S Arlington Heights Rd
Arlington Heights, IL 60005

THIS SPACE FOR CLERK'S USE ONLY

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2022-_____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND
VARIATIONS FOR A DAY CARE CENTER
(1515-1519 W. DUNDEE ROAD)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON HEIGHTS
THIS 21st DAY OF NOVEMBER, 2022.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
21st day of November, 2022

Village Clerk

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND
VARIATIONS FOR A DAY CARE CENTER
(1515-1519 W. Dundee Rd.)

WHEREAS, Ecole 360 Child Development Center, LLC ("*Applicant*") is the contract purchaser of that certain property located in the B-3 General Service, Wholesale and Motor Vehicle District ("*B-3 District*"), commonly known as 1515-1519 W. Dundee Road, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("*Property*"); and

WHEREAS, the Property is improved with an approximately 7,931 square foot building; and

WHEREAS, the Applicant desires to use the Property for operation of a day care center ("*Proposed Use*"); and

WHEREAS, pursuant to Section 5.5-1 of "the 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights," as amended ("*Zoning Code*"), the Property may only be used for a day care center upon issuance by the Village Board of Trustees of a special use permit therefor; and

WHEREAS, pursuant to Sections 28-8 and 28-12 of the Zoning Code, the Applicant has filed an application for approval of: (i) a special use permit to allow the Proposed Use on the Property; and (ii) variations from the following sections of the Zoning Code: Section 6.5-2 to allow accessory structures in a front yard; Section 6.5-7b to allow an accessory structure in excess of 300 square feet and Section 6.13-3a, to allow a six-foot tall solid fence in a front yard (collectively, the "*Requested Relief*"); and

WHEREAS, a public hearing of the Plan Commission of the Village to consider approval of the Requested Relief was duly advertised in the Daily Herald on October 11, 2022, and held on October 26, 2022; and

WHEREAS, on October 26, 2022, the Plan Commission made findings and recommendations in support of the Requested Relief, with conditions; and

WHEREAS, the President and Board of Trustees have determined that the Requested Relief meets the required standards for a special use permit and variations as set forth in Sections 28-8.2 and 28-12.2 of the Zoning Code; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village to grant the Requested Relief, subject to the conditions, restrictions, and provisions of this Ordinance;

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

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. GRANT OF SPECIAL USE PERMIT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, and in accordance with, and pursuant to, Section 28-8 of the Zoning Code and the home rule powers of the Village, the Village hereby grants a special use permit to the Applicant for the operation of the Proposed Use on the Property.

SECTION 3. GRANT OF VARIATIONS. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, and in accordance with, and pursuant to, Section 28-11 of the Zoning Code and the home rule powers of the Village, the Village hereby grants the following variations to the Applicant in connection with the Proposed Use of the Property:

- A. Location of Accessory Structures. A variation from Section 6.5-2 of the Zoning Code, to allow accessory structures (playground structure) in a front yard in connection with the Requested Relief.
- B. Maximum Size of Accessory Structure. A variation from Section 6.5-7b of the Zoning Code, to allow an accessory structure (playground structure) in excess of 300 square feet in connection with the Requested Relief.
- C. Size, Type and Location of Fence. A variation from Section 6.13-3a of the Zoning Code, to allow a six-foot tall solid fence within a front yard in connection with the Requested Relief.

SECTION 4. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code, the approvals granted pursuant to Sections 2 and 3 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Property in compliance with each and all of the following conditions:

- A. Location of Playground Equipment. The playground equipment/shade structure shall be shifted east to avoid encroachment into the platted 40-foot setback along the western side of the site.
- B. Landscaping at Fence. Within the two-foot space between the six-foot privacy fence and the curb, the Petitioner shall install landscaping between each bollard, which shall consist of salt/drought tolerant greenery such as ornamental grasses.
- C. Location of Bicycle Parking Spaces. The bicycle parking spaces proposed within the parking stall shall be relocated to the triangular landscape area at the east of the primary building entrance.
- D. Stop Signs. The Petitioners shall install stop signs for control of outbound movements from the site at the two exit drives where they each intersect with Wilke Road.
- E. Compliance with Plans. Approval shall be in substantial conformance with the plans in Exhibit "B" ("Plans") attached to and, by this reference, made a part of this Ordinance.
- F. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Property must comply at all times with all applicable Federal, State and Village codes, regulations and policies, as the same have been or may be amended from time to time.

SECTION 5. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Clerk. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon the Applicant and each of its heirs, representatives, successors, and assigns, except as provided in Section 5 of this Ordinance.

SECTION 6. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approval granted in Sections 2 and 3 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approval granted in Sections 2 and 3 of this Ordinance unless they first provide the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the B-3 District and the applicable provisions of the Village Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

SECTION 7. AMENDMENTS. Any amendments to the approvals granted in Sections 2 and 3 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Village Code.

SECTION 8. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 9. EFFECTIVE DATE.

- A. This Ordinance will be effective only upon the occurrence of all of the following events:
1. Passage by the Village President and Board of Trustees in the manner required by law; and
 2. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit C attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.
- B. In the event the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 10.A.2 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES:

NAYS:

PASSED AND APPROVED THIS 21st day of November, 2022.

Village President

ATTEST:

Village Clerk

Special Use Permit:Ecole 360 Childcare Center

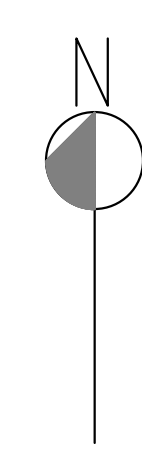
EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Lot 1 in Bill Knapp's Resubdivision, a resubdivision of Lot 4 in Arlington Industrial and Research Center Unit 12 in part of the Northwest $\frac{1}{4}$ of Section 7, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded July 12, 1983 as Document 26683318, (except that part of Lot 1 described as follows: beginning at the Southeast corner of said Lot 1, thence Westerly along the South line of said Lot 1, 148.0 feet; thence North at right angles to said last described line, 25.00 feet; thence Easterly parallel with the South line of said Lot 1, 52.00 feet; thence Northerly parallel with the East line of said Lot 1, 141.16 feet to an intersection with a line 30.00 feet, as measured at right angles, southerly of and parallel with the Northerly line of said Lot 1; thence Westerly along said last described parallel line, 66.26 feet; thence Northerly at right angles to said last described line, 30.00 feet to an intersection with the Northerly line of said Lot 1; thence Easterly along the Northerly line of said Lot 1, 152.00 feet to an angle point in said Northerly line; thence Northeasterly along the Northerly line of said Lot 1, 11.63 feet to the Northeast corner of said Lot 1; thence Southerly along the East line of said Lot 1, 197.00 feet to the point of beginning, in Cook County, Illinois.

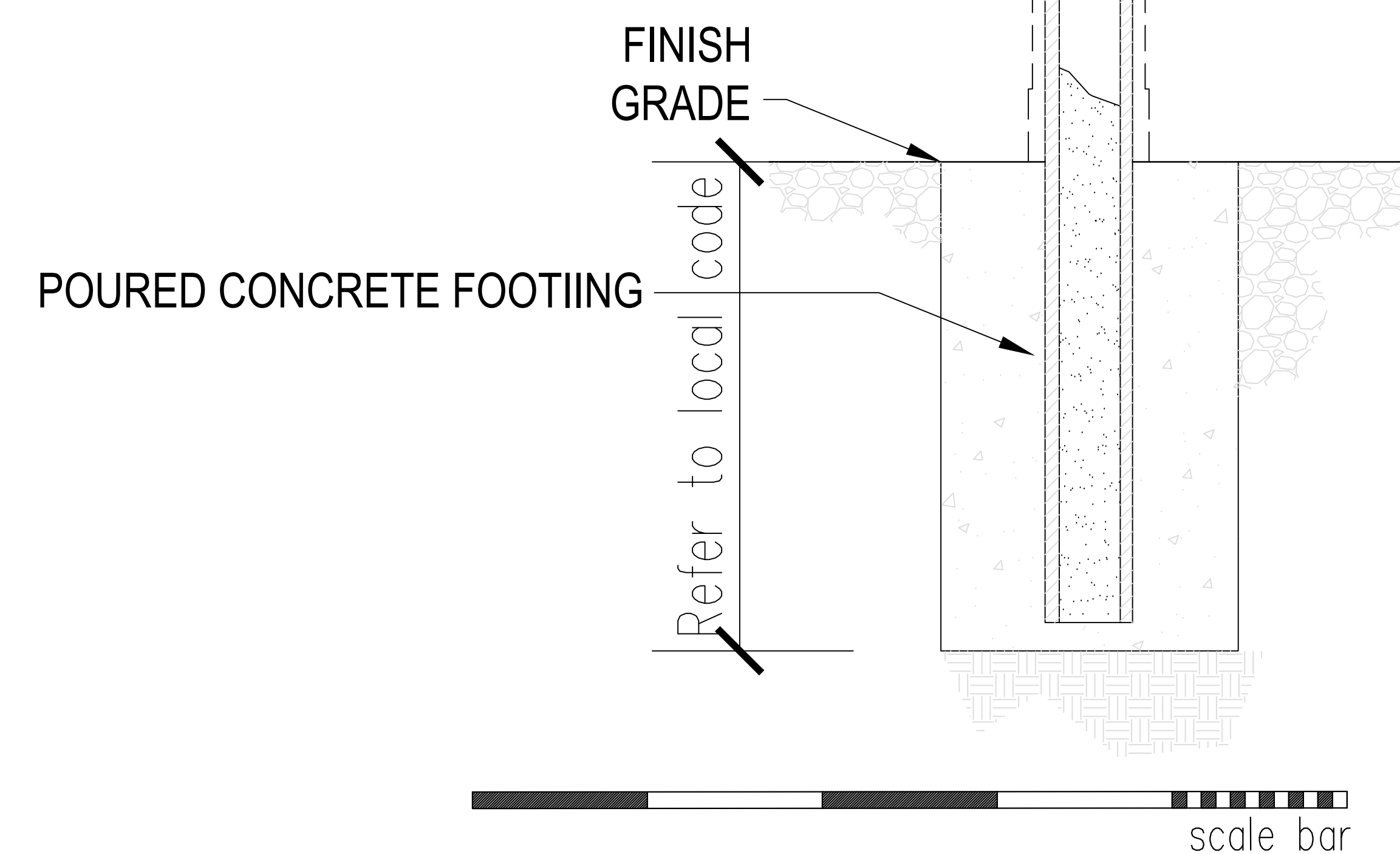
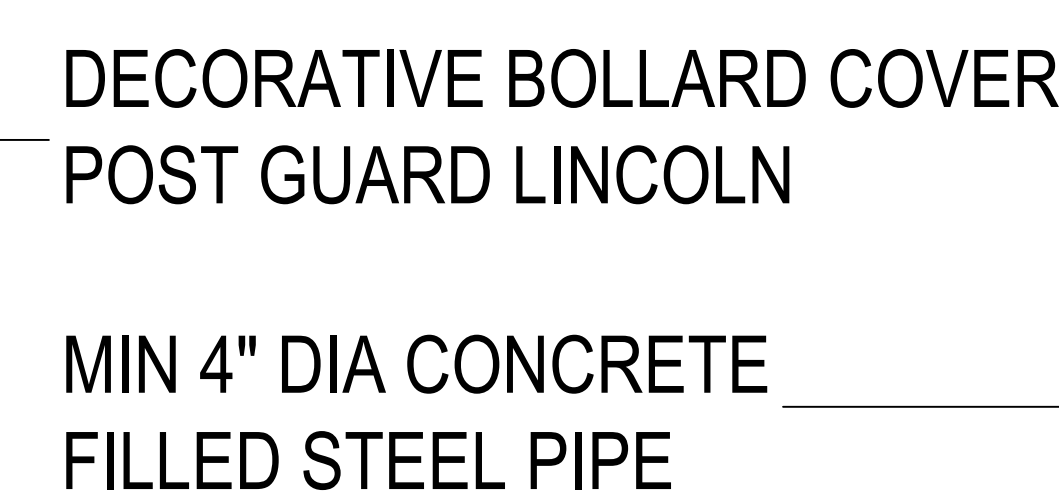
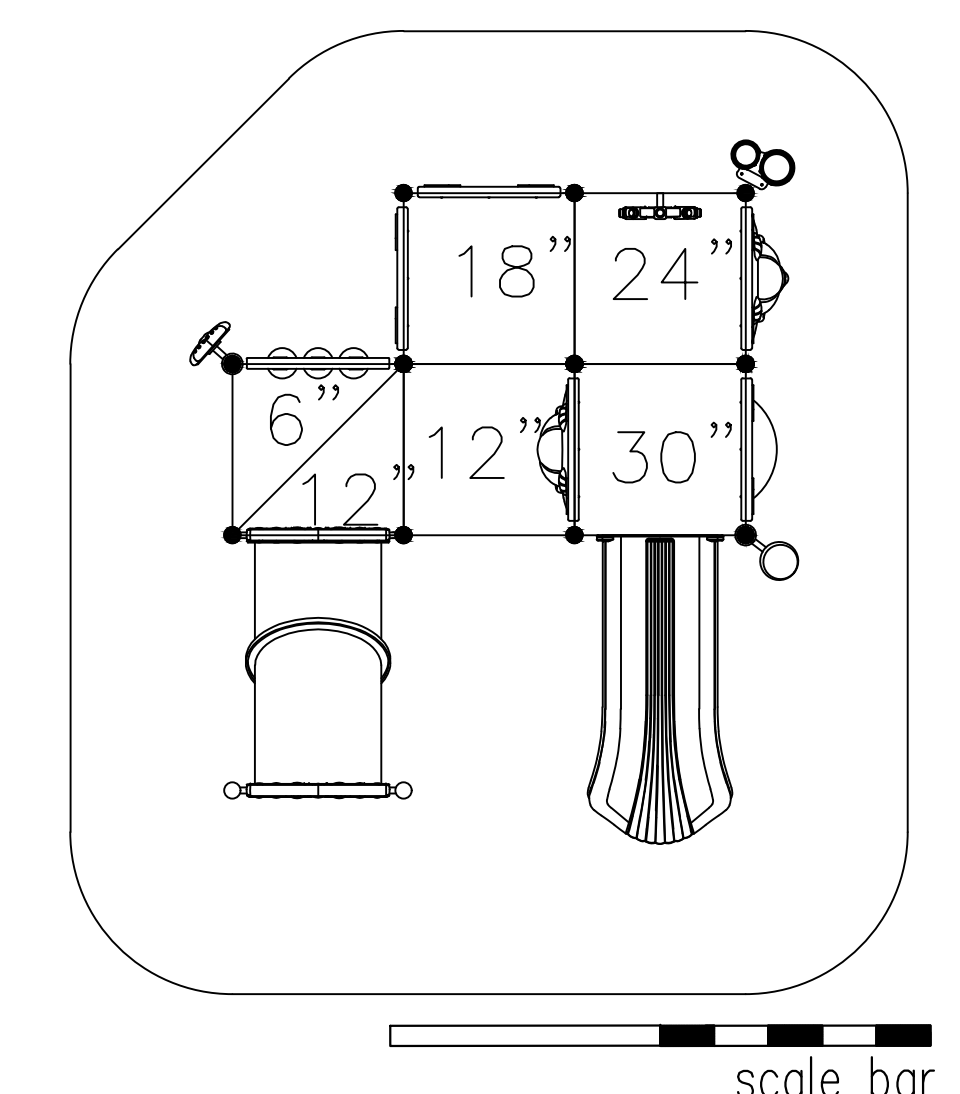
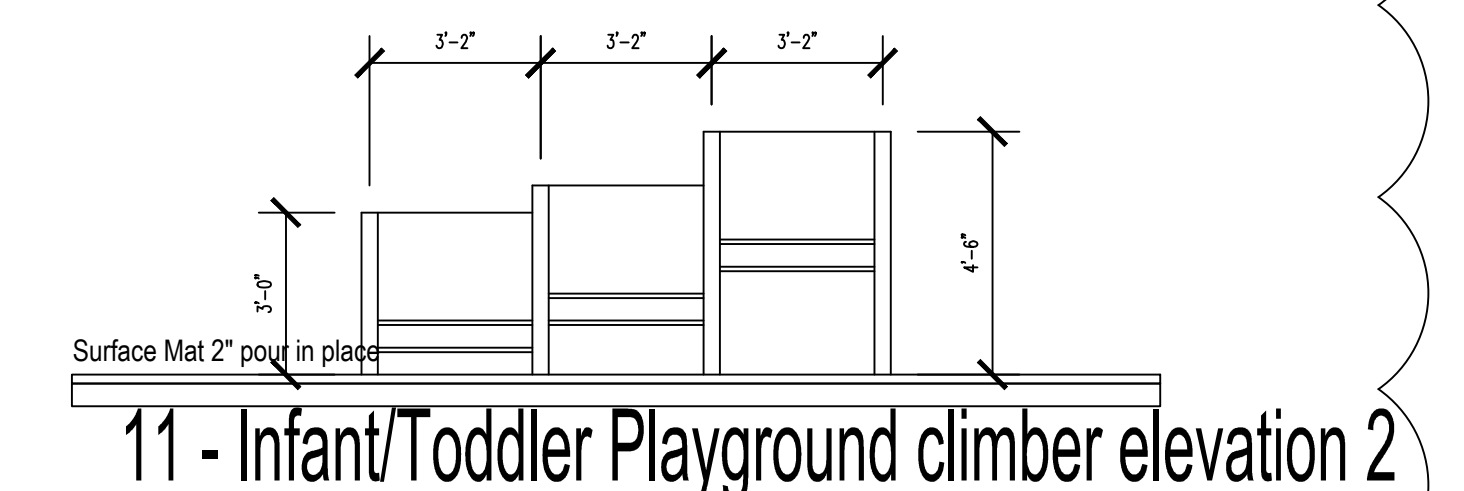
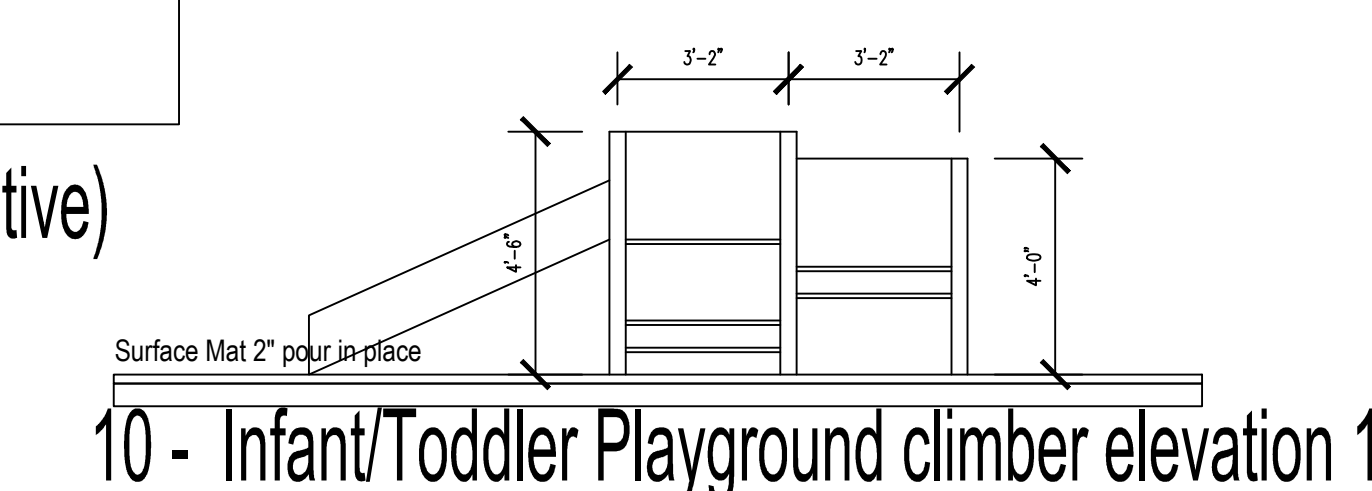
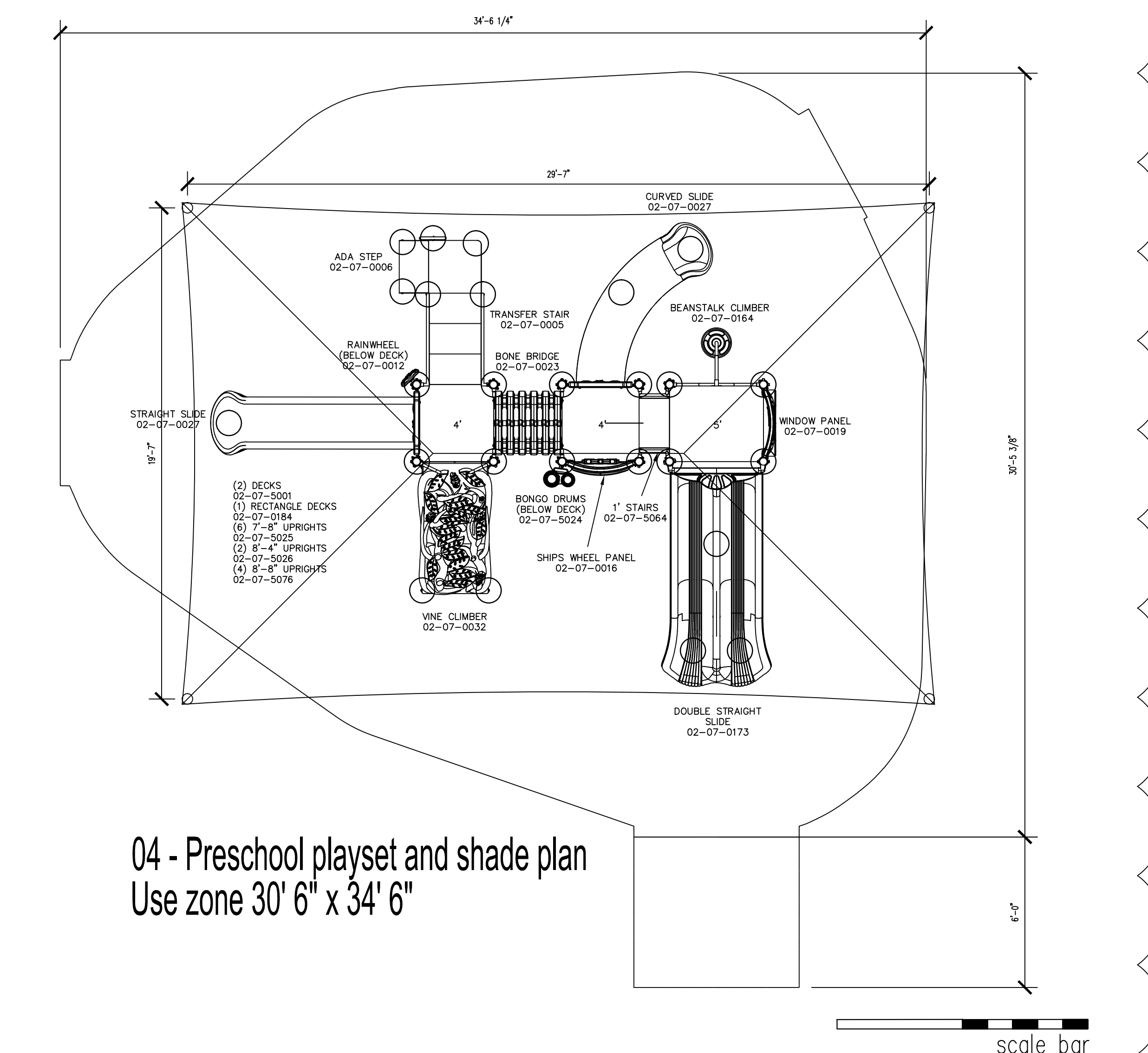
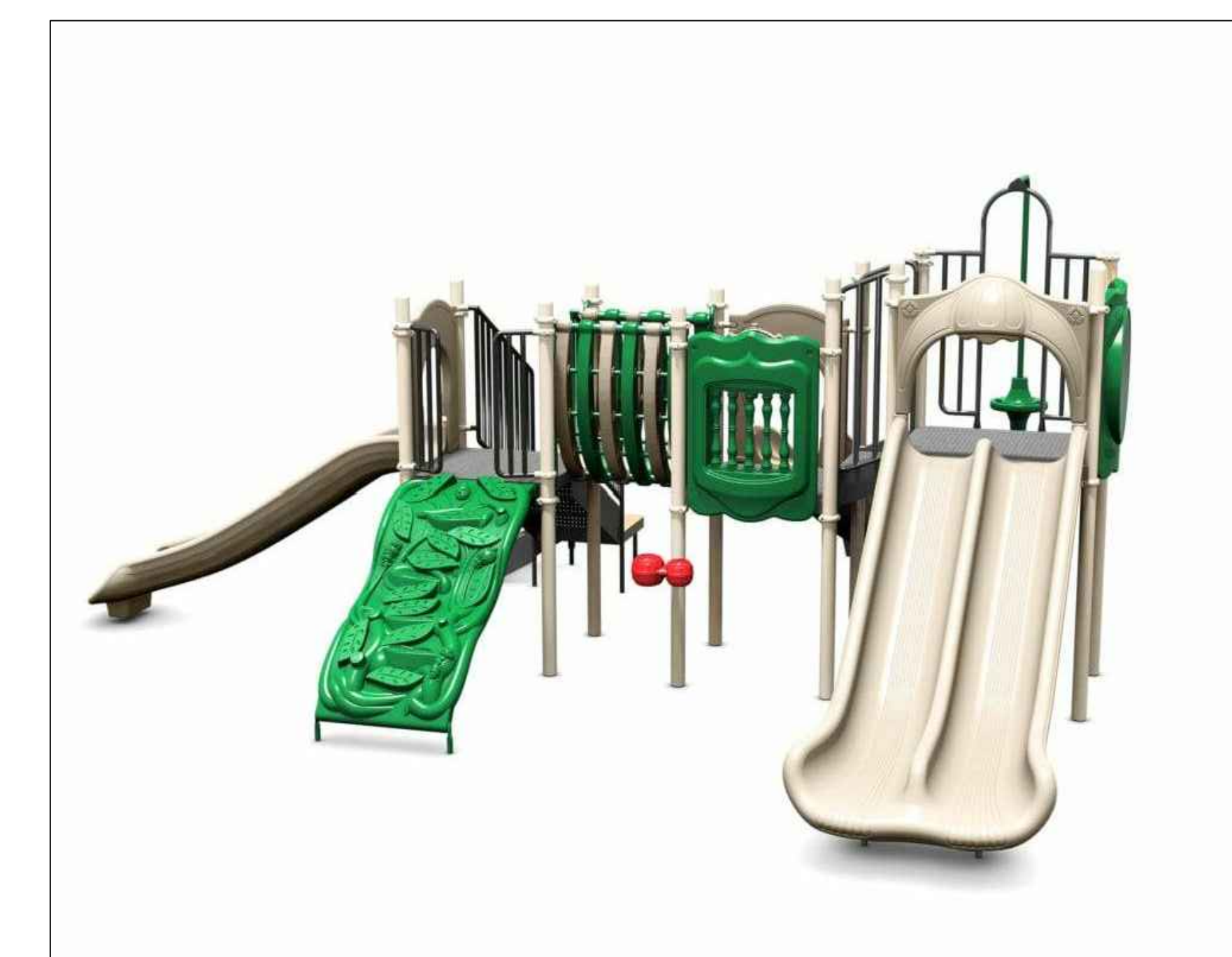
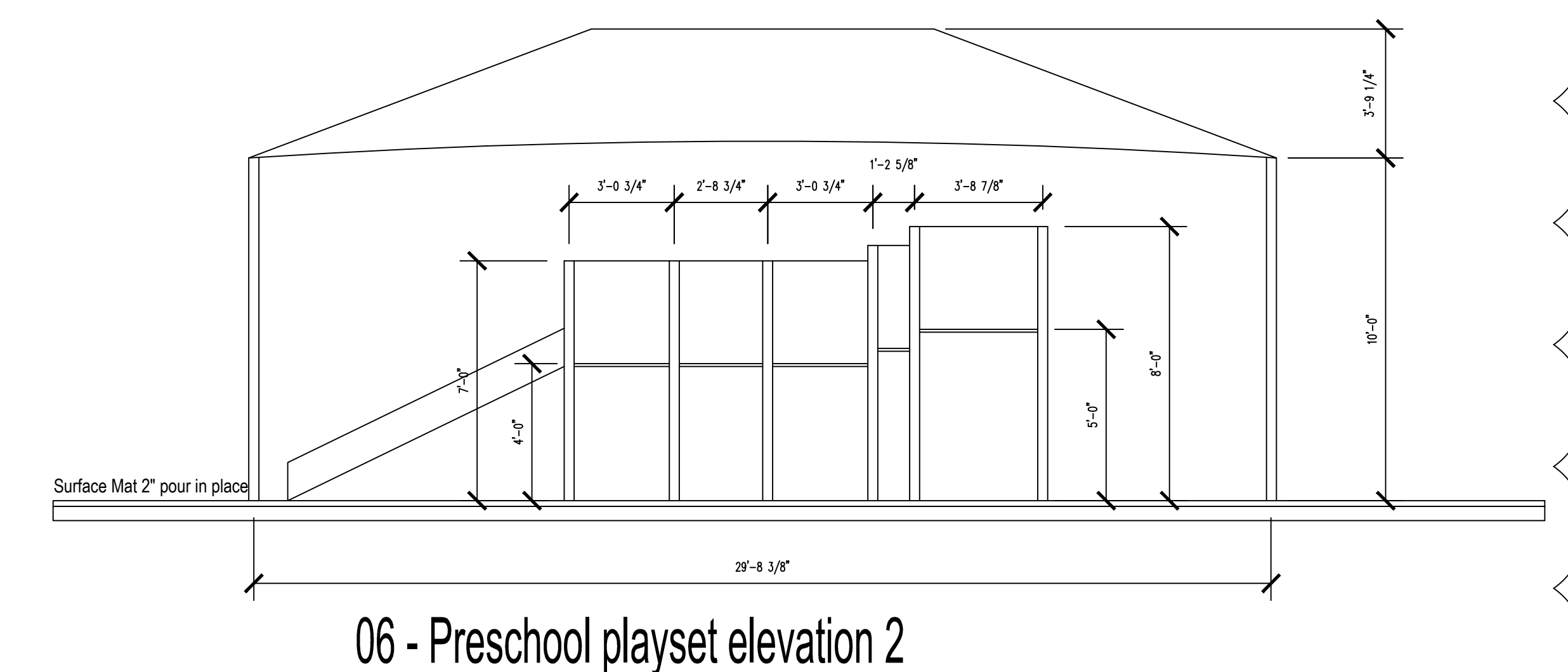
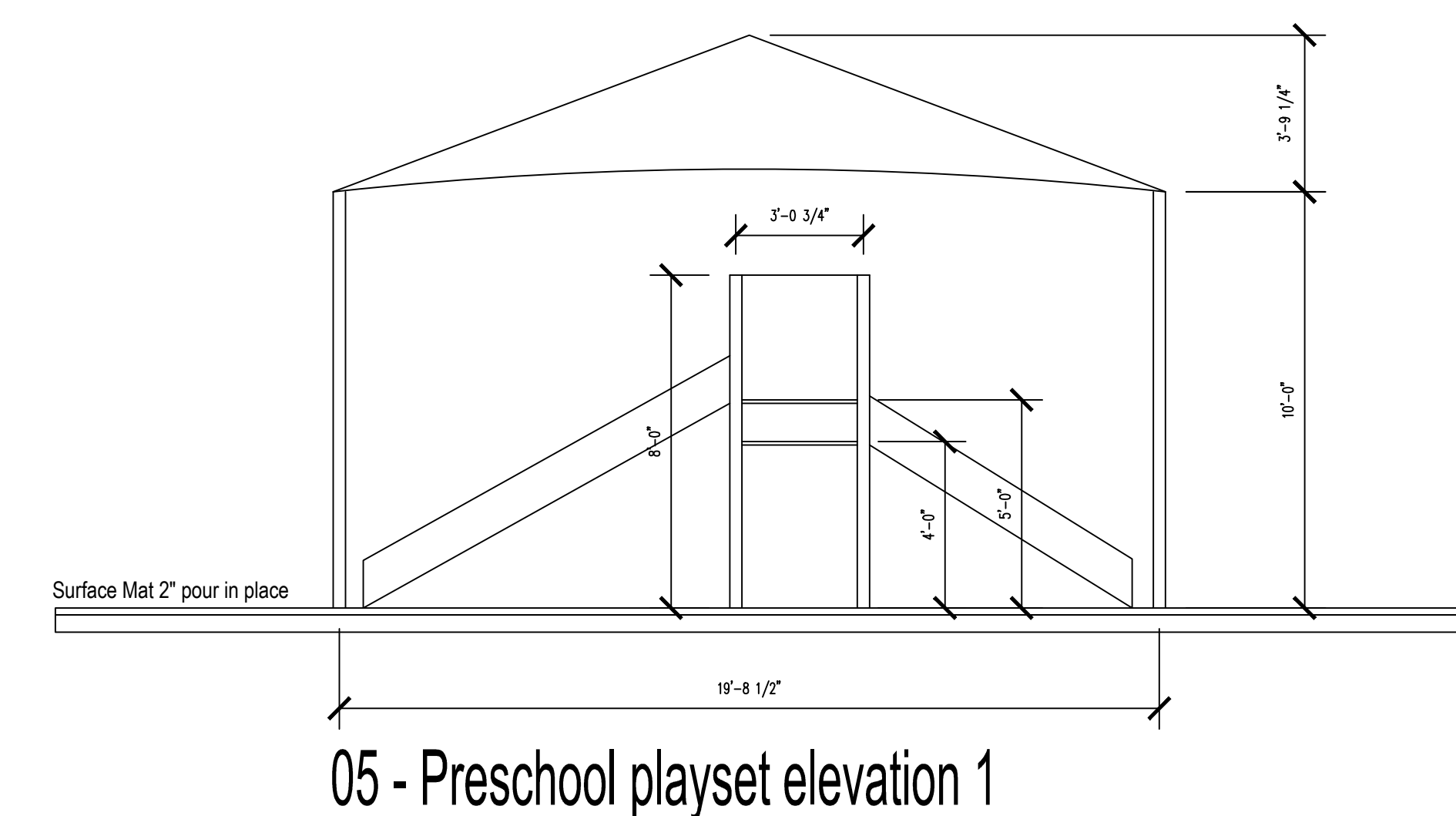
EXHIBIT B

PLANS



01

drawing by apple360 info



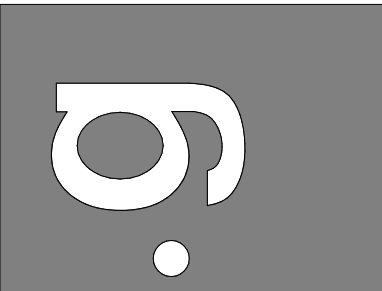
ECOLE 360 CHILDCARE CENTER ARLINGTON HEIGHTS
1515 W Dundee Rd
Arlington Heights, IL 60005
SITE DETAILS
Scale various
05/29/2022

[illegible]

drawing by:	epple360 inhouse
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REVISIONS:		
No.	Date	Revision Description



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architects LLC

info@studiogarchitectsllc.com
ph. 773.677.6655

125 E. Lake St #106
Bloomington IL 60008

1515 W DUNDEE RD.,
ARLINGTON HEIGHTS IL 60004

JOB NAME:
22BT357

DATE:
06.23.2022

SCALE:

DRAWING TITLE:
AERIAL
PERSPECTIVE

SHEET NUMBER:

A01



① PERSPECTIVE VIEW
N.T.S.



② PERSPECTIVE VIEW
N.T.S.



③ PERSPECTIVE VIEW
N.T.S.



④ PERSPECTIVE VIEW
N.T.S.

REVISIONS:		
No.	Date	Revision Description

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1515 W DUNDEE RD.,
ARLINGTON HEIGHTS IL 60004

JOB NAME:
22BT357

DATE:
06.23.2022

SCALE:
N.T.S.

DRAWING TITLE:
PERSPECTIVE
VIEW

SHEET NUMBER:
A02

1. CALL JULIE 1-800-892-0123 BEFORE EXCAVATING.
2. GENERAL CONTRACTOR TO PROMPTLY REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR SITE BACKFILL.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADWAY FREE OF EXCESSIVE DEBRIS AT ALL TIMES. STREET SHOULD BE OPEN TO TRAFFIC AT ALL TIMES.
4. ALL UTILITY STRUCTURES, POWER POLE, FIRE HYDRANTS, TREES, & ETC. AFFECTED BY THE IMPROVEMENT ARE TO BE RELOCATED AT DEVELOPERS OR HOMEOWNER'S EXPENSE.
5. NO CONCENTRATED DISCHARGE OF STORM WATER TO ADJACENT PROPERTIES SHALL BE ALLOWED. ALL STORM DRAINAGE SHALL BE CONVEYED TOWARD FRONT OR REAR OF PROPERTY SO IT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
6. PROPER TRAFFIC CONTROL (DOT STANDARDS) SHALL BE USED FOR ALL OBSTRUCTIVE STREET WORK.
7. GENERAL CONTRACTOR SHALL NOTIFY CITY / VILLAGE PRIOR TO THE START OF CONSTRUCTION.
8. ALL SITE IMPROVEMENTS MUST CONFORM TO THE GOVERNING VILLAGE'S OR CITY'S ENGINEERING STANDARDS AND SPECIFICATIONS.
9. REFER TO THE APPROVED ZONING APPLICATION FOR ALL SETBACK DIMENSIONS.
10. ANY VILLAGE STREET THAT IS DISTURBED WILL BE RESTORED AS FOLLOWS:
 11. ASPHALT PAVEMENTS (2-INCH BITUMINOUS SURFACE COURSE AND 8-INCH BAM)
 12. CONCRETE PAVEMENTS (7" PCC CLASS PP WITH #6 BARS DOWELED 30" O.C. INTO THE ADJACENT PAVEMENT).
13. ANY EXISTING BROKEN OR CRACKED SIDEWALK SQUARES AND/OR DAMAGED SIDEWALK RESULTING FROM THE PROPOSED IMPROVEMENTS MUST BE REMOVED AND REPLACED TO THE SATISFACTION OF THE VILLAGE PUBLIC IMPROVEMENT INSPECTOR. THE SIDEWALK SHALL BE COMPRISED OF FIVE-INCHES OF CLASS SI CONCRETE, SIX-INCHES THROUGH DRIVEWAYS, OVER A THREE-INCH COMPACTED CA-6 STONE BASE. THE SIDEWALK SHOULD DRAIN AT 1/4" PER FOOT TOWARD THE ROADWAY.
14. AGGREGATE BASE COURSE FOR DRIVEWAY & SIDEWALKS SHALL CONSIST OF MINIMUM 4" CA-6 COMPACTED TO 95% STANDARD PROCTOR DENSITY.
15. THE CONTRACTOR MUST CONTACT THE PERMIT COORDINATORS AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR ALL PROPOSED SANITARY SEWER, WATER SERVICE, STORM SEWER AND RELATED DRAINAGE STRUCTURES, FINAL GRADING AND DRIVEWAY/PATIOS/WALKS INSTALLATION.
16. ALL VEHICLES ASSOCIATED WITH ANY CONSTRUCTION PROJECT IN RESIDENTIAL AREAS SHALL BE REQUIRED TO PARK ON THE SITE UNLESS OTHERWISE ALLOWED BY CITY / VILLAGE.
17. ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED DEMOLITION / DEVELOPMENT / TREE PRESERVATION PLAN.
18. AN APPROVED DEMOLITION / DEVELOPMENT / TREE PRESERVATION PLAN MUST BE AVAILABLE ON THE BUILDING SITE.
19. STAY WITHIN DESIGNATED WORK ACCESS AREAS SHOWN ON THE PLAN.
20. ALL UTILITY STRUCTURES, POWER POLES, FIRE HYDRANTS, TREES, ETC. AFFECTED BY THE IMPROVEMENT ARE TO BE RELOCATED AT DEVELOPERS OR HOMEOWNER'S EXPENSE.
21. ALL WORK SHALL BE COMPLETED SAFELY AND IN COMPLIANCE WITH OSHA, IDOT, ADA, AND LOCAL GOVERNING VILLAGE/TOWNSHIP/CITY STANDARDS.
22. RECORD DRAWINGS SHALL BE PROVIDED FOLLOWING CONSTRUCTION.
23. ALL WORK SHALL BE IN COMPLIANCE WITH THE CURRENT VERSION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

1. ALL EXISTING CATCH BASIN INLETS SHALL BE PROTECTED USING A BASKET FILTER PER DETAILS ER-8 AND ER-9.
2. INSPECT SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL AS INCREASED SEDIMENT AND OTHER MATERIALS TEND TO ACCUMULATE DURING STORMS.

BENCHMARK (BM)	
ELEVATION POINT	
FENCE	
FLOW LINE	
RIGHT OF WAY (ROW)	
CONTOUR	
ADJ. STRUCTURE TO BE ADJUSTED	
AEG AVERAGE EXISTING GRADE	
R STRUCTURE TO BE REMOVED	
R&R STRUCTURE TO BE REM & REP.	
ASPH. ASPHALT	
CONC. PCC CONCRETE	
FC FRAME & COVER	
AR ADJUSTING RINGS	
AR&FC ADJUSTING RINGS & FRAME & COVER	
FV FIELD VERIFY	
CGC CONCRETE DR. GOOD CONDITION	
CPC CONCRETE DR. FAIR CONDITION	
BGC CONCRETE DR. POOR CONDITION	
BFC BITUMINOUS DR. GOOD CONDITION	
BBC BITUMINOUS DR. FAIR CONDITION	
BPC BITUMINOUS DR. POOR CONDITION	
BRP BRICK PAVEMENT	
NW NO WORK	
EOP EDGE OF PAVEMENT	
B-C BACK OF CURB TO BACK OF CURB	
B-E EDGE OF PAVEMENT TO EDGE OF PAV	
	Tree Wood Fence = CONCRETE Wire Fence = CONCRETE Iron Fence = BUILDING Fire Hydrant Water Valve B-Box Water Manhole Storm Manhole Catch Basin Inlet Sanitary/Combined Manhole C&S Water Power Pole Down Spout Combined Sewer Storm Sewer Sanitary Sewer Water Main Overhead Wires

1. PROVIDE A 6-FOOT HIGH LINK FENCE AROUND WORK AREA BEFORE STARTING CONSTRUCTION (ORANGE SNOW FENCE IS NOT PERMITTED). FENCING MUST REMAIN IN PLACE THROUGHOUT ENTIRE DURATION OF CONSTRUCTION UNTIL VILLAGE ALLOWS REMOVAL.
2. PRIOR TO COMMENCEMENT OF ANY WORK ON SITE, THE PROTECTIVE FENCING SHALL BE REVIEWED BY THE INSPECTION SERVICES DEPARTMENT.
3. ATTACHMENTS (WIRES, FENCES, ETC.) OTHER THAN THOSE APPROVED FOR GUYING, BRACING, OR WRAPPING MUST NOT BE ATTACHED TO LANDMARK/PROTECTED TREES.
4. ANY OPEN EXCAVATIONS, OR POTENTIALLY DANGEROUS AREAS SHALL BE FENCED OR GUARDED IN AN ACCEPTABLE MANNER AT THE END OF EACH DAY FOR THE PROTECTION OF THE CONTRACTOR'S EMPLOYEES AND GENERAL PUBLIC SAFETY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR REPLACED.

1. AN APPROVED DEMOLITION PLAN/PERMIT MUST BE AVAILABLE ON THE BUILDING SITE.
2. EXISTING UTILITY SERVICES SHALL REMAIN AND BE PROTECTED IN PLACE.
3. MATERIALS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE LOCAL ORDINANCES.

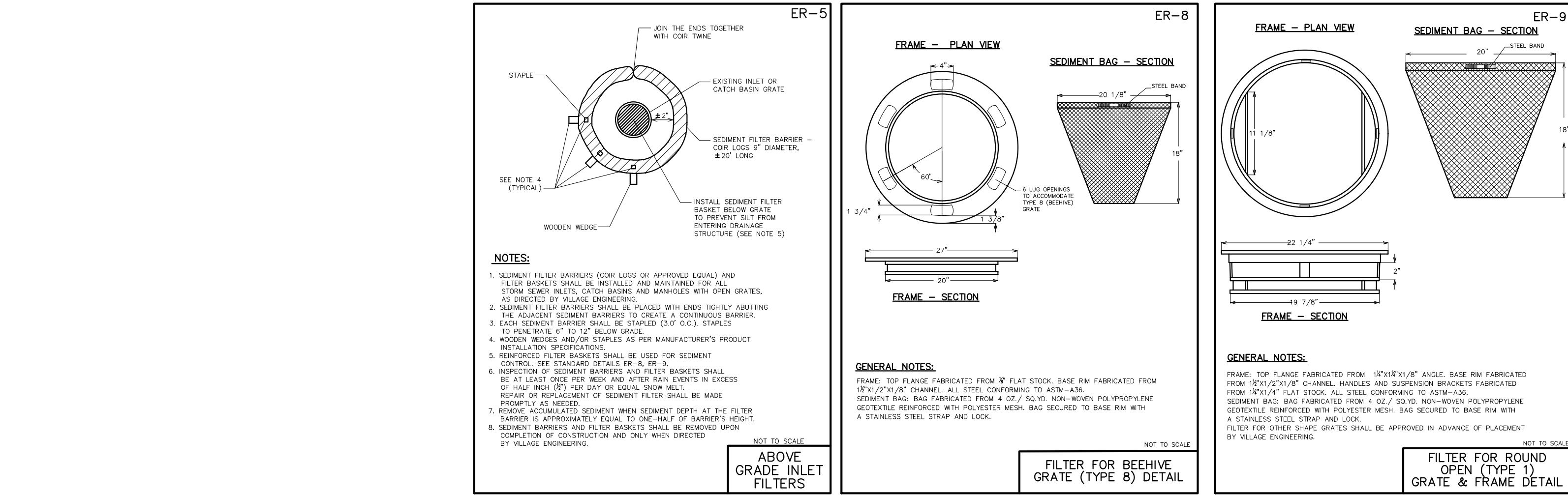
1. CALL J.U.I.L.I.E. FOR UTILITY LOCATIONS BEFORE DIGGING OR TREE PLANTING.
2. PROPOSED GROUND ELEVATION AT FOUNDATIONS AS NOTED ON PLANS. PROPOSED ELEVATIONS ARE TOP OF SOD OR IMPERVIOUS SURFACE. FINISHED DIRT GRADE IN LAWN AREAS SHALL BE 2" BELOW TOP OF SOD.
2. RUNOFF FROM ROOF OF STRUCTURE TO BE COLLECTED BY GUTTERS, AND DOWNSPOUTS ARE TO DISCHARGE A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE.
3. ALL NEW PLANTINGS SHALL CONFORM TO THE MOST RECENTLY ADOPTED AMERICAN STANDARD FOR NURSERY STOCK.
4. CONTRACTOR MUST CONTACT THE CITY / VILLAGE TO SCHEDULE INSPECTIONS FOR PROPOSED GRADING WORK.
5. EXCEPT AS NOTED ON THE PLAN, THERE IS TO BE NO ALTERATION OF EXISTING GROUND ELEVATION ANYWHERE ON THE SUBJECT PROPERTY IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
6. ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY AND THE CONTRACTOR WILL MAKE ANY FIELD ADJUSTMENTS NECESSARY TO ADHERE TO THIS REQUIREMENT.
7. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH SIX-INCHES OF TOPSOIL & SOD WITHIN FIVE DAYS OF COMPLETION OF PERTINENT WORK, WEATHER PERMITTING. ALL SOD MUST BE WATERED TO SUSTAIN GROWTH.
8. GRADE SHALL BE MATCHED AT ALL NEIGHBORING PROPERTY LINES.

PARCEL 1 : LOT 1 IN BILL KNAPP'S RESUBDIVISION, A RESUBDIVISION OF LOT 4 IN ARRLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 12 IN PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1983 AS DOCUMENT 26683318, (EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS : BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 ; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, 148.0 FEET ; THENCE NORTH AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 25.00 FEET ; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 52.00 FEET ; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 1, 141.16 FEET TO AN INTERSECTION WITH A LINE 30.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1 ; THENCE WESTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE, 66.26 FEET ; THENCE NORTHERLY AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 30.00 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 1 ; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 152.00 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE ; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 11.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 ; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1, 197.00 FEET TO THE POINT OF BEGINNING) , IN COOK COUNTY, ILLINOIS .

PARCEL 2 : EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT ENTERED INTO BY AND BETWEEN LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION , AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 24 , 1977 AND KNOWN AS TRUST NUMBER 53022 , DUNDEE WILKE VENTURE , AN ILLINOIS GENERAL PARTNERSHIP , THE OWNER OF 100 PERCENT OF THE BENEFICIAL INTEREST OF TRUST NO . 53022 AND BILL KNAPP'S PROPERTIES , INC . , DATED JUNE 21 , 1983 AND RECORDED JULY 12 , 1983 AS DOCUMENT 26684378 , FOR INGRESS AND EGRESS , CONSTRUCTION , MAINTENANCE AND UPKEEP OVER , UPON AND ACROSS THE FOLLOWING DESCRIBED LAND : THE NORTH 17.5 FEET OF THE WEST 170 FEET OF LOT 2 (SAID 170 FEET AS MEASURED ON THE NORTH LINE OF LOT 2) IN BILL KNAPP'S RESUBDIVISION , A RESUBDIVISION OF LOT 4 IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT NUMBER 12 , BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 7 , TOWNSHIP 42 NORTH , RANGE 11 , EAST OF THE THIRD PRINCIPAL MERIDIAN , ACCORDING TO THE PLAT THEREOF RECORDED JULY 13 , 1978 AS DOCUMENT 24533497 , IN COOK COUNTY , ILLINOIS .

PARCEL 3 EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT ENTERED INTO BY AND BETWEEN LA QUINTA MOTOR INNS, INC., A TEXAS CORPORATION AND BILL KNAPPS' PROPERTIES, INC., A MICHIGAN CORPORATION DATED MAY 29, 1987 AND RECORDED APRIL 19, 1988 AS DOCUMENT 88160821, AS MODIFIED BY MODIFICATION OF COMMON - ACCESS AND CROSS - PARKING EASEMENT AGREEMENT FOR ROADWAYS AND DRIVEWAYS FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC UPON THAT PORTION OF THE COMMON AREA OF THE LA QUINTA MOTOR PARCEL.

TOTAL AREA: 79,325 SF			
	EXISTING IMP. AREA	PROPOSED IMP. AREA	NET CHANGE
BUILDING	7,925 SF	7,925 SF	+ 0 SF
IMPERVIOUS SURFACES	57,770 SF	59,904 SF	+ 2,134 SF
TOTAL	65,695 SF	67,829 SF	+ 2,134 SF
% OF LOT	82.8 %	85.5 %	+ 2.7 %



EXISTING CONDITIONS, DEMOLITION, & SITE PROTECTION
COMMERCIAL RENOVATION PROJECT
1515 W DUNDEE RD
ARLINGTON HEIGHTS, IL 60074

EXP. 11/30/2023

SHEET NO.

IC-1

SCALE: 1" = 15'



NEW REMOVABLE STEEL BOLLARD
WHERE INDICATED ONLY
SEE ARCH PLANS FOR ADDITIONAL INFORMATION

"FINISHED SURFACE" (FS) SPOT ELEVATIONS
SHOWN IN PLAYGROUND AREA ARE TO
TOP OF RUBBER PLAY SURFACE (TYPICAL)

INSTALL 4'-6" OF ASPHALT PAVEMENT
WITHIN LIMITS OF PAVEMENT (1,660 SF)
SURFACE ENTIRE PLAYGROUND AREA
WITH "PERMA-PLAY" TWO LAYER
SURFACING SYSTEM, MATCH EL AT BACK
OF NEW CURB PER DETAIL S-1
SEE ARCH PLANS FOR MORE DETAILS

NEW PLAY STRUCTURE AND PLAY AREA
SEE ARCHITECTURAL PLANS
FOR DETAILS

NEW ASPHALT PAVEMENT TO MATCH EXISTING
EDGE OF PAVEMENT ELEVATION AT SAWCUT LINE

NEW STEEL BOLLARD (TYPICAL)
SEE ARCH PLANS FOR ADDITIONAL INFORMATION

INSTALL 4-6" OF ASPHALT PAVEMENT
WITH "PERMA-PLAY" TWO LAYER
SURFACING SYSTEM, SEE DETAIL S-1

INSTALL NEW 6" CONCRETE ROLLED
CURB PER DETAIL C-2 (TYPICAL)

NEW 6' PRIVACY FENCE (TYPICAL)
SEE ARCHITECTURAL PLANS FOR DETAILS

NEW 4' PICKET FENCE SEE,
ARCHITECTURAL PLANS FOR DETAILS

NEW ASPHALT PAVEMENT TO
MATCH EXISTING EDGE OF PAVEMENT
ELEVATION AT SAWCUT LINE

NEW TODDLER PLAY STRUCTURE
SEE ARCHITECTURAL PLANS
FOR DETAILS
LIMITS OF ASPHALT PAVEMENT (TYP.

INSTALL 4-6" OF ASPHALT PAVEMENT
WITHIN LIMITS OF PAVEMENT (1,060 SF)
SURFACE ENTIRE PLAYGROUND AREA
WITH "PERMA-PLAY" TWO LAYER PLAY SURFACE
PLAY SURFACE TO MATCH BACK OF NEW CURB EL. PER DETAIL S-1
PLAY SURFACE TRANSITION TO EX. PAVEMENT PER DETAIL S-2
REFER TO ARCH PLANS FOR ADDITIONAL INFORMATION

INSTALL NEW 6" CONCRETE ROLLED
CURB PER DETAIL C-2 (TYPICAL)

NEW 4' PICKET FENCE, SEE
ARCHITECTURAL PLANS FOR DETAILS

NEW CONCRETE WALKWAY
PER DETAIL C-6

EXIST. PARKING LOT TO REMAIN
PROTECT IN PLACE

S84°59'49"E
66.26'

PARCEL 1
LOT 1

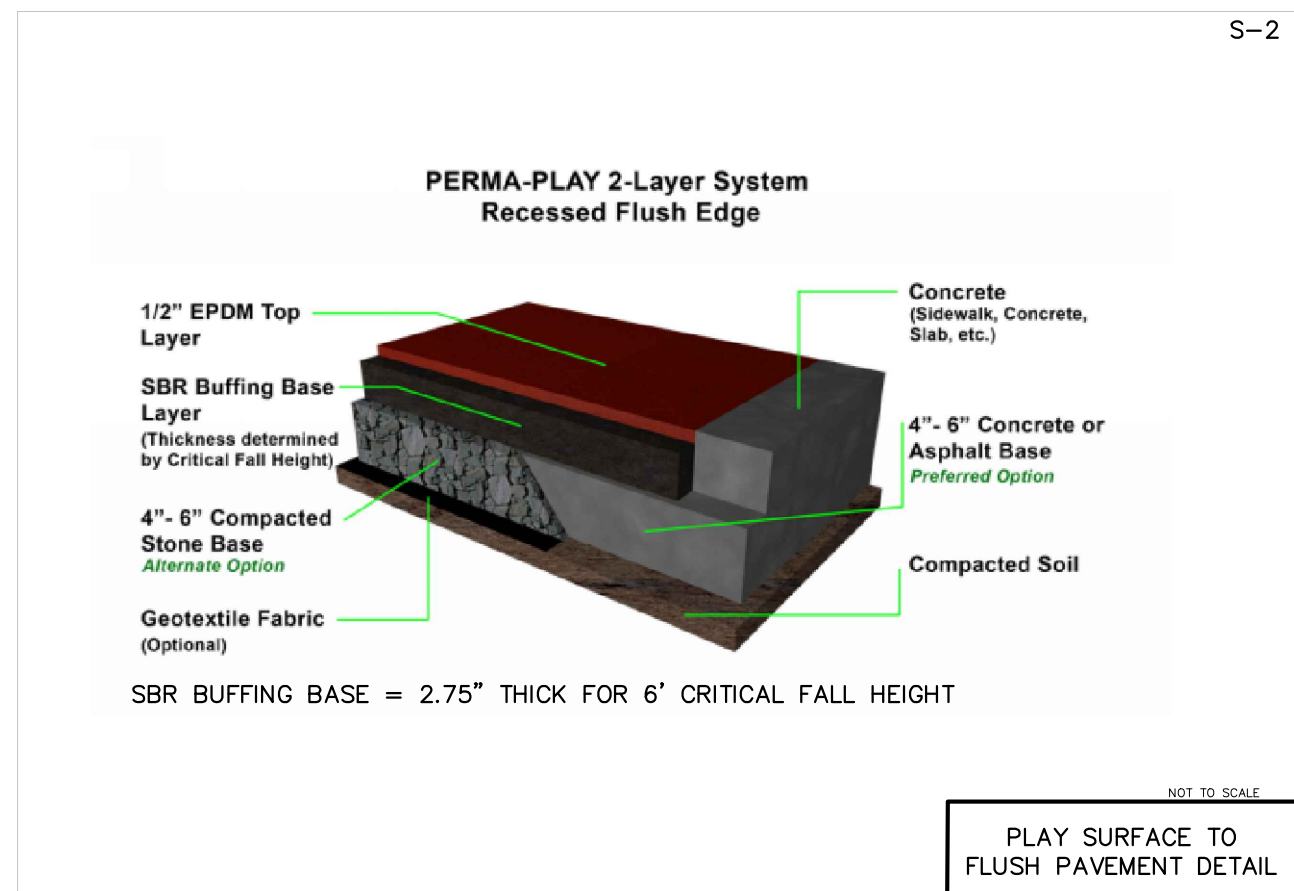
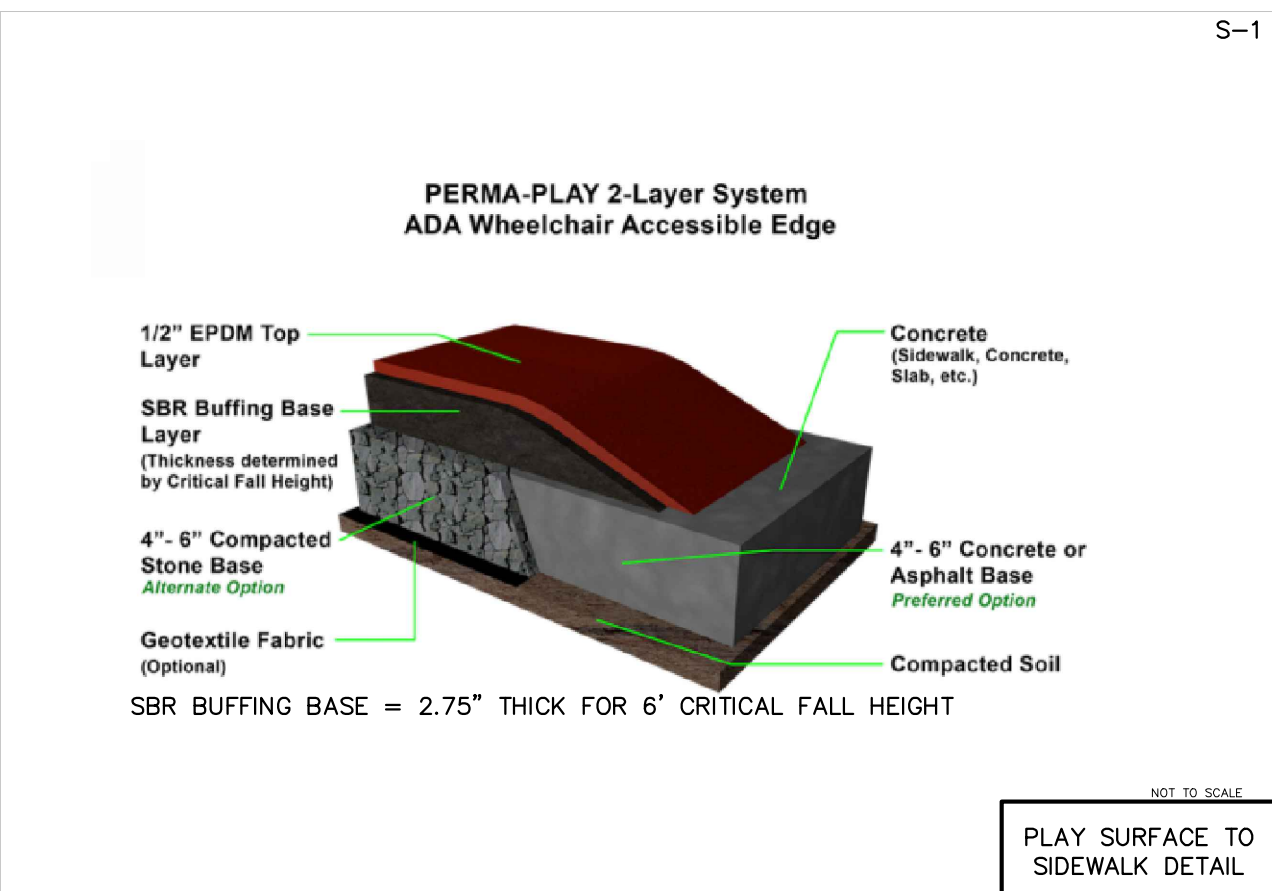
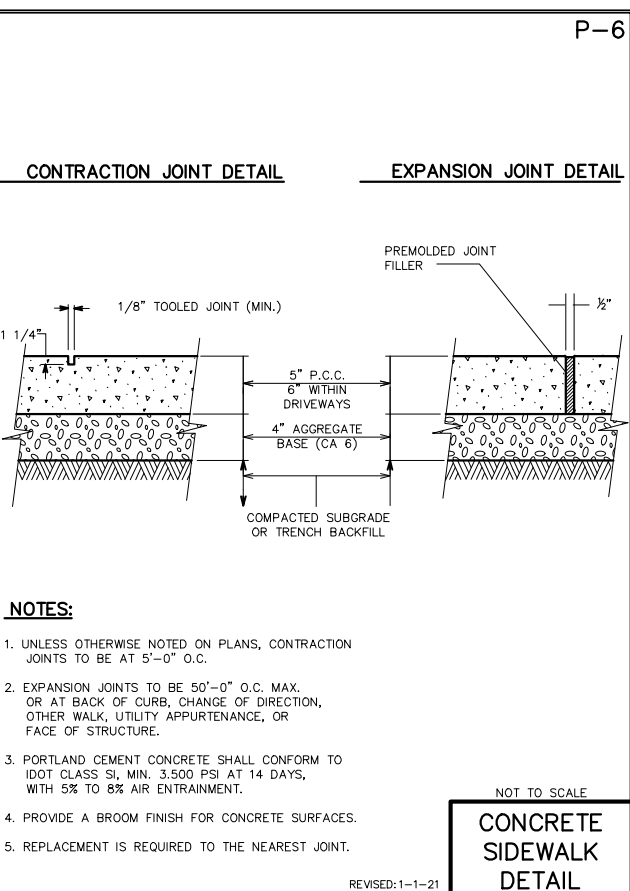
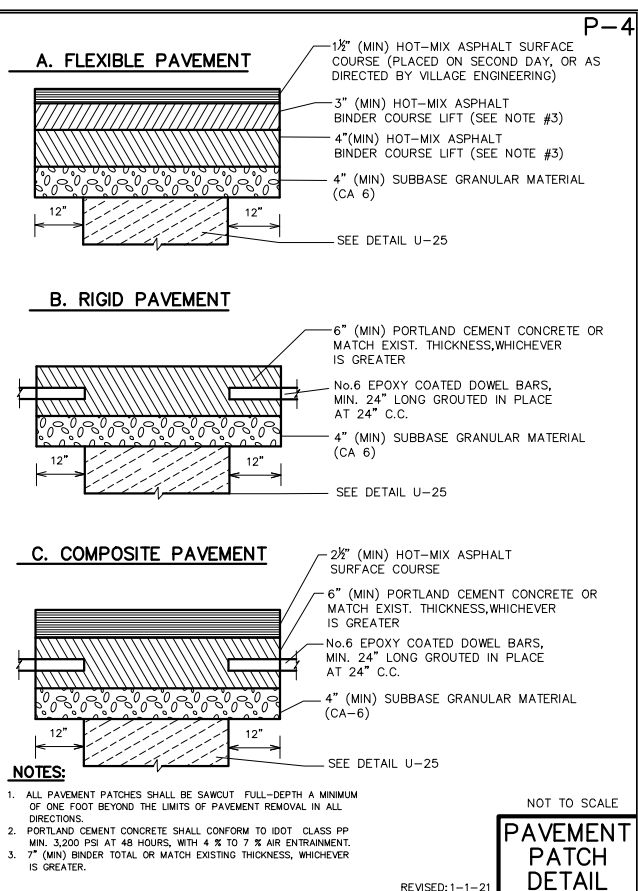
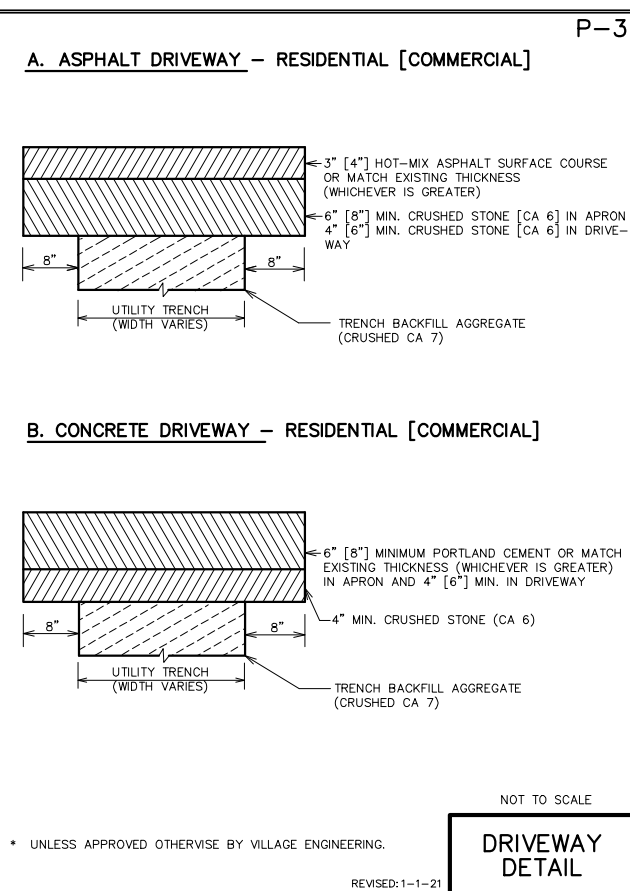
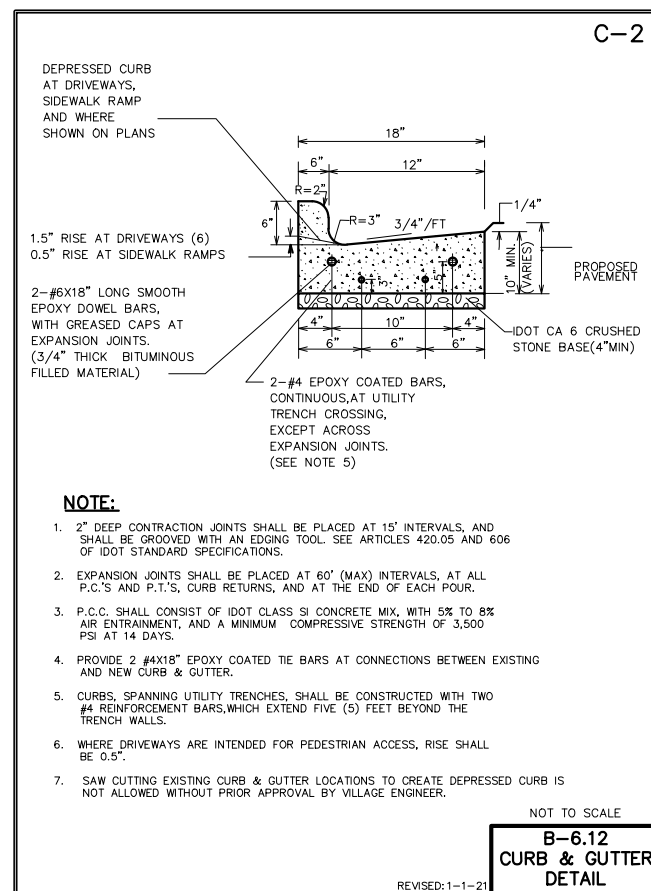
NEW 6' PRIVACY FENCE (TYPICAL)
SEE ARCHITECTURAL PLANS FOR DETAILS

NEW CONCRETE TRASH ENCLOSURE PAID
PER DETAIL P-3

PROPOSED LANDSCAPED PLANTER
DEFER TO LANDSCAPING PLAN

NEW 4' PICKET FENCE SEE,
ARCHITECTURAL PLANS FOR DETAILS

PROPOSED LANDSCAPED PLANTER
DEFER TO LANDSCAPING PLAN



ISSUE	DESCRIPTION	DATE
1	ISSUED FOR PERMIT REVIEW	09/21/2022

PROPOSED STRUCTURES, DRAINAGE, & SITE UTILITIES

COMMERCIAL RENOVATION PROJECT
 1515 W DUNDEE RD
 ARLINGTON HEIGHTS, IL 60074

EXP. 11/30/2023

FIRM
LUKAVEN ENGINEERING LLC

ENGINEER
PATRICK S. SIENKIEWICZ, PE

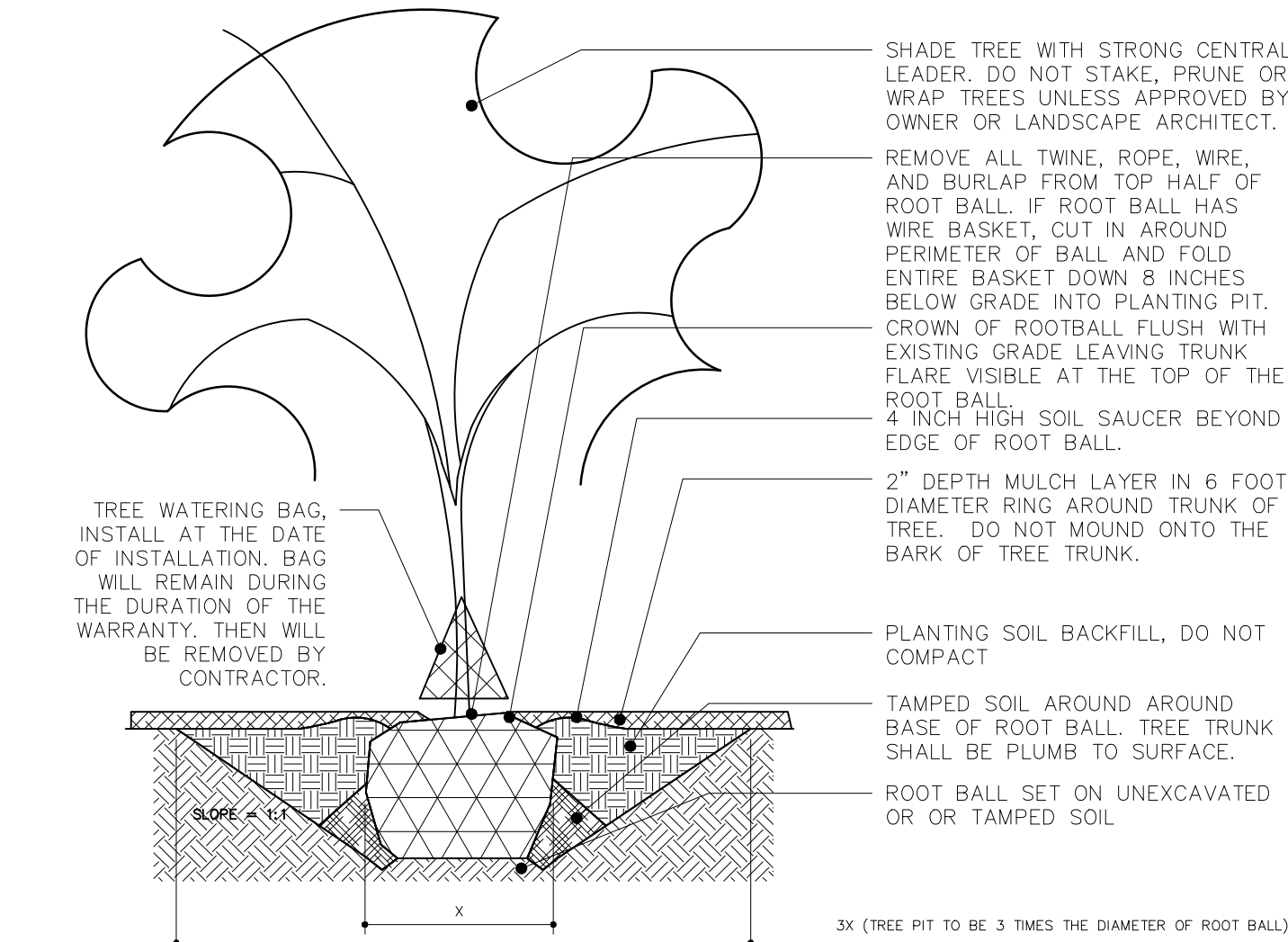
PHONE
(847) 533 - 1601

EMAIL
ENGINEERING@LUKAVEN.COM

SHEET NO
C-2

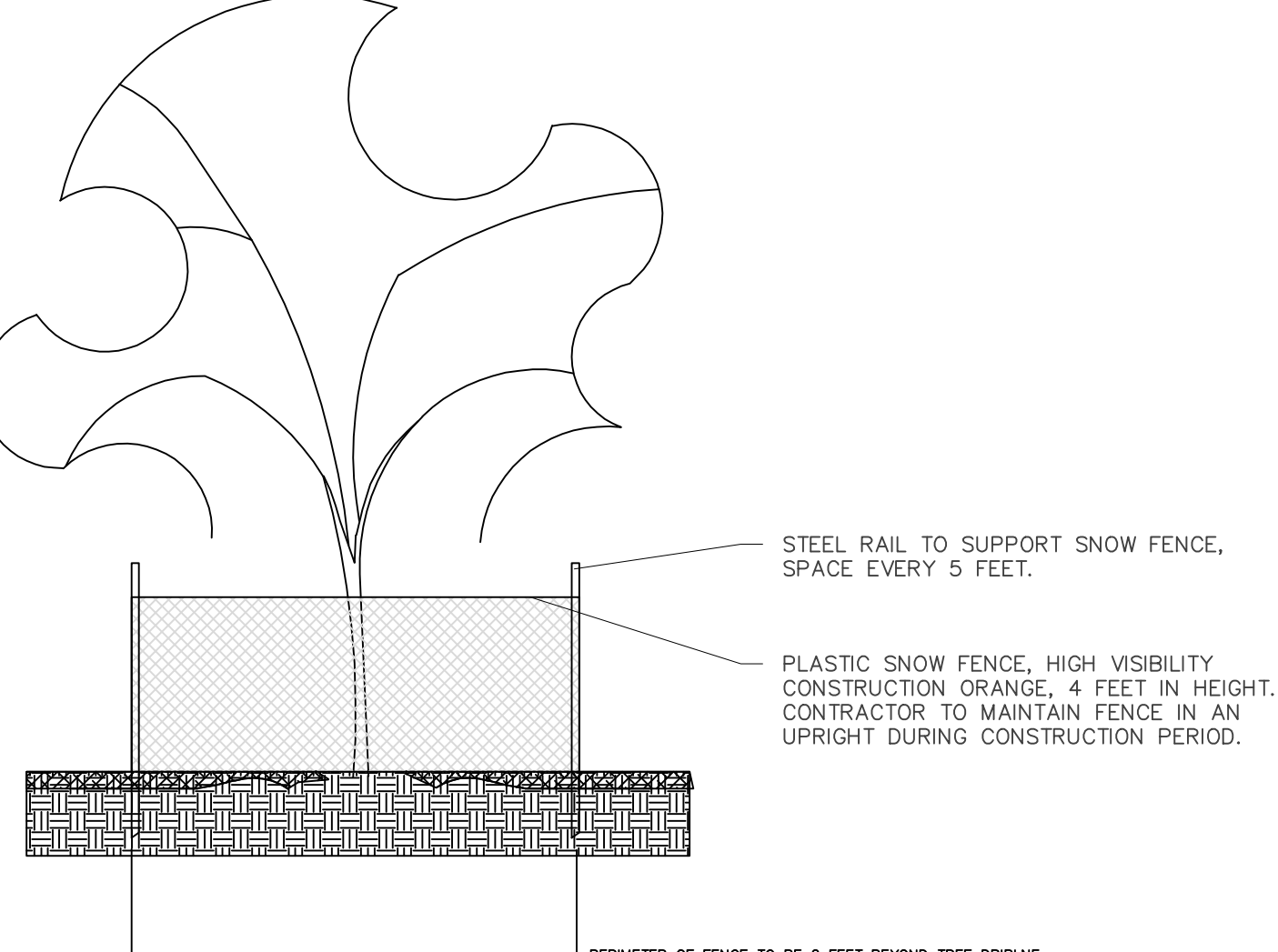
LANDSCAPE PLAN

SCALE: 1"=20'-0"



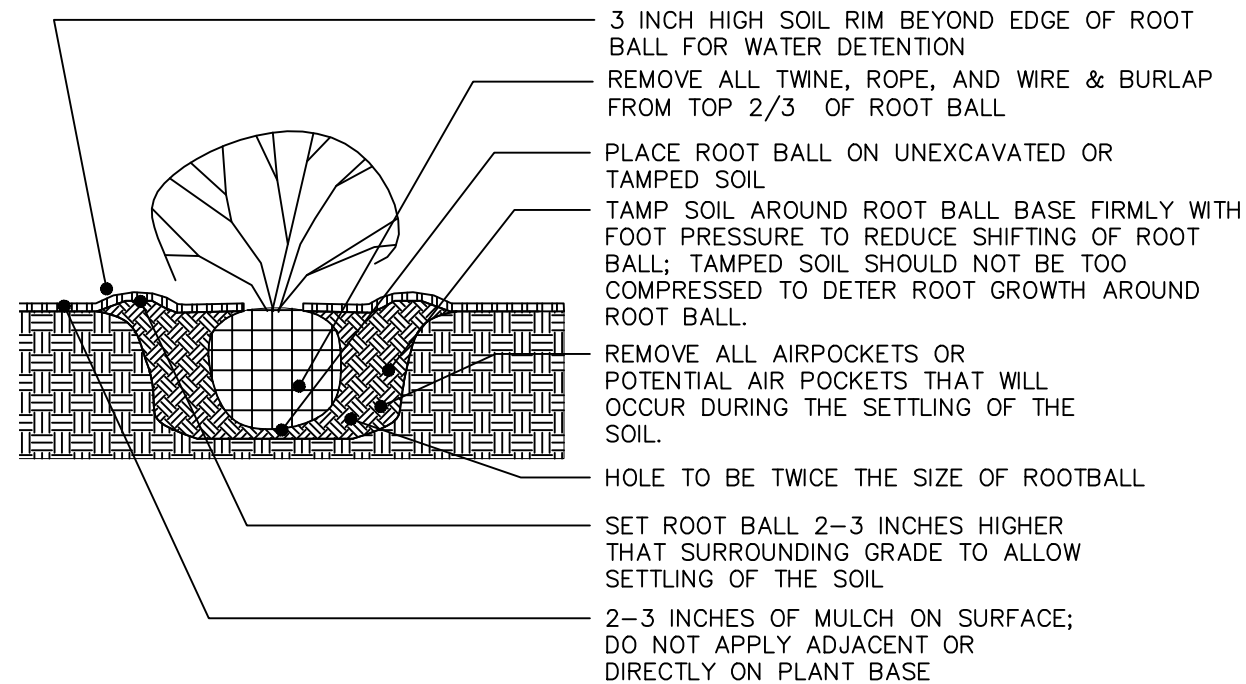
DECIDUOUS TREE DETAIL

SCALE: 1/4"=1'-0"



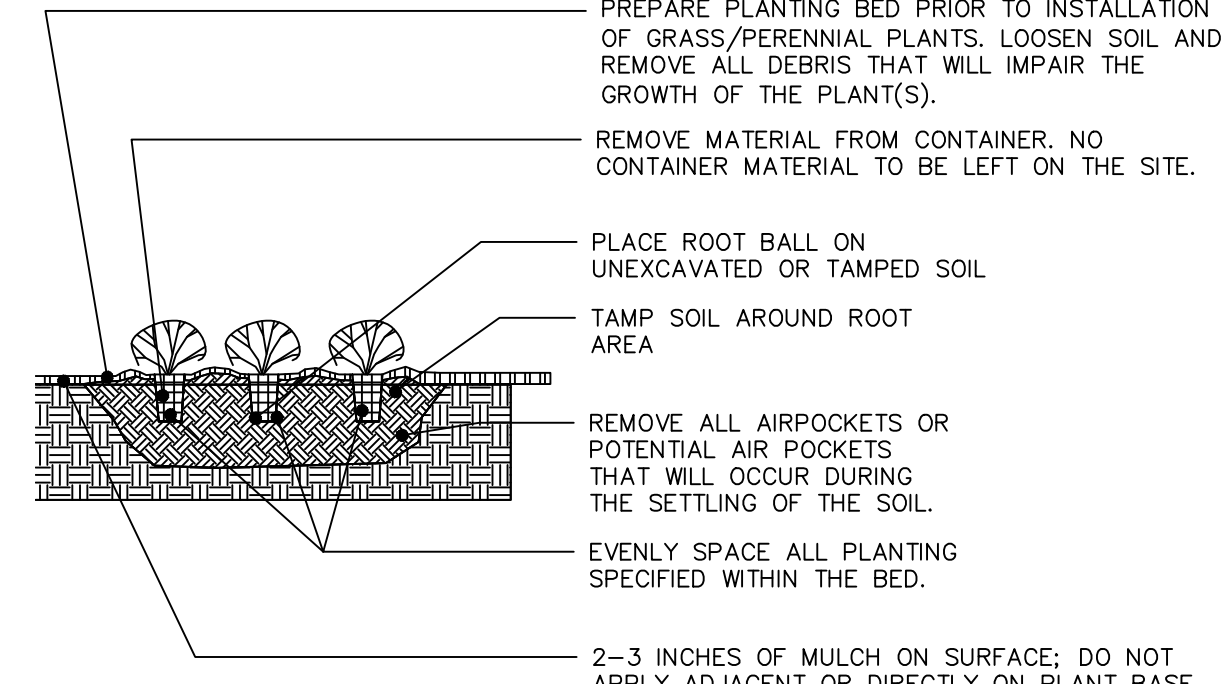
TREE PROTECTION DETAIL

SCALE: 1/4"=1'-0"



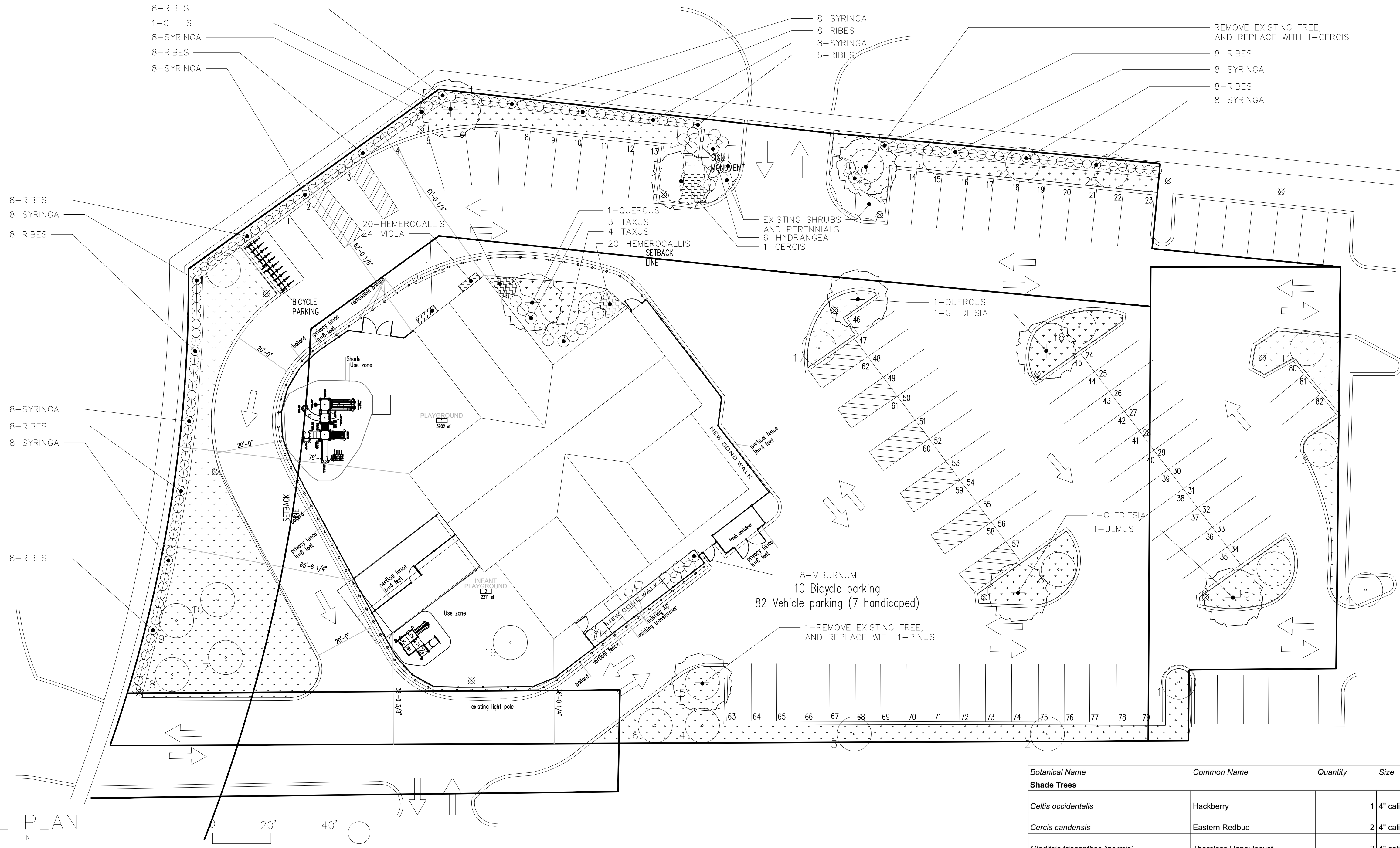
SHRUB DETAIL

SCALE: 1/4"=1'-0"



PERENNIAL DETAIL

SCALE: 1/4"=1'-0"



- GRAPHIC KEY
- PROPOSED TREE
 - EXISTING TREE
 - PROPOSED SHRUB
 - PROPOSED PERENNIAL/ANNUAL BED
 - LAWN, TO BE SODDED AS NEEDED

Existing Trees					
Marker number	Genus Name	Common Name	Size (DBH)	Condition*	Use
1	Tilia	Linden	9"	2	Keep and protect
2	Acer	Maple	11"	2	Keep and protect
3	Acer	Maple	11"	1	Keep and protect
4	Pinus	Pine	15"	1	Keep and protect
5	Pinus	Pine	8"	4	Remove
6	Pinus	Pine	11"	2	Keep and protect
7	Malus	Crabapple	6" Multi	3	Keep and prune
8	Malus	Crabapple	6" Multi	3	Keep and prune
9	Malus	Crabapple	6" Multi	3	Keep and prune
10	Malus	Crabapple	6" Multi	3	Keep and prune
11	Crataegus	Hawthorn	6" Multi	1	Keep and protect
12	Acer	Maple	10"	3	Keep and protect
13	Tilia	Linden	11"	3	Keep and protect
14	Gleditsia	Honeylocust	6"	3	Keep and protect
15	Ulmus	Elm	8.5"	1	Keep and protect
16	Gleditsia	Honeylocust	6"	1	Keep and protect
17	Gleditsia	Honeylocust	6"	1	Keep and protect
18	Ulmus	Elm	7"	1	Keep and protect
19	Amelanchier	Serviceberry	12' ht	1	Keep and protect
20	Malus	Crabapple	8"	4	Remove
21	Acer	Maple	7"	2	Keep and protect
22	Acer	Maple	7"	2	Keep and protect
23	Acer	Maple	6"	2	Keep and protect

*Condition is ranked 1 - 5, 1 is great condition and 5 is dead

Botanical Name	Common Name	Quantity	Size	Condition	Notes
Shade Trees					
<i>Celtis occidentalis</i>	Hackberry	1	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
<i>Cercis canadensis</i>	Eastern Redbud	2	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
<i>Gleditsia triacanthos 'nervis'</i>	Thornless Honeylocust	2	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
<i>Quercus imbricaria</i>	Shingle Oak	2	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
<i>Ulmus carpinifolia</i>	Elm	1	4" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
Evergreen Trees					
<i>Pinus strobus</i>	Eastern White Pine	1	8 foot height	B&B	Locate close to existing pine location
Shrubs					
<i>Ribes alpinum</i>	Alpine Currant	77	3 foot height	B&B	
<i>Syringa meyeri palibin</i>	Meyer Lilac	72	4 foot height	B&B	
<i>Viburnum dentatum</i>	Arrowwood Viburnum	8	3 foot height	B&B	
<i>Hydrangea paniculata</i>	Limelight Hydrangea	6	3 foot height	B&B	
<i>Taxus cuspidata</i>	Japanese Yew	7	2 foot height	B&B	
Perennials and Annuals					
<i>Hemerocallis spp.</i>	Happy Returns Daylily	40		1 gallon	
<i>Viola spp.</i>	Pansy	24		1 quart	

LANDSCAPE PLAN

ECOLE 360

1515 WEST DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED,
REPRODUCED, MODIFIED OR SOLD EITHER
WHOLLY OR IN PART, EXCEPT WHEN
AUTHORIZED IN WRITING BY THE
LANDSCAPE ARCHITECT.

PROJECT NO.: 22021
ISSUE DATE: SEPT 24, 2022
SCALE: SEE DRAWINGS
SHEET NUMBER
L1

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Arlington Heights, Illinois (*"Village"*):

WHEREAS, Ecole 360 Child Development Center, LLC, (*"Applicant"*) is the contract purchasers of that certain property located in the B-3 General Service, Wholesale and Motor Vehicle District (*"B-3 District"*), commonly known as 1515-1519 W. Dundee Road (*"Property"*); and

WHEREAS, Ordinance No. 2022-_____, adopted by the Village President and Board of Trustees on November 21, 2022 (*"Ordinance"*), grants a special use permit and variations to the Applicant for the operation of a day care center on the Property; and

WHEREAS, Section 10 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant files, within 30 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant does hereby agree and covenant as follows:

1. The Applicant hereby unconditionally agrees to, accept, consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the special use permit and variations for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.
4. The Applicant hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the special use permit and variations for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2022

ATTEST: _____ ECOLE 360 CHILDCARE CENTER

By: _____

By: _____

Its: _____

Its: _____



**Village Board
11/21/2022**

Item: Permit Fee Waiver - Pace Headquarter Project

Department: Building & Life Safety

Background

Pace respectfully requests a waiver from the Village of Arlington Heights of all related applicable non-inspection/direct costs related permit fees normally charged in connection with the subject construction project at 550 W. Algonquin Rd.

Estimated Fees: \$22,213.00

Recommendation

It is recommended that the Village Board grant Pace a waiver of the permit fees for their headquarter construction project at 550 W Algonquin Rd.

ATTACHMENTS:

Description

Letter

Type

Correspondence



Melinda J. Metzger
Executive Director

November 2, 2022

Mr. Randall Recklaus
Village Manager
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Re: Request to Waive Fees for Pace's HQ Toilet Remodeling Project
550 W. Algonquin Road, Arlington Heights, IL 60005

Dear Mr. Recklaus:

We are under contract with Paul Borg Construction Co. for the subject construction project at Pace's Headquarters located at 550 West Algonquin Road, Arlington Heights, Illinois.

As a sister governmental agency, Pace respectfully requests that the Village of Arlington Heights waive all non-inspection/direct cost related permit fees which would normally be charged in connection with the subject project, to allow us the greatest extent of improvements and allow for construction change order contingencies.

We appreciate your assistance with this matter. If you have any questions, please contact me at 847-228-4261.

Thank you.

Kathleen Eul

Kathleen Eul, Department Manager
Capital Infrastructure
847-228-4261

KE/rr

cc: M. Youngquist, J. Bierman, R. Rivlin



**Village Board
11/21/2022**

Item: At Home Store - 750 E. Rand Rd. / Sign Variation - DC#22-055

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, section 30-402.a Number, to allow six wall signs on the west wall of the building facing Rand Road, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 104 sf wall sign on the west wall of the building facing Rand Road, where 0 sf is allowed.
3. A variation from Chapter 30, section 30-403.a Dimensions, to allow four 5.8 sf logo light scone wall signs on the west wall of the building facing Rand Road, where 0 sf is allowed.
4. A variation from Chapter 30, section 30-402.a Number, to allow one wall signs on the north wall of the building facing Palatine Road, where zero wall signs are allowed.
5. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 143 sf wall sign on the north wall of the building facing Rand Road, where 0 sf is allowed.

Recommendation

A public meeting was held by the Design Commission on September 27, 2022 where Commissioner Seyer moved and Commissioner Kingsley seconded:

A motion to recommend to the Village Board of Trustees, approval of the following sign variations for At Home at 750 E. Palatine Road:

1. A variation from Chapter 30, section 30-402.a Number, to allow six wall signs on the west wall of the building facing Rand Road, where only one wall sign is allowed.

2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 104 sf wall sign on the west wall of the building facing Rand Road, where 0 sf is allowed.
3. A variation from Chapter 30, section 30-403.a Dimensions, to allow four 5.8 sf logo light sconce wall signs on the west wall of the building facing Rand Road, where 0 sf is allowed.
4. A variation from Chapter 30, section 30-402.a Number, to allow one wall signs on the north wall of the building facing Palatine Road, where zero wall signs are allowed.
5. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 143 sf wall sign on the north wall of the building facing Rand Road, where 0 sf is allowed.

This recommendation is subject to compliance with the plans received 7/21/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. A confirmation that the lighting quality and color will match that of 'At Home' standards, submitting to Staff a photo of existing installations that meet those standards of approval.
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.

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

ATTACHMENTS:

Description

Staff Report
 DC Minutes - 9/27/22
 Exhibits
 DC Timeline Tracker
 Wall Sign Color Temperature
 Public Comment

Type

Board or Commission Report
 Minutes
 Exhibits
 Exhibits
 Exhibits
 Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: At Home – Sign Variation,
Wall Signs
Project Address: 750 E. Rand Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 22-055
Petitioner Name: Corinne Kacprzak
Petitioner Address: Omega Sign & Lighting
1401 W. Jeffrey Drive
Addison, IL 60101
Meeting Date: September 27, 2022

Date Prepared: September 16, 2022

Requested Action(s):

1. A variation from Chapter 30, section 30-402.a Number, to allow six wall signs on the west wall of the building facing Rand Road, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 104 sf wall sign on the west wall of the building facing Rand Road, where 0 sf is allowed.
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ANALYSIS:

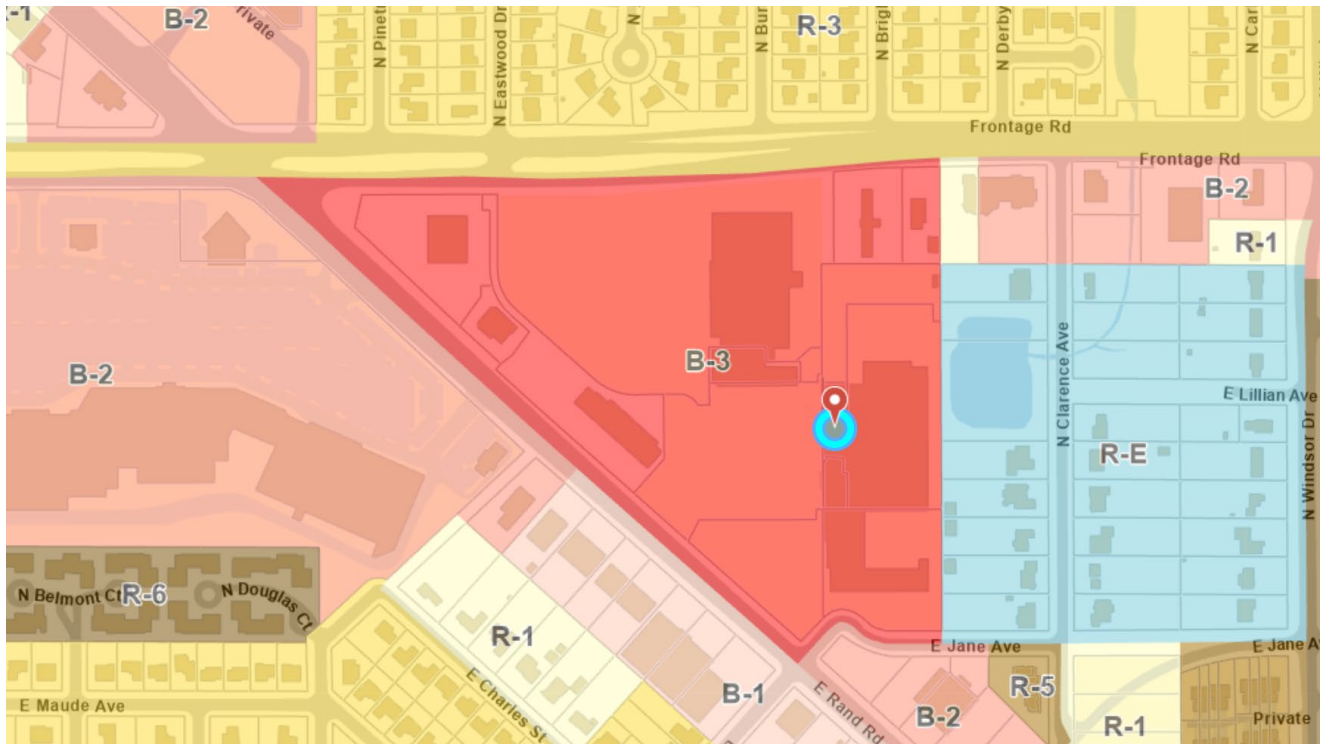
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for 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."

Summary:

At Home is a new retail store moving into the vacant space formerly occupied by Bif Furniture at the Southpoint Shopping Center. The existing building will be completely remodeled with a new façade, which was approved by the Design Commission on April 12, 2022. At this time, the petitioner is planning new wall signs for the building including a primary "At Home" wall sign above the main entrance, a secondary "At Home" wall sign on the north wall, a "The Home Décor Superstore" wall sign, and four illuminated logo wall sconces which are also considered to be wall signs. Per Chapter 30 sign code, only one wall sign is allowed due to only one street frontage, so variations are required to allow the additional wall signage.

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	B-3, General Service, Wholesale and Motor Vehicle District	Retail
North	R-3, One Family Dwelling District	Single-family neighborhood
South	B-1, Business District Limited Retail B-2, General Business District	Multiple commercial businesses Dunkin Baskin
East	R-E, One Family Dwelling District	Single-family neighborhood
West	B-2, General Business District	Town & Country Shopping Center



Zoning Map:

Table 1: Proposed Wall Sign Summary:

SIGN	ELEVATION / FRONTAGE	SIGN SIZE	REMARKS
Sign 1. "at home"	West / Rand Road	301.8 sf	Complies with code.
Sign 2. "The Home Décor Superstore"	West / Rand Road	104 sf	Only one wall sign is allowed per street frontage. Variations required.
Signs 3-6. (4) Logo Light Sconces	West / Rand Road	5.8 sf x 4 = 23.2 sf	Only one wall sign is allowed per street frontage. Variations required.
Sign 7. "at home"	North / Palatine Road	143 sf	Variations required due to no street frontage.
TOTAL		572 sf	

Table 2: Summary of Similar Businesses' Wall Signs:

BUSINESS NAME, ADDRESS	APPROXIMATE SIZE OF BUSINESS	STREET FRONTAGES / NUMBER OF WALL SIGNS PERMITTED	NUMBER OF WALL SIGNS	TOTAL SQUARE FOOTAGE OF WALL SIGNAGE	REMARKS
Target, 1700 E. Rand Rd	134,600 sf	2	5	580 sf	Variations Approved in 2017
Burlington, 30 W Rand Rd	93, 600 sf	1	1	204 sf	Variations Approved in 2003
Floor & Décor, 600 E Rand Rd	76,000 sf	1	4	189 sf	Variations Approved in 2012
Dick's, 401 E Palatine Rd	50,900 sf	1	1	250 sf	
Binny's, 35 W Rand Rd	34,400 sf	1	1	384 sf	Variations Approved in 2011
CURRENT REQUEST					
At Home	100,100 sf	1	3 wall signs, 4 light sconces	572 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 the need for the additional signage is primarily due to visibility concerns from the surrounding roads.

Staff Comments:

Overall, the proposed wall signs are nicely designed and they fit comfortably on the large building. Staff feels that the proposed 143 sf wall sign on the north wall of the building will have very limited visibility, but does not object to the sign if the petitioner feels it will be helpful. Staff also does not object to the four logo light sconces, which are subtle and add interest to the overall storefront design. After comparing the proposed wall signs to other similar large retail stores in the area, Staff feels that the requested amount of signage is appropriate for the size of the store and setback from the road, especially considering that the 143 sf wall sign on the north wall will have such limited visibility.

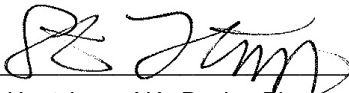
RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *At Home* at 750 E. Palatine Road:

1. A variation from Chapter 30, section 30-402.a Number, to allow six wall signs on the west wall of the building facing Rand Road, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 104 sf wall sign on the west wall of the building facing Rand Road, where 0 sf is allowed.
3. A variation from Chapter 30, section 30-403.a Dimensions, to allow four 5.8 sf logo light scone wall signs on the west wall of the building facing Rand Road, where 0 sf is allowed.
4. A variation from Chapter 30, section 30-402.a Number, to allow one wall signs on the north wall of the building facing Palatine Road, where zero wall signs are allowed.
5. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 143 sf wall sign on the north wall of the building facing Rand Road, where 0 sf is allowed.

This recommendation is subject to compliance with the plans received 7/21/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. 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.



September 16, 2022

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 22-055

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 27, 2022

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

Members Present: Ted Eckhardt, Acting Chair
Scott Seyer
Kirsten Kingsley
John Fitzgerald

Members Absent: Jonathan Kubow, Chair

Also Present: Keith Ginnodo, Kingsley-Ginnodo Architects for 817 N. Hickory Ave.
Jacob Dewey, Owner of 817 N. Hickory Ave.
Bobbi Taylor, Warren Johnson Architects for 2071 & 2081 N. Ridge Ave.
Carmela Menna, Omega Sign for At Home
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR SEPTEMBER 13, 2022

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 13, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. SIGN VARIATION REVIEWDC#22-055 – At Home Store – 750 E. Rand Rd.

Carmela Menna, representing *Omega Sign* was present on behalf of the project.

Mr. Hautzinger presented Staff comments. At Home is a new retail store moving into the vacant space formerly occupied by Bif Furniture at the Southpoint Shopping Center. The existing building will be completely remodeled with a new facade, which was approved by the Design Commission on April 12, 2022. At this time, the petitioner is planning new wall signs for the building including a primary “At Home” wall sign above the main entrance, a secondary “At Home” wall sign on the north wall, a “The Home Décor Superstore” wall sign, and four illuminated logo wall sconces which are also considered to be wall signs. Per Chapter 30 sign code, only one wall sign is allowed due to only one street frontage, so the following variations are required to allow the additional wall signage:

1. A variation from Chapter 30, section 30-402.a Number, to allow six wall signs on the west wall of the building facing Rand Road, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 104 sf wall sign on the west wall of the building facing Rand Road, where 0 sf is allowed.
3. A variation from Chapter 30, section 30-403.a Dimensions, to allow four 5.8 sf logo light sconce wall signs on the west wall of the building facing Rand Road, where 0 sf is allowed.
4. A variation from Chapter 30, section 30-402.a Number, to allow one wall signs on the north wall of the building facing Palatine Road, where zero wall signs are allowed.
5. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 143 sf wall sign on the north wall of the building facing Rand Road, where 0 sf is allowed.

The petitioner has submitted a letter stating the need for the additional signage is primarily due to visibility concerns from the surrounding roads.

Overall, Staff feels that the proposed wall signs are nicely designed and fit comfortably on the large building. The proposed 143 sf wall sign on the north wall of the building will have very limited visibility, but Staff does not object to the sign if the petitioner feels it will be helpful. Staff also does not object to the four logo light sconces, which are subtle and add interest to the overall storefront design. After comparing the proposed wall signs to other similar large retail stores in the area, Staff feels that the requested amount of signage is appropriate for the size of the store and setback from the road, especially considering that the 143 sf wall sign on the north wall will have such limited visibility. Staff recommends approval as submitted.

Ms. Menna said that the petitioner asked her to reiterate how excited they are to be coming to Arlington Heights and this location, and they are hopeful that more businesses will come to this area of the shopping center. She welcomed questions and comments from the commissioners.

The commissioners summarized their comments. Commissioner Fitzgerald said that the signs are nicely designed and the light fixtures are whimsical, which is one of the reasons why there are variations. He liked the sign over the main entrance and he completely understands the need for the wall sign on the north elevation because the building is set back so far from the street. He asked if there would be a monument sign along the road for the new store, or a tenant sign added to the existing ground sign for the shopping center, and Ms. Menna replied that the landlord is handling the request for a new monument sign, and new tenant panels will be added to the 3 existing ground signs. Commissioner Fitzgerald asked Staff for clarification that the second sign proposed on the front facade is in keeping with other stores in the area, and Mr. Hautzinger said that overall, the signage proposed for At Home does not stand out as being out of line with signage for similar large stores in Arlington Heights. Some other stores also have supplemental secondary wall signage such as Floor & Décor which has “Tile – Wood - Stone” signs. The total square footage of wall signage requested is reasonable, especially considering that the sign on the north wall will have suvh limited visibility.

Commissioner Fitzgerald said he was okay with the variations because this is a very unusual corner and the building is not parallel to the street, which makes it difficult to see from Palatine Road. Commissioner Kingsley agreed with everything said by Commissioner Fitzgerald. Commissioner Seyer agreed as well, but added that he is concerned about the color temperature of the lighting for the signs, because white letters with the wrong temperature lighting will look awful. He asked if the Village has requirement for the color temperature of lighting for signage and Mr. Hautzinger replied that he is only aware of a brightness limitation for signage in the code. Ms. Menna said the signage will have standard LED lights that are more of a cool light that will bring out the brightness of a white. Commissioner Seyer said that color temperatures above 6000k will start to look blue, and he wants to protect that the white letters of the signage will look good. Acting Chair Eckhardt suggested adding this concern to the motion. Ms. Menna said the signage being proposed will be provided by At Home and will be fabricated to comply with their national brand standards, which every At Home store is required to have.

Acting Chair Eckhardt concurred with the commissioners on their comments, and he asked if the little blue At Home sconces will blink or have movement in any way, and Ms. Menna said no.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR AT HOME LOCATED AT 750 E. RAND ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402.A NUMBER, TO ALLOW SIX WALL SIGNS ON THE WEST WALL OF THE BUILDING FACING RAND ROAD, WHERE ONLY ONE WALL SIGN IS ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW A 104 SF WALL SIGN ON THE WEST WALL OF THE BUILDING FACING RAND ROAD, WHERE 0 SF IS ALLOWED.
3. A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW FOUR 5.8 SF LOGO LIGHT SCENCE WALL SIGNS ON THE WEST WALL OF THE BUILDING FACING RAND ROAD, WHERE 0 SF IS ALLOWED.
4. A VARIATION FROM CHAPTER 30, SECTION 30-402.A NUMBER, TO ALLOW ONE WALL SIGNS ON THE NORTH WALL OF THE BUILDING FACING PALATINE ROAD, WHERE ZERO WALL SIGNS ARE ALLOWED.
5. A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW A 143 SF WALL SIGN ON THE NORTH WALL OF THE BUILDING FACING RAND ROAD, WHERE 0 SF IS ALLOWED.

THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 7/21/22, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. A CONFIRMATION THAT THE LIGHTING QUALITY AND COLOR WILL MATCH THAT OF 'AT HOME' STANDARDS, SUBMITTING TO STAFF A PHOTO OF EXISTING INSTALLATIONS THAT MEET THAT STANDARD OF APPROVAL.
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.

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

SEYER, AYE; KINGSLEY, AYE; FITZGERALD, AYE; ECKHARDT, AYE.

ALL WERE IN FAVOR. MOTION CARRIED.

Mr. Hautzinger said that this approval is a recommendation to the Village Board, which is the final review and approval for sign variations. Staff will work with the petitioner to schedule that meeting.

ITEM 4. OTHER BUSINESS

Acting Chair Eckhardt said that the Alan Bombick award presentation is scheduled for October 25, 2022, and Mayor Hayes and Trustee Schwingbeck have confirmed their attendance. He asked Staff to reach out to other Village Trustees with the invitation.

Public Comment

There was no public comment from the audience.

Commissioner Seyer said that the order of review with regards to public comment appears to have changed recently, with the commissioners' comments being given before the public comment. He preferred to hear what the public has to say about projects first, which sometimes include things he has not thought of, before the commissioners give their comments. The other commissioners agreed and Acting Chair Eckhardt said he could see it going either way. Mr. Hautzinger said that the general meeting structure for Design Commission meetings has the public comment after the commissioners comments; however, a change of order could be made if Chair Kubow agrees. He felt that the goal of the current format is to have one public comment session.

Mr. Moen suggested making the motion first, with any recommendations or requirements, then public comments followed by commissioner comments. It would be a lot quicker than a lot of discussion to try to craft the perfect motion.

Acting Chair Eckhardt understood Mr. Moen's suggestion, but felt that it could cause confusion. Commissioner Kingsley said that for her it would be really difficult as a commissioner to put a motion on the table without hearing the public first, and she liked the order of comments suggested by Commissioner Seyer tonight. Mr. Hautzinger said that often there are components of a motion that develop through the discussion that commissioners have leading up to making a motion, so he recommended continuing to make the motion at the end of the discussions. Commissioner Seyer felt the majority of public present at these meetings come with an issue to raise, and he wanted to hear their comments before the commissioners render an opinion. Acting Chair Eckhardt asked Staff to talk with Village legal counsel regarding the meeting sequence. His preference at this time was to go in the direction of public comment before commissioner comments.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO
ADJOURN THE MEETING AT 7:40 P.M.

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

We appreciate your consideration for a variance for 2 additional set of channel letters and sconce lighting to be installed at 750 Rand Rd. We believe that these signs & lighting additions are very much in line with the design of the building and, because of the longer site distance to the building from Rand Rd and from East Palatine Rd, that it is needed to reasonably make the location more visible to the streets. The intent is to be more visible to potential customers, to create an attractive shopping center for potential retailers and to contributing to public safety with signage and lighting that will light up the center.

a) The particular difficulty or peculiar hardship it to identify “At Home” as a super retail store that is not easily visible from Rand Rd or East Palatine Road.

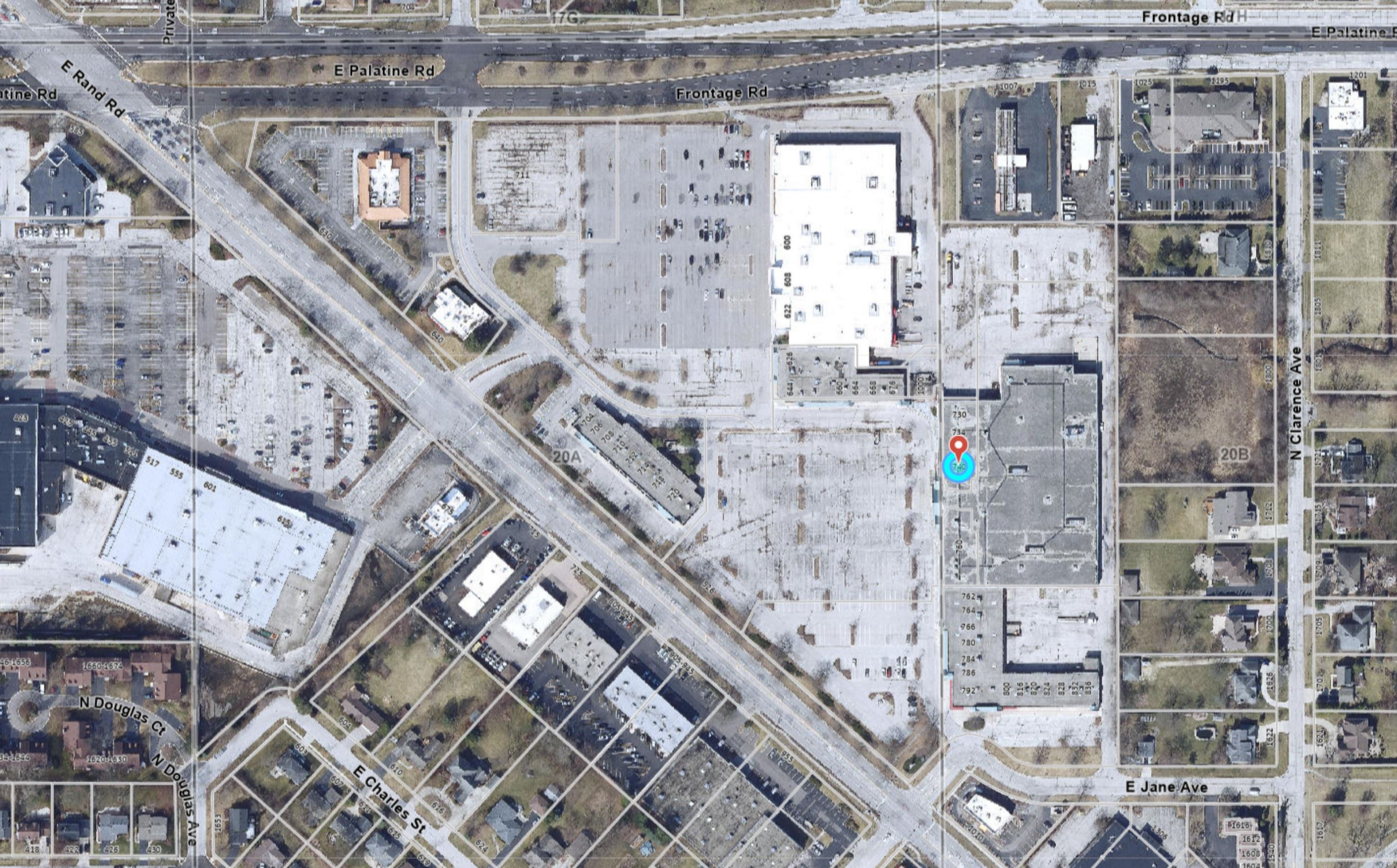
b) The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be determinantal to the public health, safety moral and welfare. It will actually create better economic growth for not only the community but for the business, and the businesses around the area.

c) The variation will serve to relieve the applicant and the shops located in the Southpoint Shopping Center from the difficult attribute to the location, topography, circumstances on nearby properties or other peculiar hardship: and not merely serve to provide the applicant with identification from the street but for all businesses involved. Also providing lighting that will attract potential customers and retailers.

d) The variance will not alter the essential character of the architectural feel of the area or the building, or even the locality.

e) The applicant’s business cannot reasonably function under the standards of the code as the signage and lighting would not be architecturally proportionate with the building unless a variance is granted. The channel letters would identify the type of retailer, as the lighting will allow for public safety not for only the business but for the personnel that are employed at the retailer.

We look forward to receiving your approval and to the installation of an architecturally pleasing Signs and lighting .



Frontage Rd H

E Palatine Rd

E Palatine Rd

Frontage Rd

E Rand Rd

Palatine Rd

N Clarence Ave

E Jane Ave

E Charles St

N Douglas Ct

20A

20B



N Douglas Ave

CONTEXT PHOTOS



SUBJECT PROPERTY

Vacant Retail



Floor & Décor

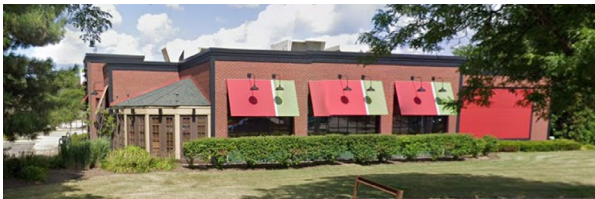
Multi-Tenant Retail



Olive Garden Restaurant



Dogtopia



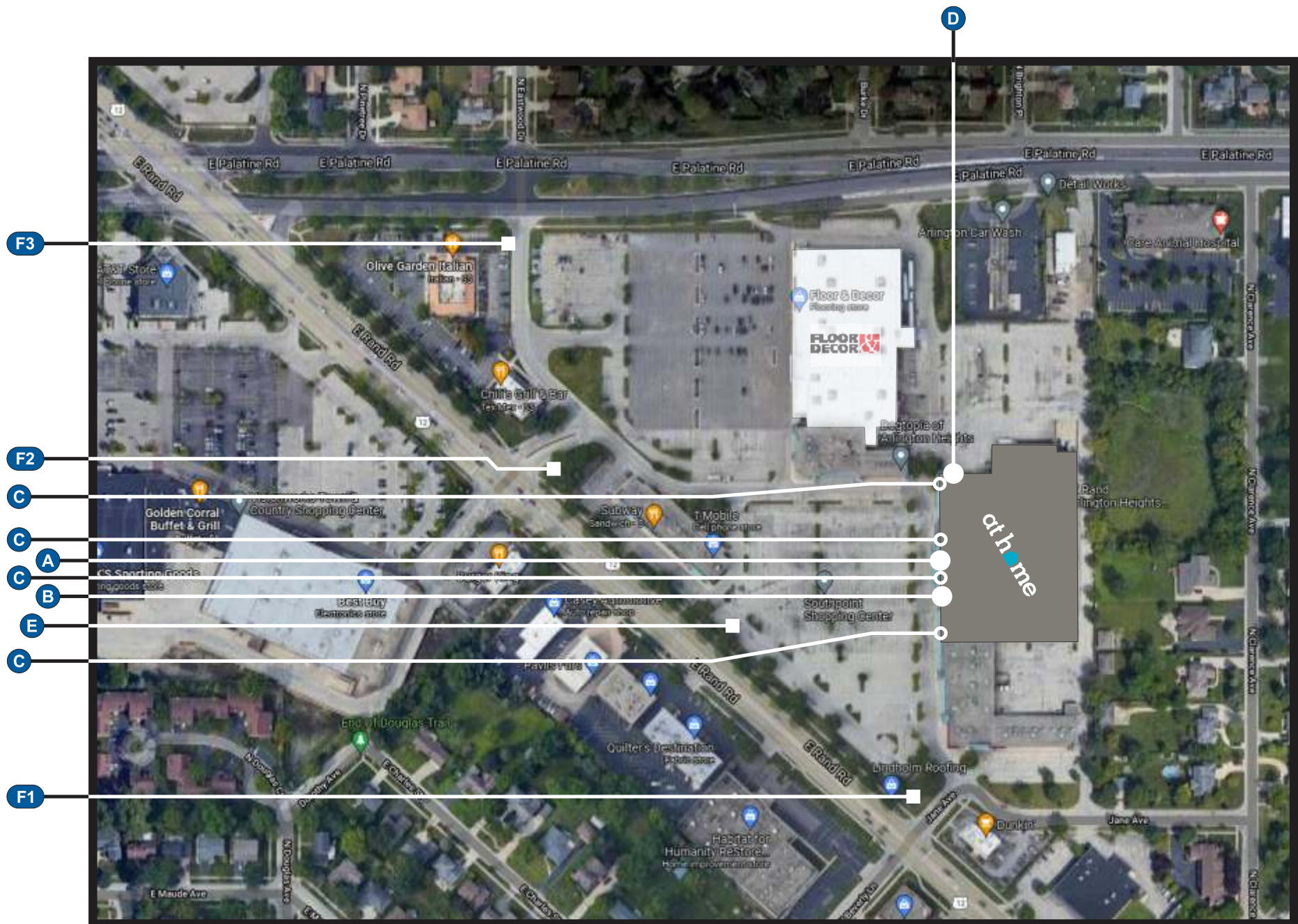
Chili's Restaurant



Multi-Tenant Retail

WALL & GROUND SIGN SCHEDULE

ID	DESCRIPTION	QTY	SQ FT
A	CH. LTRS. - FLUSH, AT HOME	1	301.83
B	CH. LTRS. - FLUSH, TAGLINE	1	104.0
C	SCONCE - LED ILLUM.	3	5.83
D	CH. LTRS. - FLUSH, AT HOME	1	142.77
E	D/F MNMT SIGN	1	118.0
F1	REPL. PYLON SIGN FACES	2	5.83
F2	REPL. PYLON SIGN FACES	2	5.83
F3	REPL. PYLON SIGN FACES	2	5.83



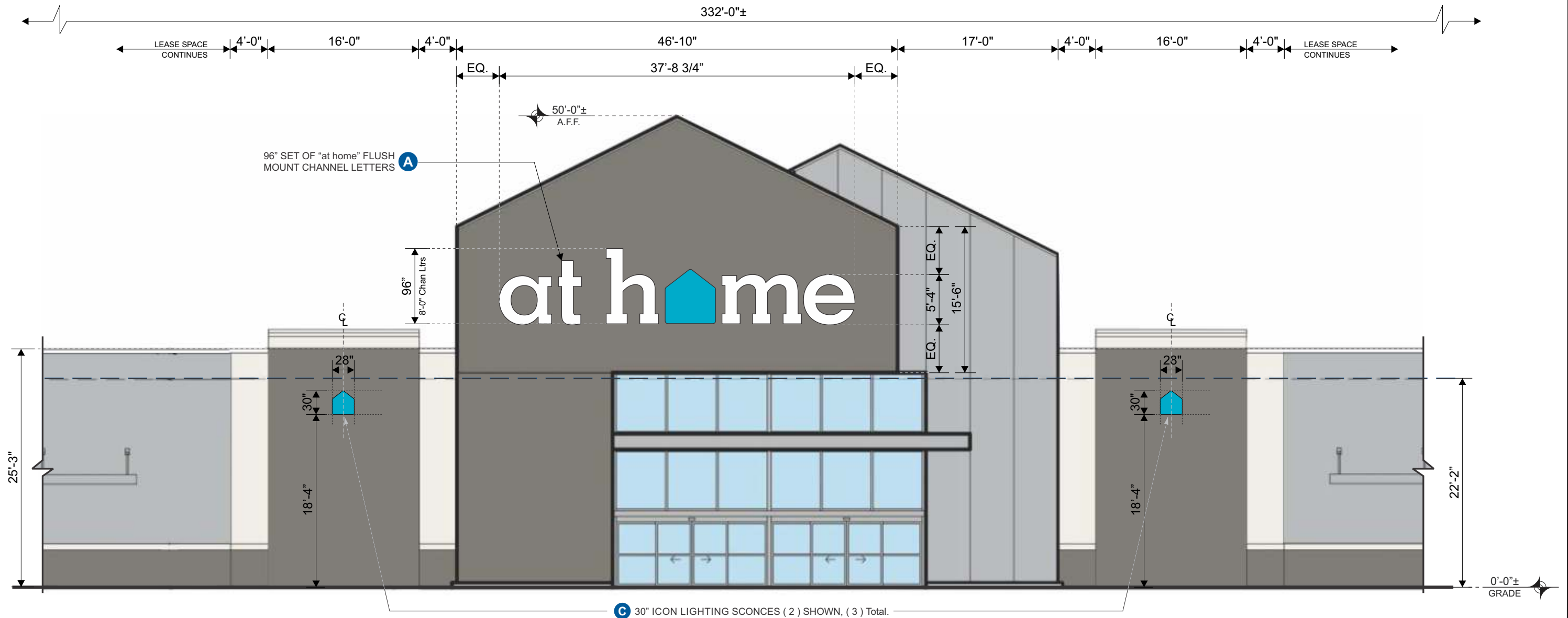
DATE	REVISIONS	NAME
02-17-2022	REVISE W/ UPDATED POLE FACE LAYOUT	1 KD
02-17-2022	REVISE POLE SIGN W/ 2 OPTIONS	1½ KD
02-17-2022	REVISE POLE SIGN FROM PROVIDED IMAGE	¾ KD
02-18-2022	REVISE POLE SIGN CABINET OFF-SET FROM POLE/ PIPE	1 KD
02-18-2022	REPLACE FRONT ELEVATION W/ PROVIDED INCLUDING CANOPIES	1 KD
02-21-2022	ADD IN PREVIOUS POLE SIGN OPTION TO CURRENT DRAWING	1 KD
04-07-2022	REVISE FROM POLE SIGN TO MONUMENT SIGN (E)	1 KD
08-01-2022	REVISE MNMT. HEIGHT AND DEPICT SETBACK	1 KD

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE

This drawing is the exclusive property of Accent Graphics, Inc. and is the result of the original work of its employees. The plans are provided to your company for the sole purpose of considering the purchase of a sign manufactured by Accent Graphics, Inc. based on these plans. OR the purchase of the plans and design concepts contained therein for manufacture elsewhere. Distribution or exhibition of the plans to anyone outside of your company or the use of the plans by others to manufacture or design a similar sign as displayed in the plans is expressly forbidden. In the event that such exhibition occurs, Accent Graphics will expect payment of a minimum \$2000 design fee in recompense for the time and effort entailed to produce the plans.

CLIENT at home STORE # _____
INSTALLATION ADDRESS 730 E Rand Road | Arlington Heights, IL 60004
DESIGNER KD ACCOUNT EXECUTIVE DM
DATE 12-29-2021 SHEET 12 OF 12 DESIGN # 211416-10
Gerber FILE = _____
Corel FILE = _____

accent ^{SIGNS} graphics
COMPLETE SIGN SERVICE & FABRICATION
523 E. ROCK ISLAND
GRAND PRAIRIE, TX 75050
TOLL FREE (800) 810-3044
METRO (972) 399-0333
EMAIL FAX (972) 986-4456
WEBSITE www.accentgraphicsinc.com FAX (800) 810-3045



WEST ELEVATION - STOREFRONT ENTRANCE (PARTIAL)

Scale: 3/32" = 1'-0"



WEST ELEVATION - FULL

DATE	REVISIONS	NAME
02-17-2022	REVISE W/ UPDATED POLE FACE LAYOUT	1 KD
02-17-2022	REVISE POLE SIGN W/ 2 OPTIONS	1 1/2 KD
02-17-2022	REVISE POLE SIGN FROM PROVIDED IMAGE	3/4 KD
02-18-2022	REVISE POLE SIGN CABINET OFF-SET FROM POLE/ PIPE	1 KD
02-18-2022	REPLACE FRONT ELEVATION W/ PROVIDED INCLUDING CANOPIES	1 KD
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ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE
ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.	

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CLIENT at home STORE # _____

INSTALLATION ADDRESS 730 E Rand Road | Arlington Heights, IL 60004

DESIGNER KD ACCOUNT EXECUTIVE DM

DATE 12-29-2021 SHEET 5 OF 12 DESIGN # 211416-10

Gerber FILE = _____

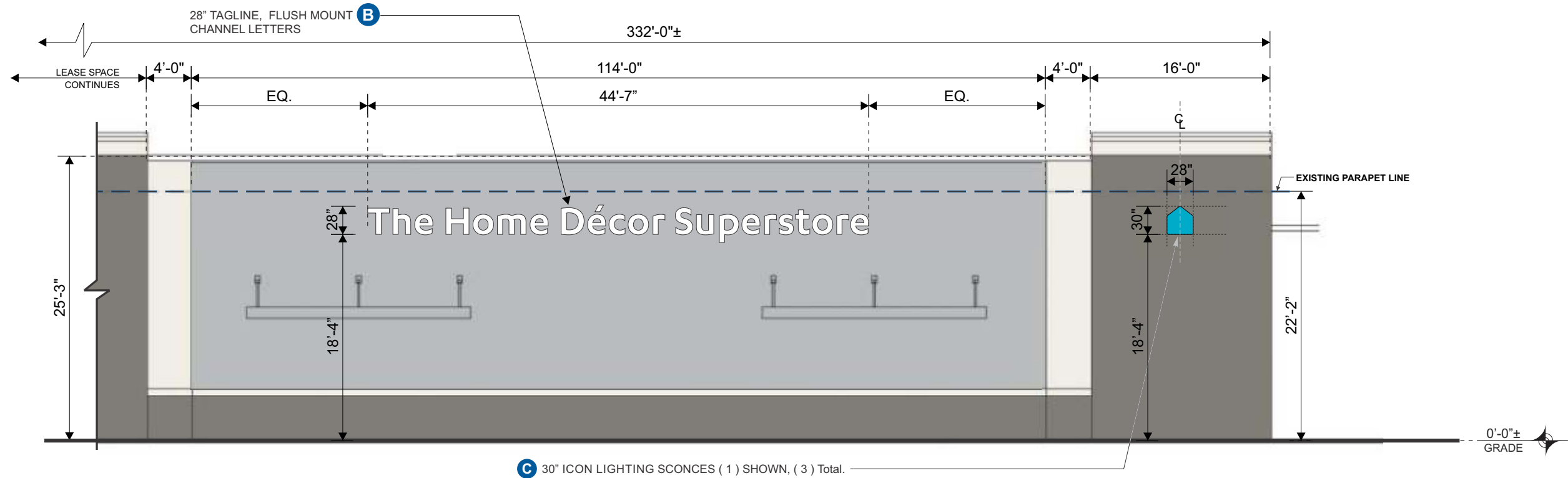
Corel FILE = _____

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EMAIL
WEBSITE www.accentgraphicsinc.com



WEST ELEVATION - STOREFRONT ENTRANCE (PARTIAL)

Scale: 3/32" = 1'-0"



WEST ELEVATION - FULL

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AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE
ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.	

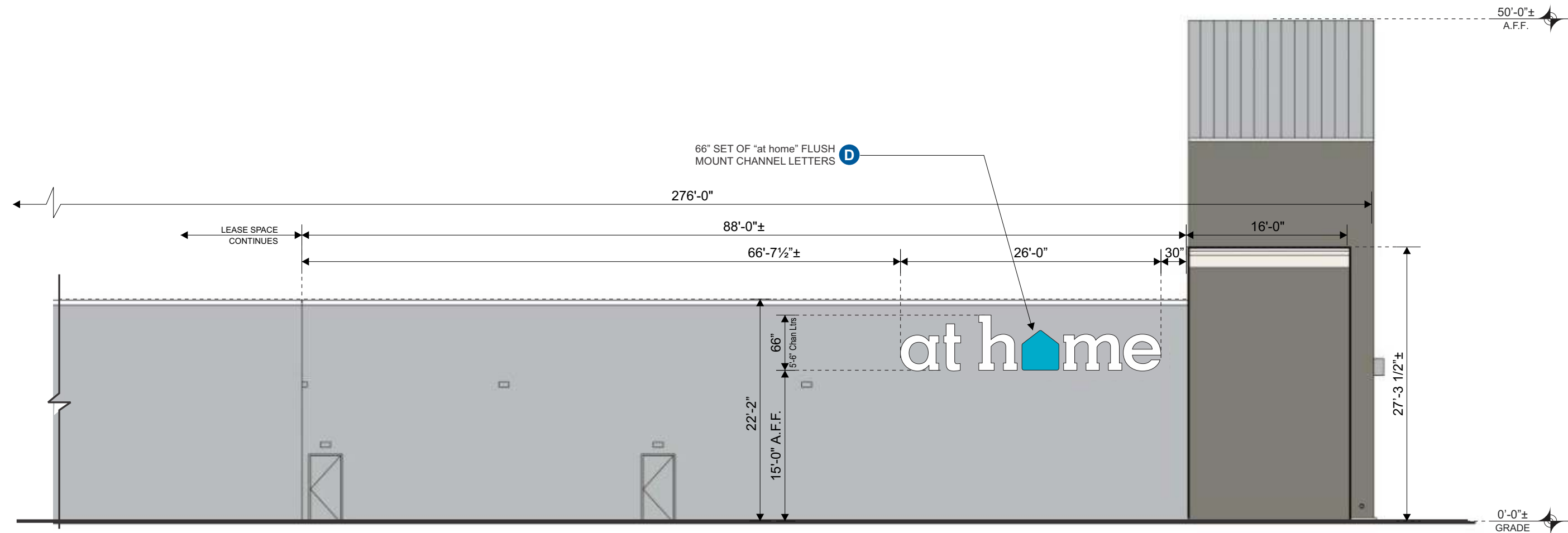
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CLIENT at home STORE #
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DESIGNER KD ACCOUNT EXECUTIVE DM
DATE 12-29-2021 SHEET 6 OF 12 DESIGN # 211416-10
Gerber FILE =
Corel FILE =

accent **signs** **graphics**
COMPLETE SIGN SERVICE & FABRICATION

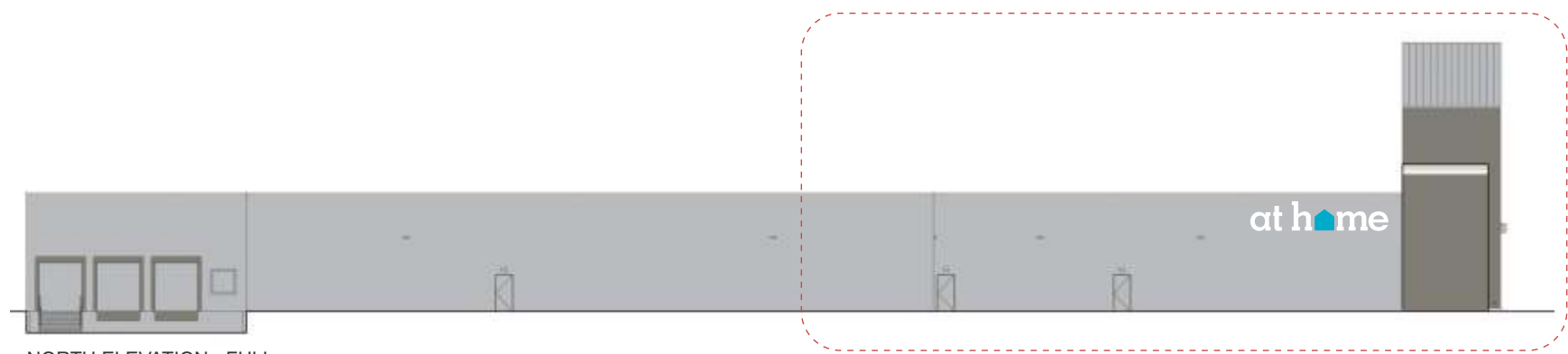
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NORTH ELEVATION - SIDE (PARTIAL)

Scale: 3/32" = 1'-0"



NORTH ELEVATION - FULL

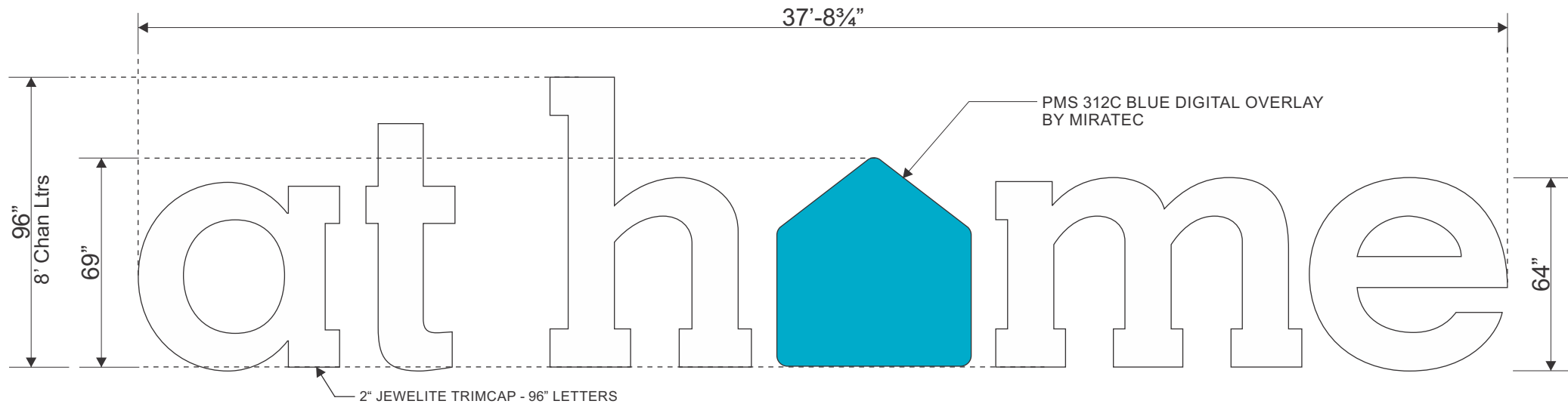
DATE	REVISIONS	NAME
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02-17-2022	REVISE POLE SIGN W/ 2 OPTIONS	1 1/2 KD
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02-18-2022	REVISE POLE SIGN CABINET OFF-SET FROM POLE/ PIPE	1 KD
02-18-2022	REPLACE FRONT ELEVATION W/ PROVIDED INCLUDING CANOPIES	1 KD
02-21-2022	ADD IN PREVIOUS POLE SIGN OPTION TO CURRENT DRAWING	1 KD
04-07-2022	REVISE FROM POLE SIGN TO MONUMENT SIGN (E)	1 KD
08-01-2022	REVISE MNMT. HEIGHT AND DEPICT SETBACK	1 KD

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE
ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.	

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CLIENT at home STORE # _____
INSTALLATION ADDRESS _____
730 E Rand Road | Arlington Heights, IL 60004
DESIGNER KD ACCOUNT EXECUTIVE DM
DATE 12-29-2021 SHEET 7 OF 12 DESIGN # 211416-10
Gerber FILE = _____
Corel FILE = _____

accent SIGNS graphics
COMPLETE SIGN SERVICE & FABRICATION
523 E. ROCK ISLAND
GRAND PRAIRIE, TX 75050
TOLL FREE (800) 810-3044
METRO (972) 399-0333
FAX (972) 986-4456
EMAIL
WEBSITE www.accentgraphicsinc.com FAX (800) 810-3045



A PLEX FACE CHANNEL LETTERS 301.83 Sq Ft
(1) SET REQUIRED Scale: 1/4" = 1'-0"

NOTE:
ACCESS REQUIRED FOR
ELECTRICAL & INSTALLATION

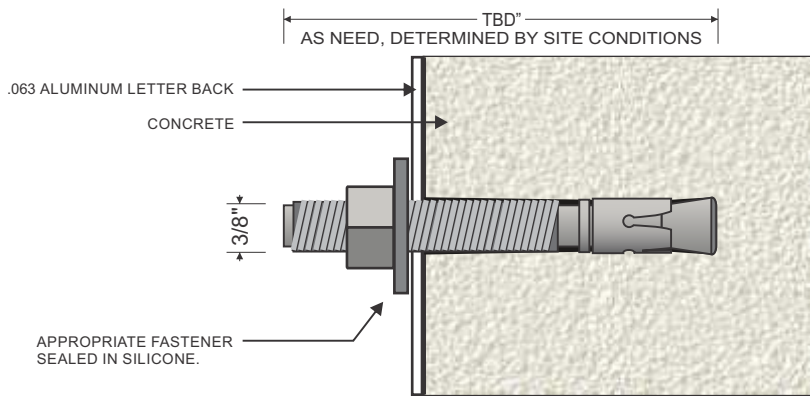
INSTALLATION REQUIREMENTS for all signs unless specified otherwise on individual sign specifications.
Variation from this criteria without written approval from Accent Graphics is strictly forbidden.
* All freestanding signs are to be engineered for local conditions by a licensed and registered engineer.

SIGN SIZE	MOUNTING SURFACE						
	SQUARE FOOTAGE	WOOD	SHEET METAL	BRICK	CONCRETE	CONCRETE BLOCK	DRYVIT / EIFS
UNDER 10 SQ. FT.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" TOGGLE A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.
10 SQ. FT. TO 50 SQ. FT.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" TOGGLE A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.
50 SQ. FT. TO 100 SQ. FT.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.	1/2" LEAD ANCHORS A minimum of (10) 1/2" bolts are required.	1/2" LEAD ANCHORS A minimum of (10) 1/2" bolts are required.	3/8" THRU BOLTS w/ 1" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.
100 SQ. FT. TO 200 SQ. FT.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" WEDGE ANCHOR A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" WEDGE ANCHOR A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING
OVER 200 SQ. FT.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	1/2" THRU BOLTS w/ at least 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ at least 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING

Backers = 24" or 36" long steel angle iron (1/2" x 1 1/2" min.)

REQUIRED FASTENER TYPE

3/8" EXPANSION ANCHORS



EXPANSION ANCHOR (FASTENER) DETAIL - QTY: (4) MINIMUM PER LETTER

NTS

☒ .040 ☐ .063 ALUMINUM
BACKS & RETURNS
COLOR - **PMS 424C DARK GRAY SEMI GLOSS**

2" JEWELITE TRIMCAP
COLOR - **PMS 424C DARK GRAY SEMI GLOSS**

TRANSLUCENT PLEX FACES
THICKNESS - ☒ 3/16" ☐ 1/8"
COLOR - **LETTERS = WHITE**
LOGO = WHITE + PMS 312C BLUE
OVERLAY BY MIRATEC

LED ILLUMINATION
COLOR - **WHITE**

NON-CORROSIVE
FASTENERS AS REQ'D.

1/4" WEEP HOLES
☒ YES ☐ NO

LOCKABLE DISCONNECT
IN COMPLIANCE WITH
NEC 600.6(2) AND 110.25

REMOTE POWER SUPPLY UNITS.
120 VAC PRIMARY
24volt DC SECONDARY.

NUMBER REQ'D. = _____

PRIMARY ELECTRICAL
THROUGH WALL IN
CONDUIT TO SOURCE.
* SEAL PENETRATIONS
WITH SILICONE.

☒ YES ☐ NO

CLN
☐ YES ☐ NO

NON-CORROSIVE
FASTENERS AS REQ'D.

SECTION DETAIL - PLEX FACE CHANNEL LETTERS w/ LED ILLUMINATION

Scale: NTS

DATE	REVISIONS	NAME
02-17-2022	REVISE W/ UPDATED POLE FACE LAYOUT	1 KD
02-17-2022	REVISE POLE SIGN W/ 2 OPTIONS	1 1/2 KD
02-17-2022	REVISE POLE SIGN FROM PROVIDED IMAGE	3/4 KD
02-18-2022	REVISE POLE SIGN CABINET OFF-SET FROM POLE/ PIPE	1 KD
02-18-2022	REPLACE FRONT ELEVATION W/ PROVIDED INCLUDING CANOPIES	1 KD
02-21-2022	ADD IN PREVIOUS POLE SIGN OPTION TO CURRENT DRAWING	1 KD
04-07-2022	REVISE FROM POLE SIGN TO MONUMENT SIGN (E)	1 KD
08-01-2022	REVISE MNMT. HEIGHT AND DEPICT SETBACK	1 KD

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE
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CLIENT _____ at home _____ STORE # _____
INSTALLATION ADDRESS _____
730 E Rand Road | Arlington Heights, IL 60004
DESIGNER _____ KD _____ ACCOUNT EXECUTIVE _____ DM
DATE 12-29-2021 SHEET 1 OF 12 DESIGN # 211416-10
Gerber FILE =
Corel FILE =

accent **signs** **graphics**
COMPLETE SIGN SERVICE & FABRICATION
523 E. ROCK ISLAND
GRAND PRAIRIE, TX 75050
TOLL FREE (800) 810-3044
METRO (972) 399-0333
FAX (972) 986-4456
WEBSITE www.accentgraphicsinc.com
FAX (800) 810-3045

44'-7"

The Home Décor Superstore

1" JEWELITE TRIMCAP - 28" LETTERS

B PLEX FACE CHANNEL LETTERS
(1) SET REQUIRED

104 Sq Ft

Scale: 1/4" = 1'-0"

INSTALLATION REQUIREMENTS for all signs unless specified otherwise on individual sign specifications.
Variation from this criteria without written approval from Accent Graphics is strictly forbidden.
* All freestanding signs are to be engineered for local conditions by a licensed and registered engineer.

SIGN SIZE	MOUNTING SURFACE							
	SQUARE FOOTAGE	WOOD	SHEET METAL	BRICK	CONCRETE	CONCRETE BLOCK	DRYVIT / EIFS	STUCCO over wire mesh
	UNDER 10 SQ. FT.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" TOGGLE A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.
	10 SQ. FT. TO 50 SQ. FT.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" TOGGLE A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.
	50 SQ. FT. TO 100 SQ. FT.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.	1/2" LEAD ANCHORS A minimum of (10) 1/2" bolts are required.	1/2" LEAD ANCHORS A minimum of (10) 1/2" bolts are required.	3/8" THRU BOLTS w/ 1" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.
	100 SQ. FT. TO 200 SQ. FT.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" WEDGE ANCHOR A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" WEDGE ANCHOR A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING
OVER 200 SQ. FT.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	1/2" THRU BOLTS w/ at least 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ at least 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING

Backers = 24" or 36" long steel angle iron (1/2" x 1 1/2" min.)

NOTE:
ACCESS REQUIRED FOR ELECTRICAL & INSTALLATION

☒ .040 ☐ .063 ALUMINUM
BACKS & RETURNS
COLOR - **PMS 424C DARK GRAY SEMI GLOSS**

1" JEWELITE TRIMCAP
COLOR - **PMS 424C DARK GRAY SEMI GLOSS**

TRANSLUCENT PLEX FACES
THICKNESS - ☒ 3/16" ☐ 1/8"
COLOR - **LETTERS = WHITE**

LED ILLUMINATION
COLOR - **WHITE**

NON-CORROSIVE
FASTENERS AS REQ'D.

1/4" WEEP HOLES
☒ YES ☐ NO

LOCKABLE DISCONNECT
IN COMPLIANCE WITH
NEC 600.6(2) AND 110.25

REMOTE POWER SUPPLY UNITS.
120 VAC PRIMARY
24volt DC SECONDARY.
NUMBER REQ'D. = _____

PRIMARY ELECTRICAL
THROUGH WALL IN
CONDUIT TO SOURCE.
* SEAL PENETRATIONS
WITH SILICONE.

  **MET Laboratories**

☒ YES
☐ NO

CLN
☐ YES ☐ NO

NON-CORROSIVE
FASTENERS AS REQ'D.

SECTION DETAIL - PLEX FACE CHANNEL LETTERS w/ LED ILLUMINATION

Scale: NTS

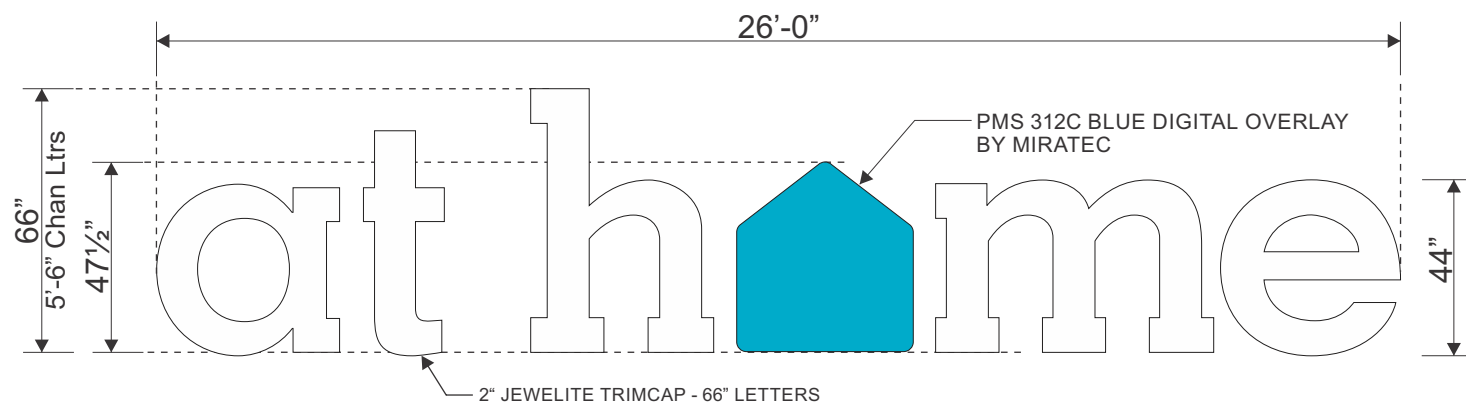
DATE	REVISIONS	NAME
02-17-2022	REVISE W/ UPDATED POLE FACE LAYOUT	1 KD
02-17-2022	REVISE POLE SIGN W/ 2 OPTIONS	1 1/2 KD
02-17-2022	REVISE POLE SIGN FROM PROVIDED IMAGE	3/4 KD
02-18-2022	REVISE POLE SIGN CABINET OFF-SET FROM POLE/ PIPE	1 KD
02-18-2022	REPLACE FRONT ELEVATION W/ PROVIDED INCLUDING CANOPIES	1 KD
02-21-2022	ADD IN PREVIOUS POLE SIGN OPTION TO CURRENT DRAWING	1 KD
04-07-2022	REVISE FROM POLE SIGN TO MONUMENT SIGN (E)	1 KD
08-01-2022	REVISE MNMT. HEIGHT AND DEPICT SETBACK	1 KD

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE
ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.	

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CLIENT _____ at home _____ STORE # _____
INSTALLATION ADDRESS _____
730 E Rand Road | Arlington Heights, IL 60004
DESIGNER _____ KD _____ ACCOUNT EXECUTIVE _____ DM
DATE 12-29-2021 SHEET 2 OF 12 DESIGN # 211416-10
Gerber FILE = _____
Corel FILE = _____

accent  graphics
COMPLETE SIGN SERVICE & FABRICATION
523 E. ROCK ISLAND
GRAND PRAIRIE, TX 75050
TOLL FREE (800) 810-3044
METRO (972) 399-0333
FAX (972) 986-4456
EMAIL
WEBSITE www.accentgraphicsinc.com FAX (800) 810-3045



D PLEX FACE CHANNEL LETTERS
(1) SET REQUIRED
142.77 Sq Ft
Scale: 1/4" = 1'-0"

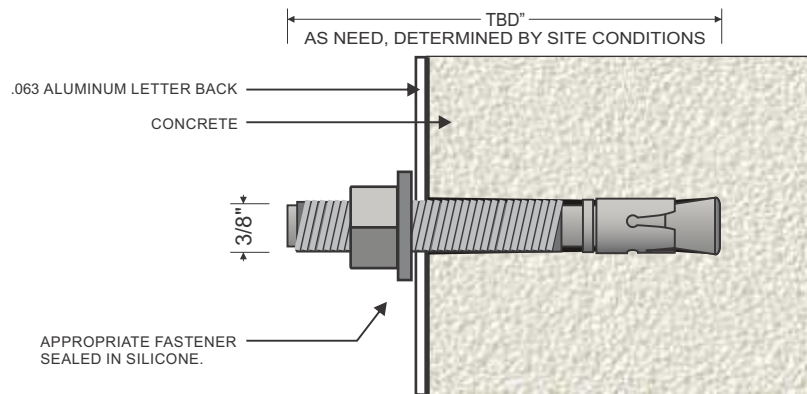
INSTALLATION REQUIREMENTS for all signs unless specified otherwise on individual sign specifications.
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* All freestanding signs are to be engineered for local conditions by a licensed and registered engineer.

SIGN SIZE	MOUNTING SURFACE							
	SQUARE FOOTAGE	WOOD	SHEET METAL	BRICK	CONCRETE	CONCRETE BLOCK	DRYVIT / EIFS	STUCCO over wire mesh
	UNDER 10 SQ. FT.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" TOGGLE A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.
10 SQ. FT. TO 50 SQ. FT.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required.	3/8" TOGGLE A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (4) 3/8" bolts are required.
50 SQ. FT. TO 100 SQ. FT.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 3" angle iron backer A minimum of (10) 3/8" bolts are required.	1/2" LEAD ANCHORS A minimum of (10) 1/2" bolts are required.	1/2" LEAD ANCHORS A minimum of (10) 1/2" bolts are required.	3/8" THRU BOLTS w/ 1" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (10) 3/8" bolts are required.	3/8" THRU BOLTS w/ 2" angle iron backer A minimum of (10) 3/8" bolts are required.
100 SQ. FT. TO 200 SQ. FT.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" WEDGE ANCHOR A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" WEDGE ANCHOR A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING
OVER 200 SQ. FT.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	1/2" THRU BOLTS w/ at least 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	1/2" THRU BOLTS w/ at least 3" angle iron backer A minimum of (1) 1/2" bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING

Backers = 24" or 36" long steel angle iron (1/2" x 1 1/2" min.)

REQUIRED FASTENER TYPE

3/8" EXPANSION ANCHORS



EXPANSION ANCHOR (FASTENER) DETAIL - QTY: (4) MINIMUM PER LETTER

NTS

NOTE:
ACCESS REQUIRED FOR
ELECTRICAL & INSTALLATION

☒ .040 ☐ .063 ALUMINUM
BACKS & RETURNS
COLOR - **PMS 424C DARK GRAY SEMI GLOSS**

2" JEWELITE TRIMCAP
COLOR - **PMS 424C DARK GRAY SEMI GLOSS**

TRANSLUCENT PLEX FACES
THICKNESS - ☒ 3/16" ☐ 1/8"
COLOR - **LETTERS = WHITE**
LOGO = WHITE + PMS 312C BLUE
OVERLAY BY MIRATEC

LED ILLUMINATION
COLOR - **WHITE**

NON-CORROSIVE
FASTENERS AS REQ'D.

1/4" WEEP HOLES
☒ YES ☐ NO

5" VARIABLE THICKNESS

LOCKABLE DISCONNECT
IN COMPLIANCE WITH
NEC 600.6(2) AND 110.25

REMOTE POWER SUPPLY UNITS.
120 VAC PRIMARY
24volt DC SECONDARY.
NUMBER REQ'D. = _____

PRIMARY ELECTRICAL
THROUGH WALL IN
CONDUIT TO SOURCE.
* SEAL PENETRATIONS
WITH SILICONE.

MET **us** **MET**
Laboratories

☒ YES
☐ NO

CLN
☐ YES ☐ NO

NON-CORROSIVE
FASTENERS AS REQ'D.

SECTION DETAIL - PLEX FACE CHANNEL LETTERS w/ LED ILLUMINATION

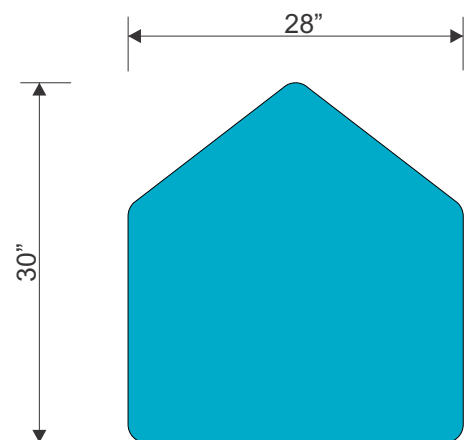
Scale: NTS

DATE	REVISIONS	NAME	AUTHORIZATION
02-17-2022	REVISE W/ UPDATED POLE FACE LAYOUT	1 KD	
02-17-2022	REVISE POLE SIGN W/ 2 OPTIONS	1 1/2 KD	
02-17-2022	REVISE POLE SIGN FROM PROVIDED IMAGE	3/4 KD	
02-18-2022	REVISE POLE SIGN CABINET OFF-SET FROM POLE/ PIPE	1 KD	
02-18-2022	REPLACE FRONT ELEVATION W/ PROVIDED INCLUDING CANOPIES	1 KD	
02-21-2022	ADD IN PREVIOUS POLE SIGN OPTION TO CURRENT DRAWING	1 KD	
04-07-2022	REVISE FROM POLE SIGN TO MONUMENT SIGN (E)	1 KD	
08-01-2022	REVISE MNMT. HEIGHT AND DEPICT SETBACK	1 KD	

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CLIENT _____ at home _____ STORE # _____
INSTALLATION ADDRESS _____
730 E Rand Road | Arlington Heights, IL 60004
DESIGNER _____ KD _____ ACCOUNT EXECUTIVE _____ DM _____
DATE 12-29-2021 SHEET 4 OF 12 DESIGN # 211416-10
Gerber FILE = _____
Corel FILE = _____

accent **signs** **graphics**
COMPLETE SIGN SERVICE & FABRICATION
523 E. ROCK ISLAND
GRAND PRAIRIE, TX 75050
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METRO (972) 399-0333
FAX (972) 986-4456
EMAIL
WEBSITE www.accentgraphicsinc.com FAX (800) 810-3045



- * FACE LIT & HALO LIT ICON WITH SCONCE LIGHTING OUT THE TOP AND BOTTOM.
- * 5" DEEP .063 ALUMINUM RETURNS. PAINTED - PMS 312 BLUE.
- * 3/16" WHITE PLEX FACE WITH PMS 312c DIGITAL OVERLAY BY MIRATEC.
- * 1" TRIMCAP. PAINTED - PMS 312 BLUE.
- * .188 CLEAR LEXAN BACK.
- * WHITE LED LIGHTING.
- * .115 CLEAR LEXAN WINDOWS IN TOP & BOTTOM RETURNS FOR SCONCE LIGHTING (See Section Detail).
- * STUD MOUNTED WITH 1½" STANDOFF FROM WALL.

The Icons (Light Sconces) will draw 1.5 amps each @ 120 volts

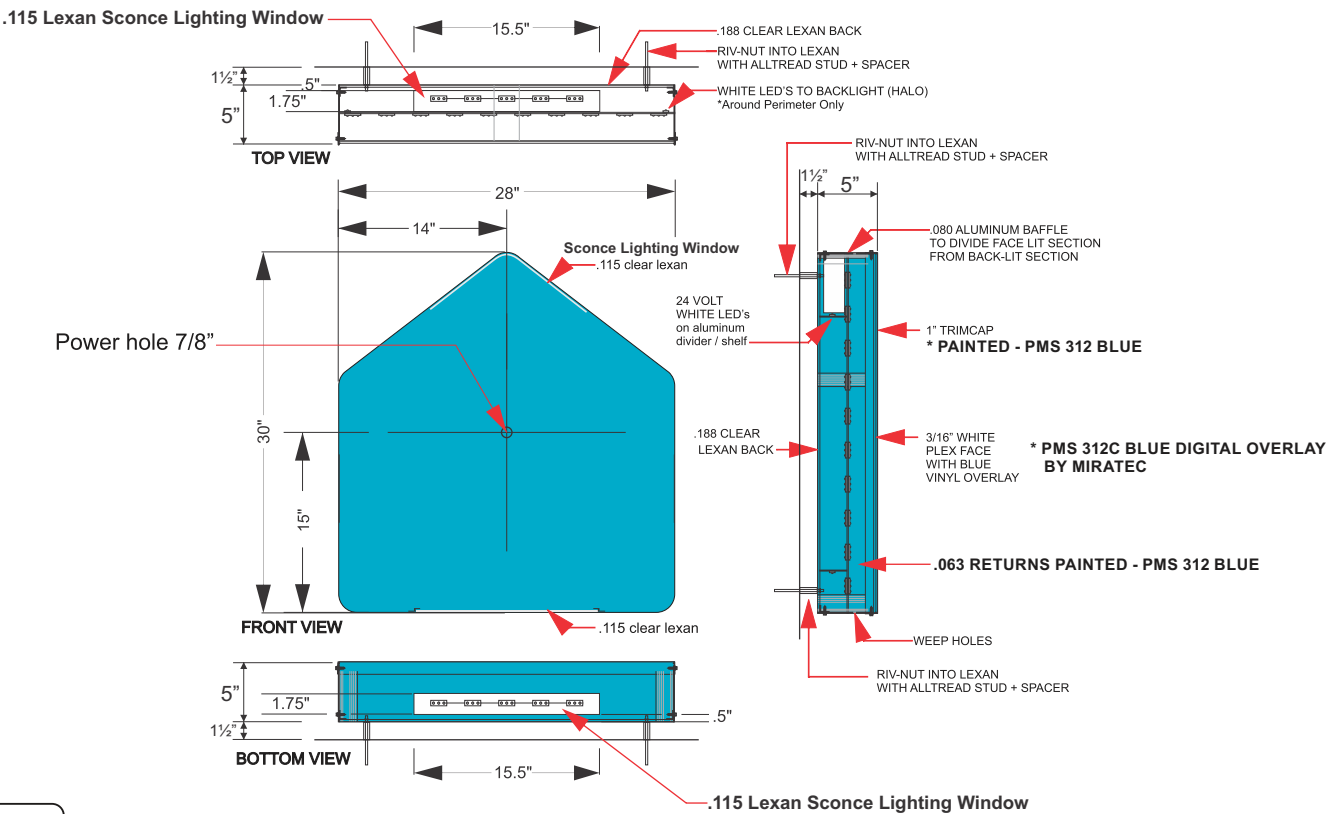
C

ICON SHAPED SCONCE LIGHTING

(3) REQUIRED

5.83 Sq Ft

Scale: ¾" = 1'-0"



NOTE:
ACCESS REQUIRED FOR
ELECTRICAL & INSTALLATION

SECTION DETAILS – ICON SHAPED SCONCE LIGHTING

Scale: ¾" = 1'-0"

DATE	REVISIONS	NAME
02-17-2022	REVISE W/ UPDATED POLE FACE LAYOUT	1 KD
02-17-2022	REVISE POLE SIGN W/ 2 OPTIONS	1½ KD
02-17-2022	REVISE POLE SIGN FROM PROVIDED IMAGE	¾ KD
02-18-2022	REVISE POLE SIGN CABINET OFF-SET FROM POLE/ PIPE	1 KD
02-18-2022	REPLACE FRONT ELEVATION W/ PROVIDED INCLUDING CANOPIES	1 KD
02-21-2022	ADD IN PREVIOUS POLE SIGN OPTION TO CURRENT DRAWING	1 KD
04-07-2022	REVISE FROM POLE SIGN TO MONUMENT SIGN (E)	1 KD
08-01-2022	REVISE MNMT. HEIGHT AND DEPICT SETBACK	1 KD

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE

This drawing is the exclusive property of Accent Graphics, Inc. and is the result of the original work of its employees. The plans are provided to your company for the sole purpose of considering the purchase of a sign manufactured by Accent Graphics, Inc. based on these plans. OR the purchase of the plans and design concepts contained therein for manufacture elsewhere. Distribution or exhibition of the plans to anyone outside of your company or the use of the plans by others to manufacture or design a similar sign as displayed in the plans is expressly forbidden. In the event that such exhibition occurs, Accent Graphics will expect payment of a minimum \$2000 design fee in recompense for the time and effort entailed to produce the plans.

CLIENT _____ at home _____ STORE # _____

INSTALLATION ADDRESS _____
730 E Rand Road | Arlington Heights, IL 60004

DESIGNER _____ KD _____ ACCOUNT EXECUTIVE _____ DM _____

DATE 12-29-2021 SHEET 3 OF 12 DESIGN # 211416-10

Gerber FILE = _____

Corel FILE = _____

accent

SIGNS

graphics

COMPLETE SIGN SERVICE & FABRICATION

523 E. ROCK ISLAND
GRAND PRAIRIE, TX 75050

TOLL FREE (800) 810-3044
METRO (972) 399-0333
FAX (972) 986-4456
FAX (800) 810-3045

EMAIL
WEBSITE www.accentgraphicsinc.com

DESIGN COMMISSION PROJECT TIMELINE

Project Name: At Home – Wall Signs
DC Number: DC:22-055
Location: 750 E. Rand Road
Requested Action: Sign Variation

	Date	# of Business Days
DC Application Submittal Date	7/21/22	
Waiting for Corrections	8/23/22	23
Design Commission Meeting	9/27/22	25
Waiting for Ground Sign Coordination	11/14/22	34
Village Board Meeting	11/21/22	5

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.



At Home Color Temperature Standards

October 20, 2022

To whom this may concern:

The color temperature of the proposed "At Home" wall signs will match At Home's color temperature standards for wall signs installed at all the stores.

Sincerely,
Penny Powell
Project Coordinator



EXAMPLE NIGHT VIEW

From: Donny Obara Jr [REDACTED]
Sent: Thursday, November 17, 2022 9:23 PM
To: Hautzinger, Steve <shautzinger@vah.com>
Cc: DiMatteo, Pat <pdimatteo@vah.com>
Subject: RE: Signage - At Home - Public Meeting 6:30pm

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Thank you my question is around the signage that will show on Palatine Express Road. It has to do with the light pollution during the evening hours and how disruptive this can potentially be for homeowners. (I.e will this sign light up their houses and backyards excessively at night, depending on the brightness).

Will the sign show perpendicular or parallel to Palatine Express (Parallel will shine directly towards the subdivision and specifically on houses)

- Will the sign be a bright LED (how bright) and is there any consideration on the lumens this will affect the homeowners on the other side of palatine express
- Will there be consideration for having these lights turned "off" after business has concluded / closed for the evening
- Currently there is the Floor and Décor sign (on the building) and is perpendicular to Palatine Express. I am not sure if this sign is LED, however, the brightness is not overly excessive and very reasonable. This sign is also "turned off" in the evening which is very much appreciated. This Floor and Décor sign is a fair and reasonable gauge of how the commercial light from business is managed and how it works with residential houses in the area.



**Village Board
11/21/2022**

Item: At Home Store - 750 E. Rand Rd. / Sign Variation - DC#22-067

Department: Planning & Community Development

Requested Action

Amendment to sign variation Ordinance 22-033 to omit condition D, which states that the sign approval is contingent upon Illinois Department of Transportation (IDOT) and Village approvals for the new driveway.

RECOMMENDATION

A public meeting was held by the Design Commission on October 11, 2022 where Commissioner Kingsley moved and Commissioner Fitzgerald seconded:

A motion to recommend approval to the Village Board of Trustees for the following amendment to sign variation Ordinance 22-033 for At Home located at 750 E. Rand Road:

1. Amendment to sign variation Ordinance 22-033 to omit condition D, which states that the sign approval is contingent upon Illinois Department of Transportation (IDOT) and Village approvals for the new driveway.

This recommendation is based on the plans received 9/22/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The petitioner is required to continue pursuing IDOT and Village approvals for the new driveway in a timely manner, and install the new driveway, if approved.
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.

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

ATTACHMENTS:

Description	Type
Variation Request Letter & IDOT Status	Correspondence
Exhibits 10-11-12	Exhibits
Staff Report 10-11-12	Board or Commission Report
DC Minutes 10-11-12	Minutes
IDOT Update 11-15-22	Correspondence
Exhibits 4-12-22	Exhibits
Staff Report 4-12-22	Board or Commission Report
DC Minutes 4-12-22	Minutes
VB Minutes 5-16-22	Minutes
Ord. 22-033	Ordinance
DC Timeline Tracker	Exhibits



September 20, 2022

Steve Hautzinger
Design Planner
Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005

VIA ELECTRONIC MAIL

Re: Letter for Variation and Hardship Request - Southpoint Shopping Center

Dear Mr. Hautzinger:

The purpose of this letter is to (i) formally request another sign variance that does not include the condition of an IDOT approved RIRO and (ii) provide an update on the RIRO.

On April 12, 2022, we received approval from the Design Commission for a single tenant pylon sign and on May 13, 2022, the Village Board approved the Ordinance granting us the right to install the approved pylon sign. However, within the Ordinance a condition was imposed that only allowed the sign to be installed if the Illinois Department of Transportation ("IDOT") approved a Right-In-Right-Out ("RIRO") along Rand Road near the proposed sign.

The imposition of the condition was a mistake on our part to not be clear that At Home only requires the single tenant pylon sign in that location and does not require the RIRO to be approved or installed. To re-state this, At Home requires the pylon sign in the approved location prior to their opening. They do NOT require the RIRO. At Home is currently planning to open by early Spring of 2023.

As stated above, it's imperative that we're able to install the pylon sign as soon as possible. Attached to this letter as Exhibit A is the originally approved Hardship Letter dated February 25, 2022.

Update on RIRO

While this is not a requirement by At Home, we're continuing a good faith effort to receive approval for the RIRO. Given IDOT delays described further below, we anticipate we will not know until the Spring of 2023 whether or not we will have IDOT approval. At this point, we would handicap this at a 95% chance of success.

On August 16, 2022, we received a second round of comments from IDOT, and our engineer, Cliff Toberman, is working to address all of IDOT's additional concerns and he will re-submit the

application for re-review for the third time. Please see Exhibit B for IDOT correspondence. IDOT has been taking 90 days plus to provide feedback. Please see Exhibit B for a full timeline of our efforts with the Village and IDOT regarding the RIRO.

Again, At Home does not require the RIRO to be installed prior to opening, but they do require the pylon sign to be installed. If the driveway is approved in early 2023, we plan to install the RIRO post the store opening. If it does not get approved then we will not install the RIRO.

Section 30-902 Standards

Standard: The difficulty or peculiar hardship is not self-created by the petitioner.

Response: The hardship is not self-created. The angled positioning of the building in relation to the road and the mature trees along Rand Road produce a substantial visibility issue for this particular parcel that is unique to this property. This has been an issue with every retailer that has toured the site. The driveway condition to the original variance has become an additional hardship given the IDOT delays. As mentioned above, it is unlikely that the developer will be able install the sign in time for At Home planned store opening date.

Standard: The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to public health, safety, morals, and welfare.

Response: The pylon sign does not create a traffic hazard. The surrounding properties will most likely experience increased shopping demand and sales. With At Home as a tenant in the Shopping Center, the adjoining properties will likely experience increased leasing activity and higher property values. The owners of the neighboring properties at the Shopping Center are in full support of bringing At Home to Arlington Heights and our request for this sign variance.

Standard: 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.

Response: As stated in the response above, the angled positioning of the building in relation to the road and the mature trees along Rand Road produce a substantial visibility issue for this particular parcel that is unique to this property. A new monument sign is a contingency for At Home to join the Shopping Center and relieve the visibility complications from Rand Road. It does not create a competitive advantage to other property owners. By way of example, Floor and Décor is another big box retailer and anchor and our neighboring property, and they have their own single tenant monument sign along Palatine Road. We're requesting a similar sign for our property along Rand Road. The updated variance will relieve the applicant from the driveway condition and allow the sign to be installed in time for At Home to open to the public.

Standard: The variation will not alter the essential character of the locality.

Response: The proposed drawings show the stone base of the sign as identically matching the existing Southpoint multi-tenant signs and will not alter the character of the Shopping Center.

Standard: The applicant's business cannot reasonably function under the standards of this Chapter.

Response: The business cannot function as a Class A shopping center without the increased visibility that a single tenant monument sign provides. As stated above, At Home or any other Class A national or regional retailers that have toured the site would not lease the space without the increased visibility of a single tenant monument sign on Rand Road.

We look forward to continuing to work with the Village to bring At Home to South Point Shopping center and to create a first-class retail destination.

Sincerely,

Scott Phillips

Scott Phillips
Principal

Exhibit A – Originally Approved Hardship Letter



February 25, 2022

Steve Hautzinger
Design Planner
Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005

VIA ELECTRONIC MAIL

Re: Letter for Variation and Hardship Request - Southpoint Shopping Center

Dear Mr. Hautzinger:

The purpose of this letter is to set forth the terms of our sign variance request. Our goal is to redevelop Southpoint Shopping Center into a Class A Shopping Center ("Shopping Center"). Creating a prime retail destination headlined by At Home, a national home and décor retailer. The installation of this sign will create a domino effect for the Shopping Center and Arlington Heights by significantly increasing annual retail sales and property values. The Shopping Center will experience a much-needed facelift with a new façade, new parking lot, new landscaping, and upgraded lighting.

Section 30-902 Standards

Standard: The difficulty or peculiar hardship is not self-created by the petitioner.

Response: The hardship is not self-created. The angled positioning of the building in relation to the road and the mature trees along Rand Road produce a substantial visibility issue for this particular parcel that is unique to this property. This has been an issue with every retailer that has toured the site.

Standard: The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to public health, safety, morals, and welfare.

Response: The pylon sign does not create a traffic hazard. The surrounding properties will most likely experience increased shopping demand and sales. With At Home as a tenant in the Shopping Center, the adjoining properties will likely experience increased leasing activity and higher property values. The owners of the neighboring properties at the Shopping Center are in full support of bringing At Home to Arlington Heights and our request for this sign variance.

Standard: 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.

Response: As stated in the response above, the angled positioning of the building in relation to the road and the mature trees along Rand Road produce a substantial visibility issue for this particular parcel that is unique to this property. A new monument sign is a contingency for At Home to join the Shopping Center and relieve the visibility complications from Rand Road. It does not create a competitive advantage to other property owners. By way of example, Floor and Décor is another big box retailer and anchor and our neighboring property, and they have their own single tenant monument sign along Palatine Road. We're requesting a similar sign for our property along Rand Road.

Standard: The variation will not alter the essential character of the locality.

Response: The proposed drawings show the sign as a replica to the Floor & Décor sign on Palatine Road and will not alter the character of the Shopping Center.

Standard: The applicant's business cannot reasonably function under the standards of this Chapter.

Response: The business cannot function as a Class A shopping center without the increased visibility that a single tenant monument sign provides. As stated above, At Home or any other Class A national or regional retailers that have toured the site would not lease the space without the increased visibility of a single tenant monument sign on Rand Road.

We are excited to engage with the Village of Arlington Heights on this request and look forward to creating another Class A Shopping Center for the community.

Sincerely,



Scott Phillips
Managing Partner

RPS Capital Investments, LLC
215 West Verne Street, Suite D
Tampa, FL 33606
www.rpscapital.com

Exhibit B – RIRO & Sign Timeline

- April 20, 2021 – Engaged Norman J. Toberman & Associates, LLC to conduct a survey and begin drafting plans.
- June 10, 2021 – Submitted preliminary plans to Sam Hubbard at the Village of Arlington Heights (“VAH”) Department of Planning and Community Development.
- July 26, 2021 – Received preliminary feedback from VAH.
- September 28, 2021 – Submitted revised preliminary plans and traffic study report to the VAH.
- October 21, 2021 – Received additional preliminary feedback from VAH and preliminary approval.
- December 9, 2021 – Submitted plans and traffic study to the Illinois Department of Transportation (“IDOT”). Reference number 016101538.
- March 22, 2022 – Received report and comments from IDOT. Full report is below in Exhibit B.
- April 12, 2022 – Received approval for the proposed At Home ground sign by the Design Commission, however, with the condition that the proposed RIRO is approved by VAH and IDOT.
- May 6, 2022 – Submitted revised plans and traffic study to IDOT.
- May 13, 2022 – VAH Board approved the ground sign.
- June 6, 2022 – VAH Board signed and recorded Ordinance.
- August 16, 2022 – Received report and an additional round of comments from IDOT. Full report is below in Exhibit B.

Exhibit C - IDOT Review Letters



Illinois Department of Transportation

Office of Highways Project Implementation / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

PERMITS

Location: US 12 (Rand Road) between Jane Ave. and Southpoint Mall Ent.
Municipality: Village of Arlington Heights, Cook County
Re: Proposed Right-In/Right-Out Access
Reference No: 016101538

March 22, 2022

Mr. Clifford J. Toberman, P.E.
Norman J. Toberman & Associates, LLC
115 S. Wilke Road, Suite 301
Arlington Heights, IL 60005

Dear Mr. Toberman,

We have completed our review of your engineering drawings for the subject location. Our comments are marked in red on the enclosed plan set. This marked set must be returned with your next submittal.

Additionally, we offer the following comments:

Bureau of Traffic Operations – Traffic Permits

1. Rand Road is designated as US Route 12 and is not a State Route. Please revise all call outs to read US 12 (Rand Road).
2. Sheet C-5, Grading & Erosion Plan was not provided for review. Please provide.
3. All ADA related items shall be designed and installed in accordance with ADA/PROWAG guidelines and with the "ADA Standard for Accessible Design" guidebook. Prior to permit issuance, complete and return the enclosed "Municipality Sidewalk & Shared-Use Path ADA and PROWAG Acceptance Letter" with the local municipality sign off.
4. Utilize the enclosed "ADA Details for Phase I Projects" template to design all ADA-related facilities. Please provide station / offset / elevation tables per the enclosed to aid with review of all sidewalks and ensure compliance with the ADA/PROWAG guidelines.
5. Provide cross-sections a minimum of every 50 feet and at the proposed access drive.
6. Trees removed from the State Right-of-Way should be replaced at a 1:1 ratio. Please provide for replacement of trees removed.
7. Include at least 24" of full-depth pavement patching adjacent to all areas of curb and gutter removal and replacement along US 12.
8. For the commercial driveway pavement section, include 6x6 welded wire mesh reinforcement.
9. Revise the Right-In/Right-Out geometry according to the enclosed detail. The island length should be forty-feet (40') per the detail. Label all island radii and other dimensions as needed according to the detail.

US 12 (Rand Road) between Jane Ave. and Southpoint Mall Ent.
March 22, 2022
Page 2

10. Revise all pavement markings on PCC pavements to be Modified Urethane Pavement Marking, not thermoplastic.
11. Provide crosswalk pavement markings according to District 1 Standard TC-13.
12. Provide traffic control standards for review.

Bureau of Traffic Operations – Studies

1. Please provide the raw data from which the trip generation volumes for At Home were determined and include the dates this data was gathered. Describe the methodology used to translate the data into vehicle trips.
2. Compare the assumed generated trips for At Home to calculated generated trips based on ITE's Trip Generation Manual, 10th edition for the proper type and size of business.
3. Future volumes should be based on existing traffic counts and generated traffic volumes. The generated traffic volumes should be developed based on ITE's Trip Generation Manual, 10th edition or on traffic counts at a similar business in a similar setting. Vehicle trips based on the number of parking spots taken during any given hour and an assumed length of visit is not a satisfactory method for future volume determination.
4. Proposed volumes should take into account the COVID-19 pandemic and its impact on vehicle trips when collecting data.
5. The storage length for the right-in/right-out drive should be as long as practical. The proposed storage only allows for a maximum of 3 cars to store. This may potentially result in grid locking which may cause vehicles turning into the site to back onto US Route 12.
6. Provide a capacity and queueing analysis (HCS/Synchro) for the intersection of Rand Rd with Palatine Rd to demonstrate the impact of the queue to the proposed driveway.

Please revise your plans and studies in accordance with the above comments and resubmit one (1) full size and two (2) reduced size 11"x17" copies of the plans in addition to two (2) copies of all studies to continue the review process. In addition to hard copies, it is also recommended to send files electronically to Jeffrey.Snape@illinois.gov.

If you have any questions regarding this matter, please contact Jeffrey Snape at 847-705-4803.

Very truly yours,

Jose Rios, P.E.
Region One Engineer

By: 

Thomas G. Gallenbach, P.E.
Traffic Permits Engineer

cc. Village of Arlington Heights



Illinois Department of Transportation

Office of Highways Project Implementation / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

PERMITS

Location: US 12 (Rand Road) between Jane Avenue and Southpoint Mall Entrance
Municipality: Village of Arlington Heights, Cook County
Re: Proposed Right-In/Right-Out Access
Reference No: 016-101538

August 16, 2022

Mr. Clifford J. Toberman, P.E.
Norman J. Toberman & Associates, LLC
115 S. Wilke Road, Suite 301
Arlington Heights, IL 60005

Dear Mr. Toberman:

IDOT has completed its review of your engineering drawings for the subject location. Our comments are marked in red on the enclosed plan set. This marked set must be returned with your next submittal.

Additionally, we offer the following comments:

Traffic Permits Comments:

1. Provide additional ADA/PROWAG grade spots as shown.
2. Add detectable warning panels for the sidewalk ramps within the right-in/right-out (ri/ro) island.
3. Verify the offset for sidewalk point "DD" as there appears to be a typo.
4. Place cross-sections on their own plan sheet so as to be at a readable scale.
5. On the cross-sections, add cross-slopes for existing and proposed features.
6. Provide a cross-section at the centerline of the proposed RIRO driveway.

Traffic Operations – Studies Comments:

1. It should be noted that the proposed right-in/right-out driveway falls within the taper area for the proposed extension of the third northwest bound through lane along US Route 12 which when built will begin just northwest of Beverly Lane/Jane Avenue.
2. The Traffic Impact Study needs to provide a peak hour turning movement exhibit in addition to Sheet X-1.0 that depicts the total proposed Right-In volume, total proposed outbound right-out volume, and corresponding northwest bound US Route 12 through volume during the Weekday PM and Saturday Midday peak hours.
3. Using the total peak hour turning-movement volumes, a one-way stop-controlled capacity analysis needs to be performed using Highway Capacity Software demonstrating the outbound level-of-service and delay for the proposed right-out maneuver onto northwest bound US Route 12 for the Weekday PM and Midday Saturday peak hour. Include these peak hour capacity analyses in the Traffic Impact Study.

US 12 (Rand Road) between Jane Avenue and Southpoint Mall Entrance
August 16, 2022
Page 2

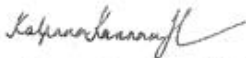
4. On sheet C-6.0, the southeast bound "STOP" sign for the internal main drive aisle should be supplemented with a "Traffic from Right Does Not Stop" sign; the northwest bound "STOP" sign for the internal main drive aisle should be supplemented with a "Traffic from Left Does Not Stop" sign. The southbound "STOP" sign should be supplemented with "Oncoming Traffic Does Not Stop" sign. The Department wants to ensure that inbound traffic from US Route 12 is guaranteed free flow operation.
5. On sheet C-8.0, the left-turn from the main drive aisle to the Right-Out for the fire truck design vehicle is encroaching onto the raised curb radius. On sheets C-8.1 and C-8.2, the inbound right-turn maneuver for the fire truck design vehicle is showing encroachment onto the raised channelizing island (i.e., "porkchop"). Revise the various radii for the curb and gutter and raised channelizing island so that a fire truck can perform these maneuvers without encroachment. In lieu of single radius curves, two or three-center radius curves can be considered.
6. Submit a revised Traffic Impact Study and revised fire truck Auto-Turn exhibits accordingly for continued review.

Please revise your plans and calculations in accordance with the above and provide a written disposition of all comments with your resubmittal. In lieu of paper submittals, it is recommended to send files electronically to Jeffrey.Snape@illinois.gov via the State's File Transfer Website, <https://filet.illinois.gov/filet/PIUpload.asp>.

If you have any questions regarding this matter, please contact Jeffrey Snape at (847) 705-4803 or Jeffrey.Snape@illinois.gov.

Very truly yours,

Jose Rios, P.E.
Region One Engineer


By:
Kalpana Kannan-Hosadurga, P.E., PTOE
Arterial Traffic Operations Engineer

cc: Village of Arlington Heights



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.



272"(h) x 108"(w)
Including Brick Structure

188"(h) x 118"(w)



254"(h) x 144"(w)



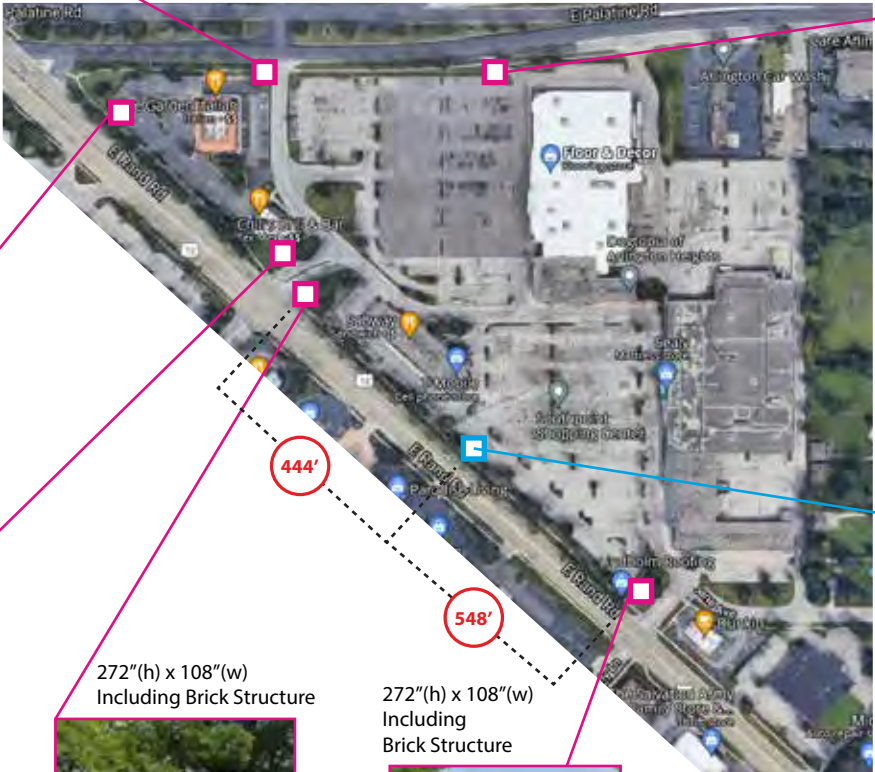
54"(h) x 94"(w)



272"(h) x 108"(w)
Including Brick Structure



272"(h) x 108"(w)
Including Brick Structure



**PROPOSED
SIGN**

SOUTHPPOINT AREA GROUND SIGNS

SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev6 4/6/22 dp

CLIENT TO FILL OUT

Approved:

Signature / Date

Approved As Noted:

Signature / Date

Requesting Revision



1315 E. Davis St., Arlington Heights, IL 60005
 847.255.0123 tel • 847.255.0183 fax
 arlingtonheights@signsbytomorrow.com
 www.sbtarlingtonheights.com

**FOR INSTALLS
PLEASE FILL IN
INFORMATION**

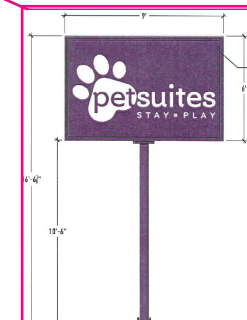
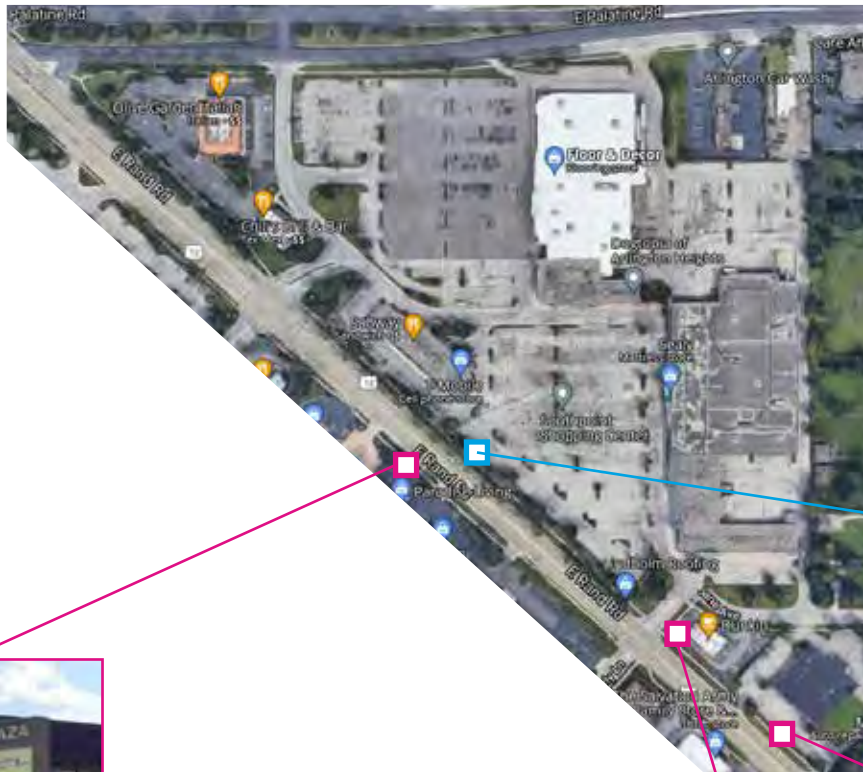
Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | Phone Number: _____



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.

ADDITIONAL SURROUNDING AREA GROUND SIGNAGE



SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)
 Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev6 4/6/22 dp

CLIENT TO FILL OUT

Approved:

Signature / Date

Approved As Noted:

Signature / Date

Requesting Revision

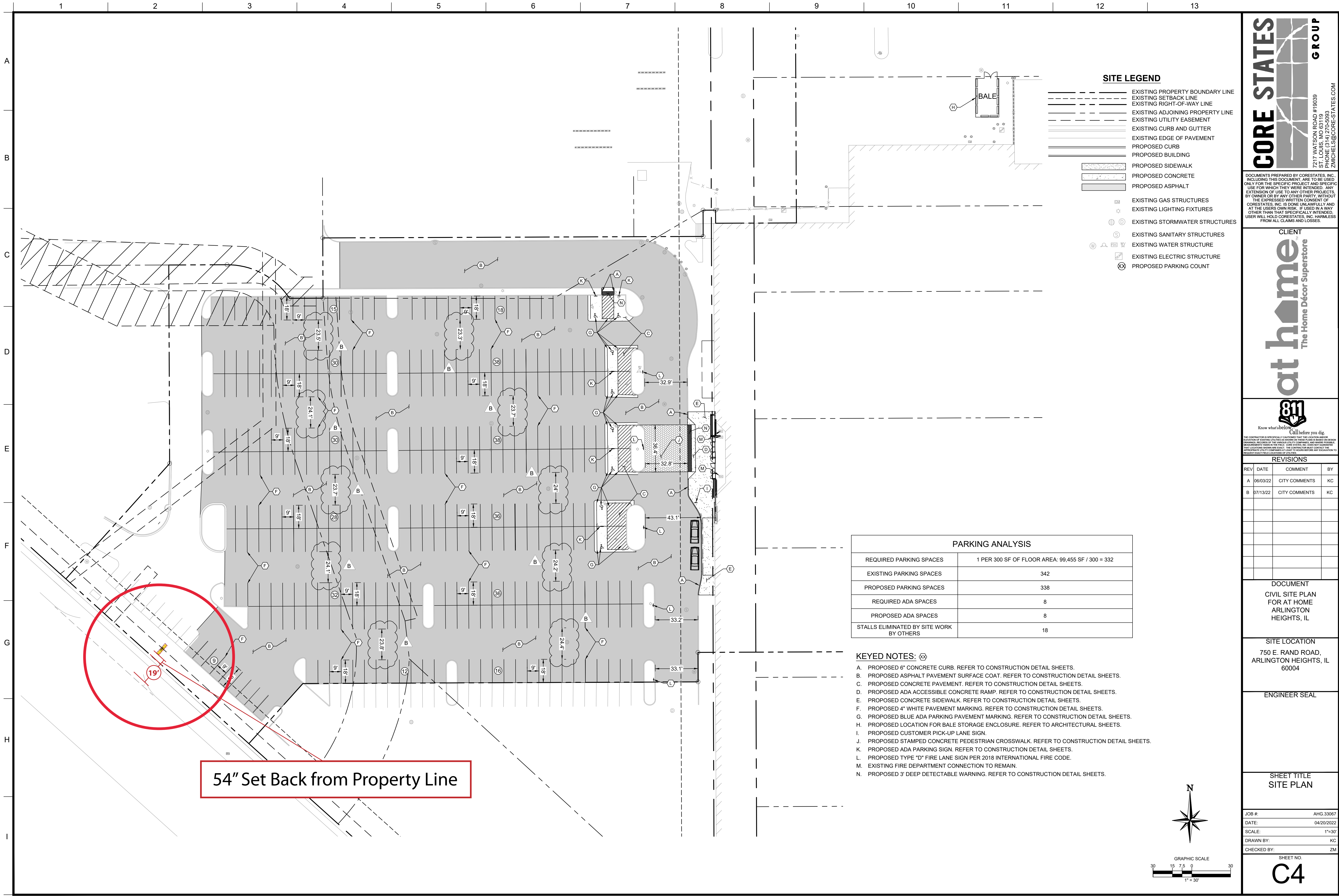
SIGNS BY TOMORROW
 SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005
 847.255.0123 tel • 847.255.0183 fax
 arlingtonheights@signsbytomorrow.com
 www.sbtarlingtonheights.com

**FOR INSTALLS
 PLEASE FILL IN
 INFORMATION**

Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | Phone Number: _____



SITE LEGEND

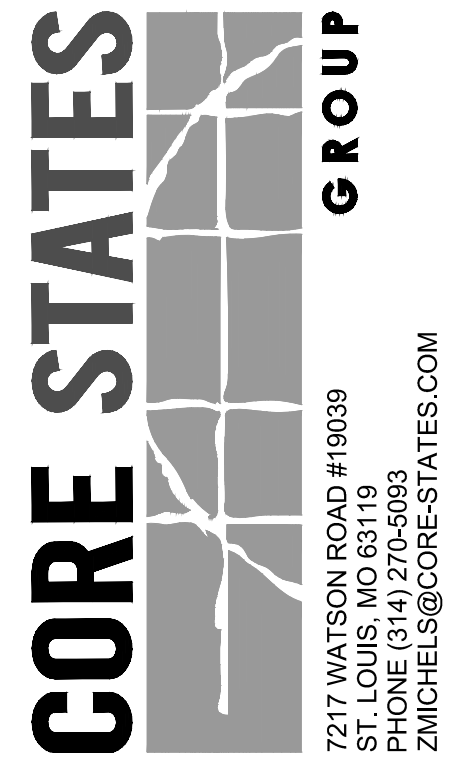
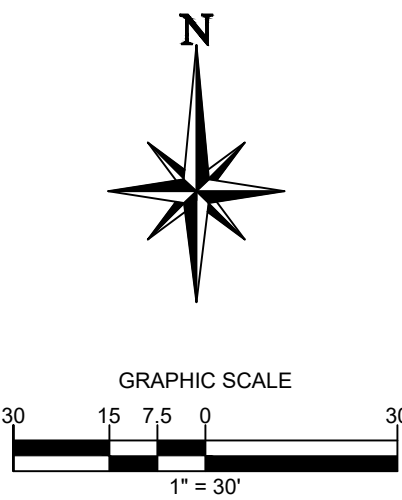
- EXISTING PROPERTY BOUNDARY LINE
- EXISTING SETBACK LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING UTILITY EASEMENT
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING GAS STRUCTURES
- EXISTING LIGHTING FIXTURES
- EXISTING STORMWATER STRUCTURES
- EXISTING SANITARY STRUCTURES
- EXISTING WATER STRUCTURE
- EXISTING ELECTRIC STRUCTURE
- PROPOSED PARKING COUNT

PARKING ANALYSIS

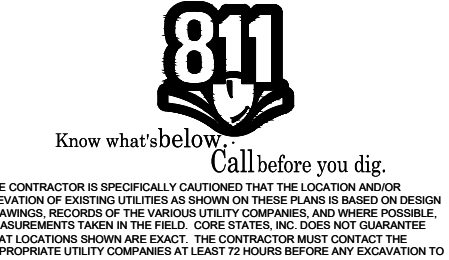
REQUIRED PARKING SPACES	1 PER 300 SF OF FLOOR AREA: 99,455 SF / 300 = 332
EXISTING PARKING SPACES	342
PROPOSED PARKING SPACES	338
REQUIRED ADA SPACES	8
PROPOSED ADA SPACES	8
STALLS ELIMINATED BY SITE WORK BY OTHERS	18

KEYED NOTES:

- PROPOSED 6" CONCRETE CURB. REFER TO CONSTRUCTION DETAIL SHEETS.
- PROPOSED ASPHALT PAVEMENT SURFACE COAT. REFER TO CONSTRUCTION DETAIL SHEETS.
- PROPOSED CONCRETE PAVEMENT. REFER TO CONSTRUCTION DETAIL SHEETS.
- PROPOSED ADA ACCESSIBLE CONCRETE RAMP. REFER TO CONSTRUCTION DETAIL SHEETS.
- PROPOSED CONCRETE SIDEWALK. REFER TO CONSTRUCTION DETAIL SHEETS.
- PROPOSED 4" WHITE PAVEMENT MARKING. REFER TO CONSTRUCTION DETAIL SHEETS.
- PROPOSED BLUE ADA PARKING PAVEMENT MARKING. REFER TO CONSTRUCTION DETAIL SHEETS.
- PROPOSED LOCATION FOR BALE STORAGE ENCLOSURE. REFER TO ARCHITECTURAL SHEETS.
- PROPOSED CUSTOMER PICK-UP LANE SIGN.
- PROPOSED STAMPED CONCRETE PEDESTRIAN CROSSWALK. REFER TO CONSTRUCTION DETAIL SHEETS.
- PROPOSED ADA PARKING SIGN. REFER TO CONSTRUCTION DETAIL SHEETS.
- PROPOSED TYPE "D" FIRE LANE SIGN PER 2018 INTERNATIONAL FIRE CODE.
- EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
- PROPOSED 3' DEEP DETECTABLE WARNING. REFER TO CONSTRUCTION DETAIL SHEETS.



DOCUMENTS PREPARED BY CORESTATES, INC. INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IT IS USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED. USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.



REVISIONS			
REV	DATE	COMMENT	BY
A	06/03/22	CITY COMMENTS	KC
B	07/13/22	CITY COMMENTS	KC

DOCUMENT
CIVIL SITE PLAN
FOR AT HOME
ARLINGTON
HEIGHTS, IL

SITE LOCATION
750 E. RAND ROAD,
ARLINGTON HEIGHTS, IL
60004

ENGINEER SEAL

SHEET TITLE
SITE PLAN

JOB #:	AHG.33067
DATE:	04/20/2022
SCALE:	1"=30'
DRAWN BY:	KC
CHECKED BY:	ZM

SHEET NO.
C4



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.

FACE VIEW

118.00 in

80.00 in

140.50 in

60.00 in

Grade

MANUFACTURE & INSTALL NEW
ILLUMINATED DOUBLE FACE SIGN.
STONE BASE BY OTHERS

- * 26" DEEP .063 ALUMINUM CABINET.
- * PAINTED - PMS 424c DARK GRAY.
- * WHITE FLEX SUBSTRATE.
- * DIGITALLY PRINTED FACE GRAPHICS:
BACKGROUND = PMS 424C DARK GRAY.
LOGO SHAPE = PMS 312 C BLUE.
LETTERS = WHITE.
- * ILLUMINATED w/ WHITE LED LIGHTING
STRIPS:

at home
The Home Décor
Superstore



SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

36542

Specifications:

Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev8 9/22/22 dp

▼ CLIENT TO FILL OUT ▼

☒ **Approved:**

Signature / Date

☐ **Approved As Noted:**

Signature / Date

☐ **Requesting Revision**

SIGNS
BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005
847.255.0123 tel • 847.255.0183 fax
arlingtonheights@signsbytomorrow.com
www.sbtarlingtonheights.com

FOR INSTALLS
PLEASE FILL IN
INFORMATION

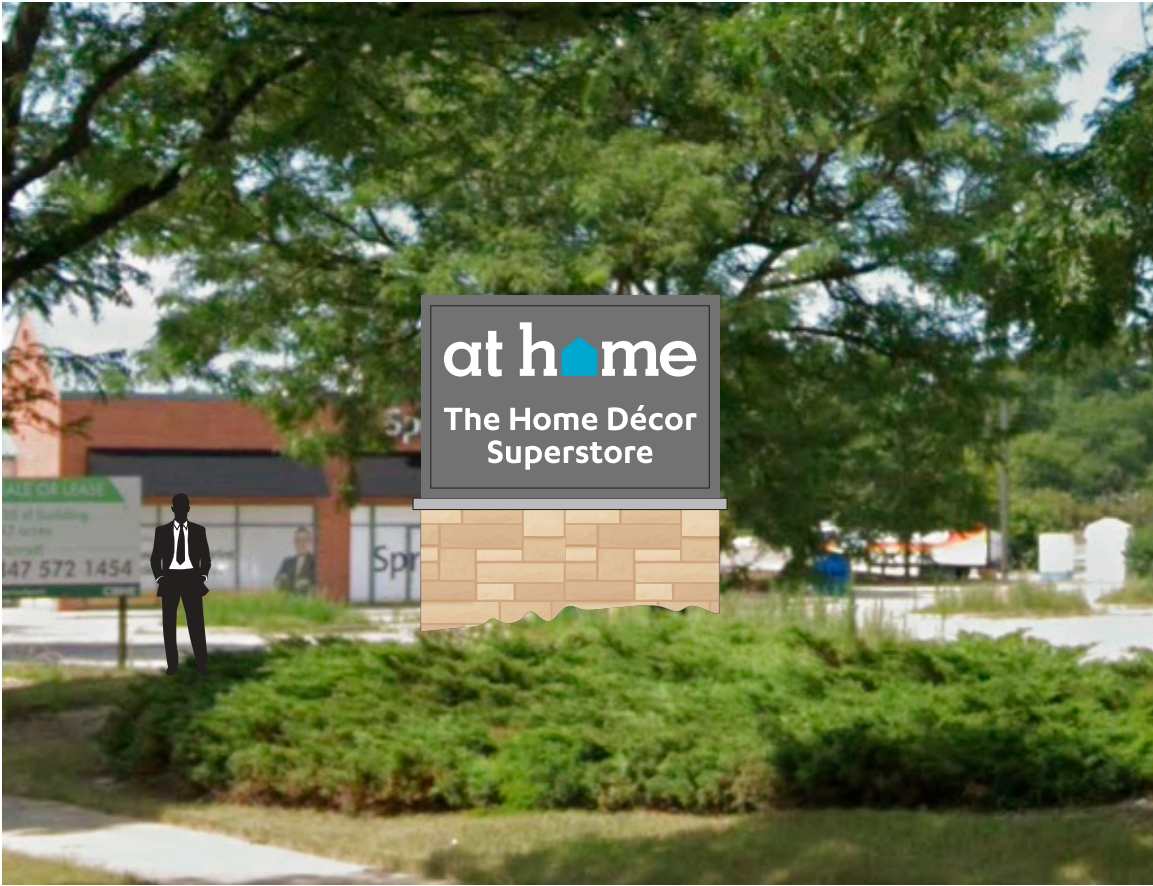
Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: | Phone Number:



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
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Approximate Location Rendering



SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev8 9/22/22 dpp

▼ CLIENT TO FILL OUT ▼

☒ **Approved:**

Signature / Date

☐ **Approved As Noted:**

Signature / Date

☐ **Requesting Revision**

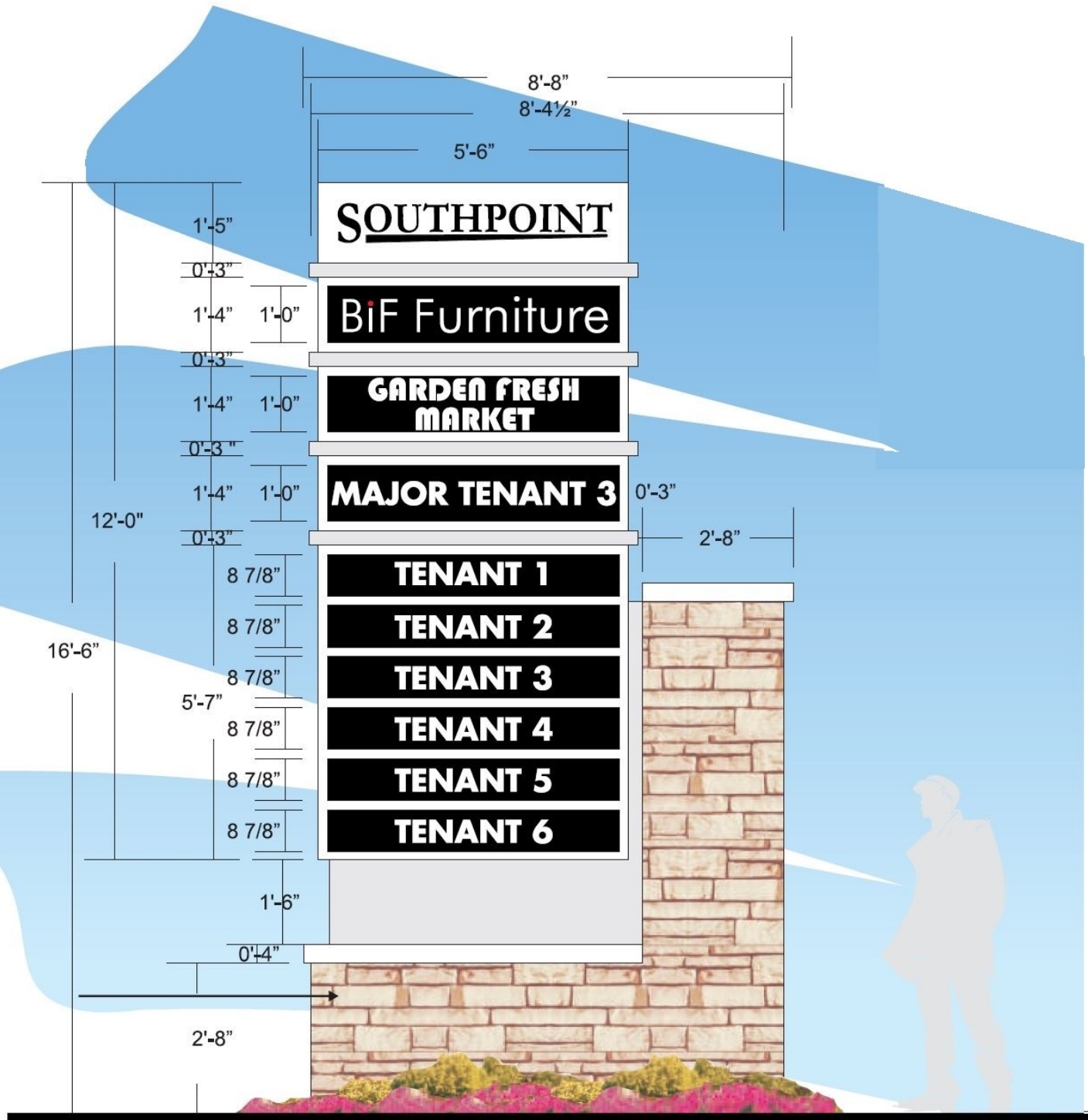


1315 E. Davis St., Arlington Heights, IL 60005
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arlingtonheights@signsbytomorrow.com
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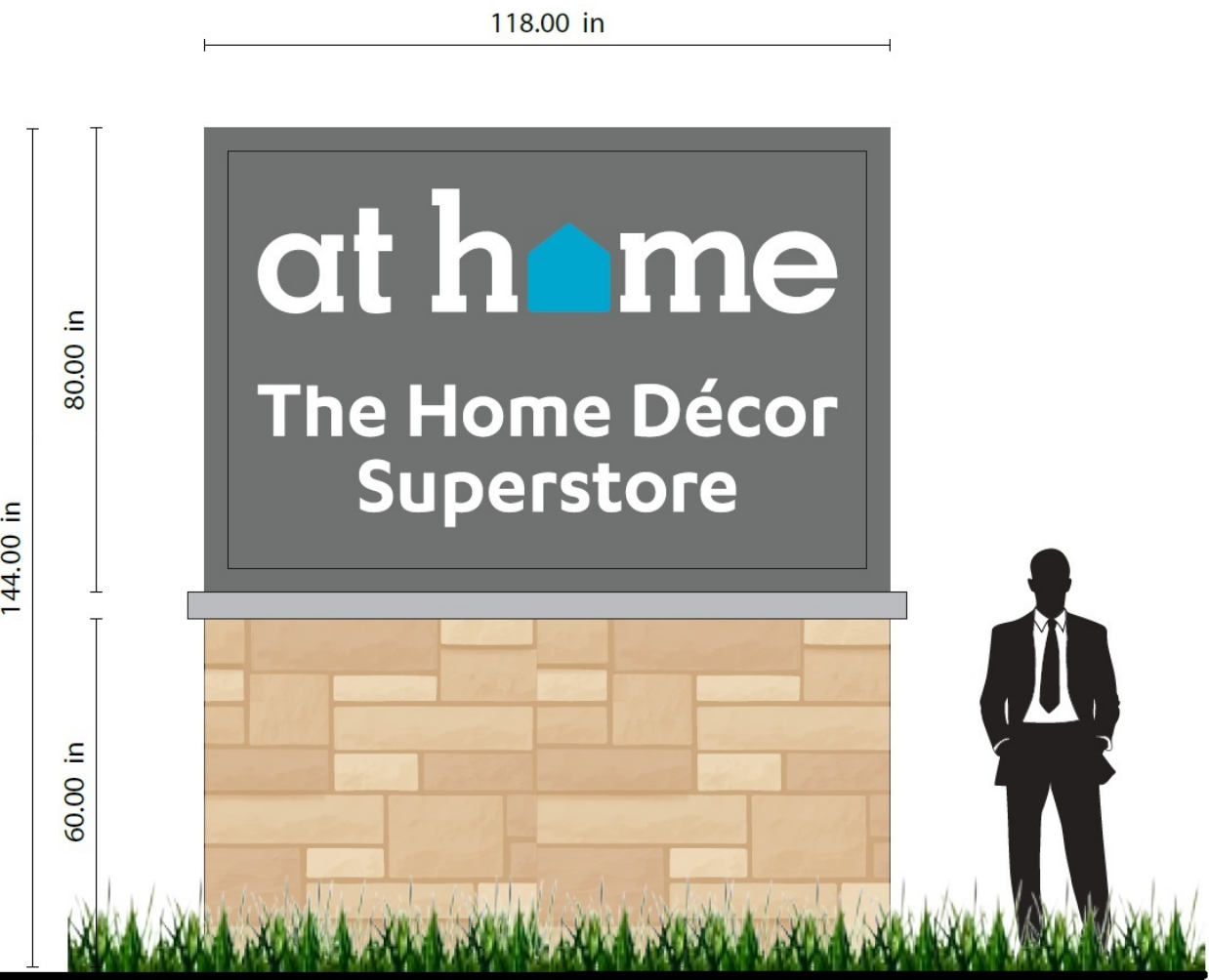
FOR INSTALLS
PLEASE FILL IN
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Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: | Phone Number:



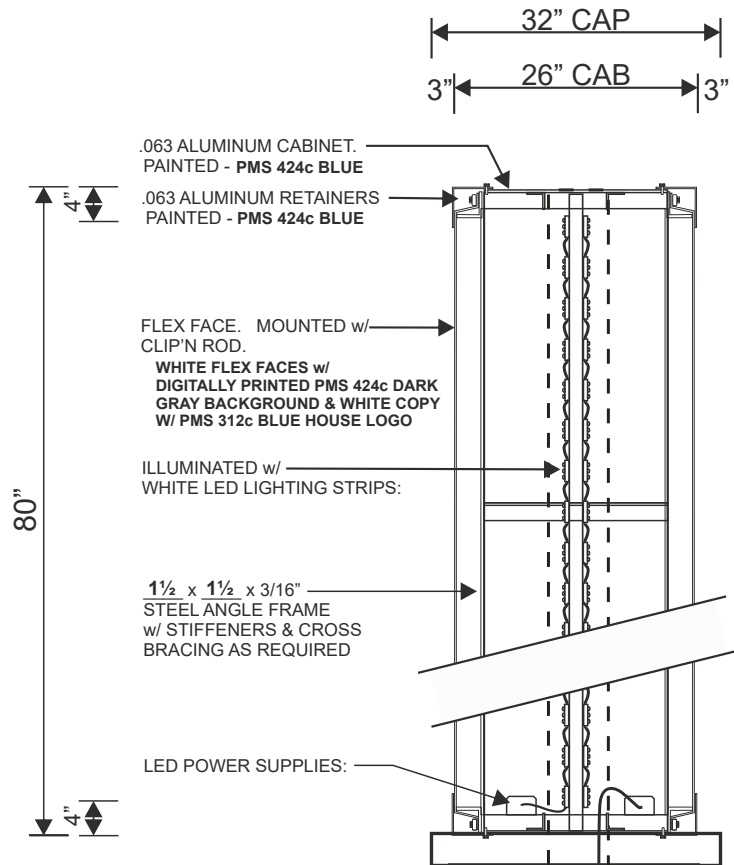
Existing Southpoint Multi-Tenant Signs



Proposed At Home Ground Sign



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.



SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev8 9/22/22 dp

CLIENT TO FILL OUT

☒ Approved:

Signature / Date

☐ Approved As Noted:

Signature / Date

☐ Requesting Revision

SIGNS
BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005
847.255.0123 tel • 847.255.0183 fax
arlingtonheights@signsbytomorrow.com
www.sbtarlingtonheights.com

FOR INSTALLS
PLEASE FILL IN
INFORMATION

Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: | Phone Number:



1315 E. Davis Street
Arlington Heights, IL 60005
T847-255-0123, F 847-255-0183

Material List

1. Petitioner Name: Signs By Tomorrow/ Alex Looff
2. Date: 9/15/22
3. Project: RPS Capitol Investment
4. Location: 750 E. Rand Rd

Retail Building:

Signage: Internally LED Illuminated Aluminum Pylon Sign
Lexan Sign face with Translucent Vinyl Graphics
Stone Base to match other monument signs on premises
– either real stone or sign foam to get closer match.



Sign Face – Dark
Gray Background



Sign Face Lettering
White



Sign Face Logo
Color: Pantone
312c

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: At Home / Southpoint – Sign Variation
Project Address: 750 E. Rand Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 22-067
Petitioner Name: Alex Loof
Petitioner Address: Signs By Tomorrow
1315 E Davis Street
Arlington Heights, IL 60005
Meeting Date: October 11, 2022

Date Prepared: October 6, 2022

Requested Action(s):

1. Amendment to sign variation Ordinance 22-033 to omit condition D, which states that the sign approval is contingent upon Illinois Department of Transportation (IDOT) and Village approvals for the new driveway.

ANALYSIS:

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."

Background:

'At Home' is a new retail tenant moving into the vacant space formerly occupied by Bif Furniture at the Southpoint Shopping Center. On April 12, 2022, the Design Commission reviewed a sign variation request for a new dedicated "At Home" ground sign to face Rand Road. The proposed sign required the following variations:

1. A variation from Chapter 30, Section 30-302.a, to allow 7 ground signs, where 6 is the maximum allowed per a previously approved 1989 sign variation, and 5 is the maximum allowed per code (one for each building).
2. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with 444' and 548' of separation from the adjacent ground signs, where 800' is the minimum separation required.

The sign was proposed to be located next to a new driveway entrance into the parking lot from Rand Road. The proposed driveway is subject to IDOT and Village approvals. The Design Commission recommended approval of the proposed variations with a condition stating that the sign approval is contingent upon Illinois Department of Transportation (IDOT) and Village approvals for the new driveway. On June 6, 2022, the Village Board approved the requested sign variations per Ordinance 22-033, including the condition for the driveway approval.

Project Update:

At this time, the petitioner is in the process of pursuing IDOT approval for the new driveway. However, due to IDOT permit review times, the petitioner is requesting approval of the same sign, in the same location, but without the condition for IDOT approval of the new driveway.

The petitioner has provided a letter explaining that the ground sign is required by At Home to be installed prior to opening the store which is scheduled for early Spring 2023. The petitioner anticipates a 95% chance of IDOT approval for the new driveway, but they do not know when final approval or denial will be obtained. They have clarified that regardless of the outcome of IDOT's review, they need to install the ground sign, with or without the driveway.

IDOT Permit Timeline Summary:

- December 9, 2021: Driveway plans submitted to IDOT for approval.
- March 22, 2022: First round of review comments/corrections received from IDOT.
- May 6, 2022: Submitted revised plans and traffic study to IDOT.
- August 16, 2022: Received second round of comments from IDOT. Currently working on resubmittal.

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	B-3, General Service, Wholesale and Motor Vehicle District	Southpoint Shopping Center
North	R-3, One Family Dwelling District	Single-family neighborhood
South	B-1, Business District Limited Retail B-2, General Business District	Multiple commercial businesses Dunkin Baskin
East	R-E, One Family Dwelling District	Single-family neighborhood
West	B-2, General Business District	Town & Country Shopping Center

Table 1: Ground Signs Summary:

	SIGN / STREET FRONTAGE	SIZE (66 SF MAX ALLOWED)	OVERALL HEIGHT (16'-6" MAX ALLOWED)	REMARKS
1	Southpoint multi-tenant sign #1, facing Palatine Road	66 sf	16'-6"	Complies with code. Sign permit approved in 1989. Sign replacement permit approved in 2012.
2	Southpoint multi-tenant sign #2, facing Rand Road	66 sf	16'-6"	Complies with code. Sign permit approved in 1989. Sign replacement permit approved in 2012.
3	Southpoint multi-tenant sign #3, facing Rand Road	66 sf	16'-6"	Variation approved in 1989 to allow 6 ground signs, where 5 maximum are allowed. Sign permit approved in 1989. Sign replacement permit approved in 2012.
4	Floor & Décor sign, facing Palatine Road	80 sf	15'-8"	Sign permit approved in 1986 for Cub Foods. Sign adopted by Floor & Décor in 2013.
5	Olive Garden sign, facing Rand Road	64 sf	16'-5"	Complies with code. Sign permit approved in 1989.
6	Chili's sign, facing Rand Road	36 sf	6'-6"	Complies with code. Sign permit approved in 1989.
7	"At Home" sign, facing Rand Road	65.5 sf	12'-0"	Sign Variation approved June 6, 2022. Sign not yet installed, pending IDOT approval for the new driveway.

Staff Comments:

The Village of Arlington Heights Engineering Department has preliminarily reviewed the proposed driveway plans, and they do not object to the driveway as long as IDOT approval is obtained.

Staff feels that locating the sign next to the new driveway entrance makes sense to provide customers clear and direct access to At Home's parking area. However, if the driveway does not get approved, Staff does not object to the proposed ground sign in this location, which is roughly midpoint between the two existing multi-tenant Southpoint Shopping Center signs. As outlined in the attached Staff Report from April 12, 2022, Staff raised concerns about the possibility of excessive signage along Rand Road if every large retail business were allowed a dedicated ground sign, but due to the unique situation and hardship of this building having less visibility because it is not oriented parallel to Rand Road, Staff did not object to the proposed ground sign in this location.

However, instead of omitting the driveway condition, Staff recommends that the condition be amended to require the petitioner to continue pursuing IDOT and Village approval for the new driveway in a timely manner. Amending the condition will allow the petitioner to proceed with installation of the approved ground sign at this time, but it still requires them to follow through with the driveway permits and driveway installation, if approved.

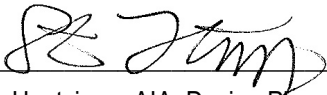
RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following amendment to sign variation Ordinance 22-033 for *At Home* located at 750 E. Rand Road:

1. Amendment to sign variation Ordinance 22-033 to omit condition D, which states that the sign approval is contingent upon Illinois Department of Transportation (IDOT) and Village approvals for the new driveway.

This recommendation is based on the plans received 9/22/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The petitioner is required to continue pursuing IDOT and Village approvals for the new driveway in a timely manner, and install the new driveway, if approved.
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.



October 6, 2022

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 22-067

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 11, 2022

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

Members Present: Ted Eckhardt, Acting Chair
Kirsten Kingsley
John Fitzgerald

Members Absent: Jonathan Kubow, Chair
Scott Seyer

Also Present: Alex Looff, Signs by Tomorrow for *At Home Store*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR SEPTEMBER 27, 2022

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 27, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

Acting Chair Eckhardt explained that a unanimous vote from all three commissioners here tonight is required for approval of the project. The petitioner has the option to continue the project to a future meeting where all five commissioners are present.

ITEM 1. SIGN VARIATION REVIEWDC#22-067 – At Home Store – 750 E. Rand Rd.

Alex Loeff, representing *Signs by Tomorrow*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. 'At Home' is a new retail tenant moving into the vacant space formerly occupied by Bif Furniture at the Southpoint Shopping Center. On April 12, 2022, the Design Commission reviewed a sign variation request for a new dedicated "At Home" ground sign to face Rand Road. The proposed sign required the following variations:

1. A variation from Chapter 30, Section 30-302.a, to allow 7 ground signs, where 6 is the maximum allowed per a previously approved 1989 sign variation, and 5 is the maximum allowed per code (one for each building).
2. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with 444' and 548' of separation from the adjacent ground signs, where 800' is the minimum separation required.

The sign was proposed to be located next to a new driveway entrance into the parking lot from Rand Road. The proposed driveway is subject to IDOT and Village approvals. The Design Commission recommended approval of the proposed variations with a condition that the sign approval is contingent upon Illinois Department of Transportation (IDOT) and Village approvals for the new driveway. On June 6, 2022, the Village Board approved the requested sign variations per Ordinance 22-033, including the condition for the driveway approval.

At this time, the petitioner is in the process of pursuing IDOT approval for the new driveway. However, due to IDOT permit review times, the petitioner is requesting approval of the same sign, in the same location, but without the condition for IDOT approval of the new driveway. This requires the following action:

1. Amendment to sign variation Ordinance 22-033 to omit condition D, which states that the sign approval is contingent upon Illinois Department of Transportation (IDOT) and Village approvals for the new driveway.

The petitioner has provided a letter explaining that the ground sign is required by At Home to be installed prior to opening the store which is scheduled for early Spring 2023. The petitioner anticipates a 95% chance of IDOT approval for the new driveway, but they do not know when final approval or denial will be obtained. They have clarified that regardless of the outcome of IDOT's review, they need to install the ground sign, with or without the driveway.

Staff feels that locating the ground sign next to the new driveway entrance makes sense to provide customers clear and direct access to At Home's parking area. However, if the driveway does not get approved, Staff does not object to the proposed ground sign in this location, which is roughly midpoint between the two existing multi-tenant Southpoint Shopping Center signs. As outlined in the attached Staff Report from April 12, 2022, Staff raised concerns about the possibility of excessive signage along Rand Road if every large retail business were allowed a dedicated ground sign, but due to the unique situation and hardship of this building having less visibility because it is not oriented parallel to Rand Road, Staff does not object to the proposed ground sign in this location.

However, instead of omitting the driveway condition, Staff recommends that the condition be amended to require the petitioner to continue pursuing IDOT and Village approval for the new driveway in a timely manner. Amending the condition will allow the petitioner to proceed with installation of the approved ground sign at this time, but it still requires them to follow through with the driveway permits and driveway installation, if approved.

Staff recommends the Design Commission recommend approval to the Village Board for the following amendment to sign variation Ordinance 22-033 for *At Home* located at 750 E. Rand Road:

1. Amendment to sign variation Ordinance 22-033 to omit condition D, which states that the sign approval is contingent upon Illinois Department of Transportation (IDOT) and Village approvals for the new driveway.

This recommendation is based on the plans received 9/22/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The petitioner is required to continue pursuing IDOT and Village approvals for the new driveway in a timely manner, and install the new driveway, if approved.
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.

Ms. Looff clarified that her client has submitted their third round comments to IDOT; however, IDOT is taking upwards of 90 days to provide any kind of feedback. They are anticipating IDOT approval by mid-Spring, but At Home is hoping to have the new store open and fully functional by first quarter of 2023. They do not want to open the store without this new monument sign.

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

Commissioner Kingsley had no issue with the request to amend the previous sign variation approval for the ground sign, and she agreed with Staff's recommendation to change the language of the condition. She also asked for clarification that the location and size of the monument sign is appropriate for the new driveway, if it gets approved in the future, and Mr. Hautzinger said that the sign location is coordinated with the proposed driveway location. Commissioner Fitzgerald agreed with the comments made by Commissioner Kingsley. Acting Chair Eckhardt agreed as well, but pointed out that if IDOT approves the driveway, the petitioner is required to put the driveway in, and Ms. Looff replied that her client has seen the comments and understands the condition.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, FOR THE FOLLOWING AMENDMENT TO SIGN VARIATION ORDINANCE 22-033 FOR AT HOME LOCATED AT 750 E. RAND ROAD:

1. AN AMENDMENT TO SIGN VARIATION ORDINANCE 22-033 TO OMIT CONDITION D, WHICH STATES THAT THE SIGN APPROVAL IS CONTINGENT UPON ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) AND VILLAGE APPROVALS FOR THE NEW DRIVEWAY.

THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 9/22/22, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. THE PETITIONER IS REQUIRED TO CONTINUE PURSUING IDOT AND VILLAGE APPROVALS FOR THE NEW DRIVEWAY IN A TIMELY MANNER, AND INSTALL THE NEW DRIVEWAY, IF APPROVED.
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.

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

MEMO

DATE: November 15, 2022
TO: Charles Witherington-Perkins, Director of Planning & Community Development
FROM: Steve Hautzinger, Design Planner
RE: **At Home Ground Sign Variation – IDOT Coordination Update**

Charles,

The following is an update on the status of the At Home RIRO (Right-In-Right-Out) IDOT driveway permit. Since the October 11, 2022 Design Commission meeting, the petitioner has resubmitted plans to IDOT in response to their August 16, 2022 permit review comments, and they are currently waiting for IDOT's response to their resubmittal.

One of IDOT's comments asked for the proposed RIRO to be set back to accommodate the potential future extension of the third travel lane along US 12 to the southeast. Since the petitioner is requesting to install the sign prior to construction of the RIRO, this comment raised concerns regarding the driveway possibly impacting the location of the ground sign. This issue was reviewed with Matt Baird from RPS Capital Investments. Mr. Baird's response is attached, which in summary states that they would like to proceed with approval of the ground sign in the current proposed location, and if IDOT requires the RIRO to be set back, then they will not proceed with the driveway.

This matter has been reviewed with the Village's Engineering Division.

Hautzinger, Steve

Subject: FW: At Home, ground sign - IDOT/RIRO coordination

Importance: High

From: Matt Baird [REDACTED]
Sent: Friday, November 11, 2022 8:47 AM
To: Hautzinger, Steve <shautzinger@vah.com>
Cc: Scott Phillips [REDACTED]; Signs By Tomorrow [REDACTED]
Subject: Re: At Home, ground sign - IDOT/RIRO coordination
Importance: High

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Steve,

We had a chance to chat with At Home. It is everyone's main focus to get the sign approved and installed so they can open 2/1. We are requesting that the sign be approved in its currently proposed location.

We will continue to work with IDOT on the current plan and can only allow for minor modifications at this point. If they insist on the RIRO being set back, then the project is not economically feasible for us or At Home as it would greatly impact parking, the drive aisle, landscaping beds, etc. so we would not be able to move forward with the RIRO.

Please let us know if you have time to discuss this on Monday or Tuesday.

Again, it's very important to At Home to have their sign installed before their planned 2/1 opening. This is the focus for us and the tenant and the RIRO is secondary.

Thanks.

Matthew P. Baird

Analyst

[REDACTED]
[REDACTED]
RPS CAPITAL
INVESTMENTS

From: "Hautzinger, Steve" <shautzinger@vah.com>
Date: Wednesday, November 2, 2022 at 5:59 PM
To: Matt Baird [REDACTED]
Cc: Signs By Tomorrow [REDACTED]
Subject: At Home, ground sign - IDOT/RIRO coordination

Matt,

Please refer to the attached IDOT comment highlighted in red. Our Village Engineer, Mike Pagones, discussed the attached comment with IDOT, and he was told that IDOT is asking for the RIRO to be set back to accommodate the potential future extension of the third travel lane along US 12 to the southeast.

Our concern is that moving the RIRO further back could impact the location of the ground sign. We are requesting a drawing showing the set back location of the RIRO coordinated with the location of the ground sign. Since you are asking for the ground sign approval prior to construction of the RIRO, this needs to be carefully coordinated.

We are targeting Village Board review of the sign variation for Monday, November 21. However, this matter needs to be resolved before we can confirm the Village Board meeting. I will wait for your reply.

Thank you,

Steve Hautzinger AIA, Design Planner
Village of Arlington Heights
Department of Planning and Community Development
847-368-5213



Illinois Department of Transportation

Office of Highways Project Implementation / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

PERMITS

Location: US 12 (Rand Road) between Jane Avenue and Southpoint Mall Entrance
Municipality: Village of Arlington Heights, Cook County
Re: Proposed Right-In/Right-Out Access
Reference No: 016-101538

August 16, 2022

Mr. Clifford J. Toberman, P.E.
Norman J. Toberman & Associates, LLC
115 S. Wilke Road, Suite 301
Arlington Heights, IL 60005

Dear Mr. Toberman:

IDOT has completed its review of your engineering drawings for the subject location. Our comments are marked in red on the enclosed plan set. This marked set must be returned with your next submittal.

Additionally, we offer the following comments:

Traffic Permits Comments:

1. Provide additional ADA/PROWAG grade spots as shown.
2. Add detectable warning panels for the sidewalk ramps within the right-in/right-out (ri/ro) island.
3. Verify the offset for sidewalk point "DD" as there appears to be a typo.
4. Place cross-sections on their own plan sheet so as to be at a readable scale.
5. On the cross-sections, add cross-slopes for existing and proposed features.
6. Provide a cross-section at the centerline of the proposed RIRO driveway.

Traffic Operations – Studies Comments:

1. It should be noted that the proposed right-in/right-out driveway falls within the taper area for the proposed extension of the third northwest bound through lane along US Route 12 which when built will begin just northwest of Beverly Lane/Jane Avenue.
2. The Traffic Impact Study needs to provide a peak hour turning movement exhibit in addition to Sheet X-1.0 that depicts the total proposed Right-In volume, total proposed outbound right-out volume, and corresponding northwest bound US Route 12 through volume during the Weekday PM and Saturday Midday peak hours.
3. Using the total peak hour turning-movement volumes, a one-way stop-controlled capacity analysis needs to be performed using Highway Capacity Software demonstrating the outbound level-of-service and delay for the proposed right-out maneuver onto northwest bound US Route 12 for the Weekday PM and Midday Saturday peak hour. Include these peak hour capacity analyses in the Traffic Impact Study.

US 12 (Rand Road) between Jane Avenue and Southpoint Mall Entrance
August 16, 2022
Page 2

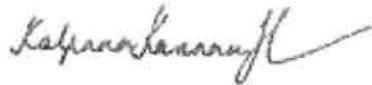
4. On sheet C-6.0, the southeast bound "STOP" sign for the internal main drive aisle should be supplemented with a "Traffic from Right Does Not Stop" sign; the northwest bound "STOP" sign for the internal main drive aisle should be supplemented with a "Traffic from Left Does Not Stop" sign. The southbound "STOP" sign should be supplemented with "Oncoming Traffic Does Not Stop" sign. The Department wants to ensure that inbound traffic from US Route 12 is guaranteed free flow operation.
5. On sheet C-8.0, the left-turn from the main drive aisle to the Right-Out for the fire truck design vehicle is encroaching onto the raised curb radius. On sheets C-8.1 and C-8.2, the inbound right-turn maneuver for the fire truck design vehicle is showing encroachment onto the raised channelizing island (i.e., "porkchop"). Revise the various radii for the curb and gutter and raised channelizing island so that a fire truck can perform these maneuvers without encroachment. In lieu of single radius curves, two or three-center radius curves can be considered.
6. Submit a revised Traffic Impact Study and revised fire truck Auto-Turn exhibits accordingly for continued review.

Please revise your plans and calculations in accordance with the above and provide a written disposition of all comments with your resubmittal. In lieu of paper submittals, it is recommended to send files electronically to Jeffrey.Snape@illinois.gov via the State's File Transfer Website, <https://filet.illinois.gov/filet/PIMupload.asp>.

If you have any questions regarding this matter, please contact Jeffrey Snape at

Very truly yours,

Jose Rios, P.E.
Region One Engineer

By: 
Kalpana Kannan-Hosadurga, P.E., PTOE
Arterial Traffic Operations Engineer

cc: Village of Arlington Heights



February 25, 2022

Steve Hautzinger
Design Planner
Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005

VIA ELECTRONIC MAIL

Re: Letter for Variation and Hardship Request - Southpoint Shopping Center

Dear Mr. Hautzinger:

The purpose of this letter is to set forth the terms of our sign variance request. Our goal is to redevelop Southpoint Shopping Center into a Class A Shopping Center ("Shopping Center"). Creating a prime retail destination headlined by At Home, a national home and décor retailer. The installation of this sign will create a domino effect for the Shopping Center and Arlington Heights by significantly increasing annual retail sales and property values. The Shopping Center will experience a much-needed facelift with a new façade, new parking lot, new landscaping, and upgraded lighting.

Section 30-902 Standards

Standard: The difficulty or peculiar hardship is not self-created by the petitioner.

Response: The hardship is not self-created. The angled positioning of the building in relation to the road and the mature trees along Rand Road produce a substantial visibility issue for this particular parcel that is unique to this property. This has been an issue with every retailer that has toured the site.

Standard: The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to public health, safety, morals, and welfare.

Response: The pylon sign does not create a traffic hazard. The surrounding properties will most likely experience increased shopping demand and sales. With At Home as a tenant in the Shopping Center, the adjoining properties will likely experience increased leasing activity and higher property values. The owners of the neighboring properties at the Shopping Center are in full support of bringing At Home to Arlington Heights and our request for this sign variance.

Standard: 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.

Response: As stated in the response above, the angled positioning of the building in relation to the road and the mature trees along Rand Road produce a substantial visibility issue for this particular parcel that is unique to this property. A new monument sign is a contingency for At Home to join the Shopping Center and relieve the visibility complications from Rand Road. It does not create a competitive advantage to other property owners. By way of example, Floor and Décor is another big box retailer and anchor and our neighboring property, and they have their own single tenant monument sign along Palatine Road. We're requesting a similar sign for our property along Rand Road.

Standard: The variation will not alter the essential character of the locality.

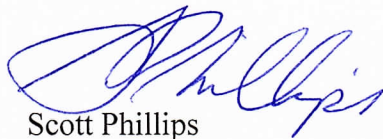
Response: The proposed drawings show the sign as a replica to the Floor & Décor sign on Palatine Road and will not alter the character of the Shopping Center.

Standard: The applicant's business cannot reasonably function under the standards of this Chapter.

Response: The business cannot function as a Class A shopping center without the increased visibility that a single tenant monument sign provides. As stated above, At Home or any other Class A national or regional retailers that have toured the site would not lease the space without the increased visibility of a single tenant monument sign on Rand Road.

We are excited to engage with the Village of Arlington Heights on this request and look forward to creating another Class A Shopping Center for the community.

Sincerely,



Scott Phillips
Managing Partner



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
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272"(h) x 108"(w)
Including Brick Structure



254"(h) x 144"(w)



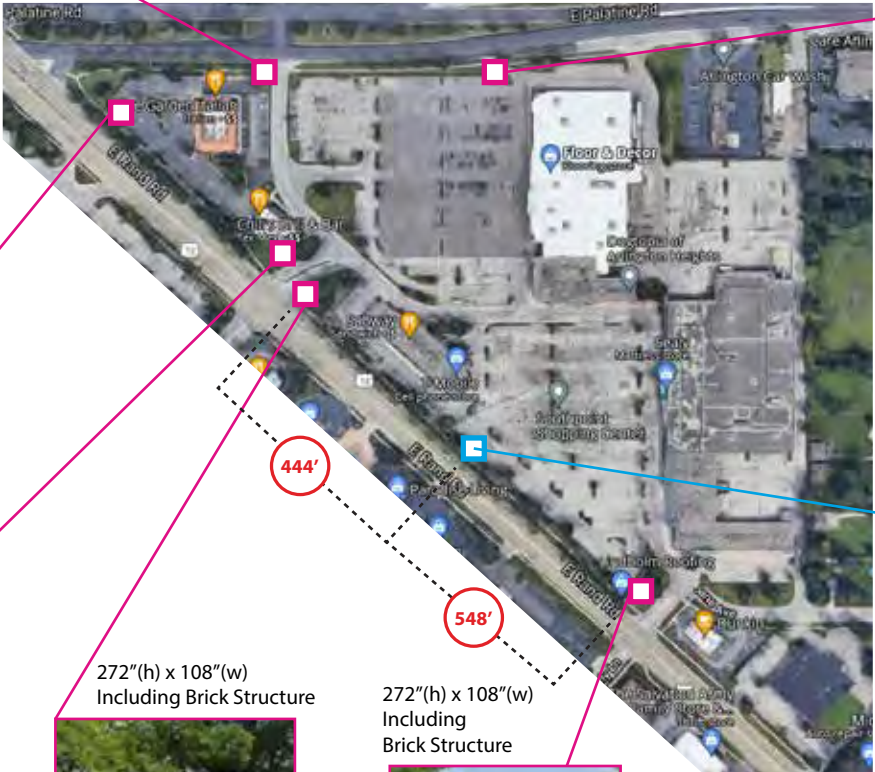
54"(h) x 94"(w)



272"(h) x 108"(w)
Including Brick Structure



272"(h) x 108"(w)
Including Brick Structure



188"(h) x 118"(w)



SOUTHPPOINT AREA GROUND SIGNS

SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)
 Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev6 4/6/22 dp

CLIENT TO FILL OUT

Approved:

Signature / Date

Approved As Noted:

Signature / Date

Requesting Revision



1315 E. Davis St., Arlington Heights, IL 60005
 847.255.0123 tel • 847.255.0183 fax
 arlingtonheights@signsbytomorrow.com
 www.sbtarlingtonheights.com

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 PLEASE FILL IN
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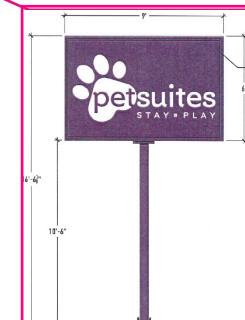
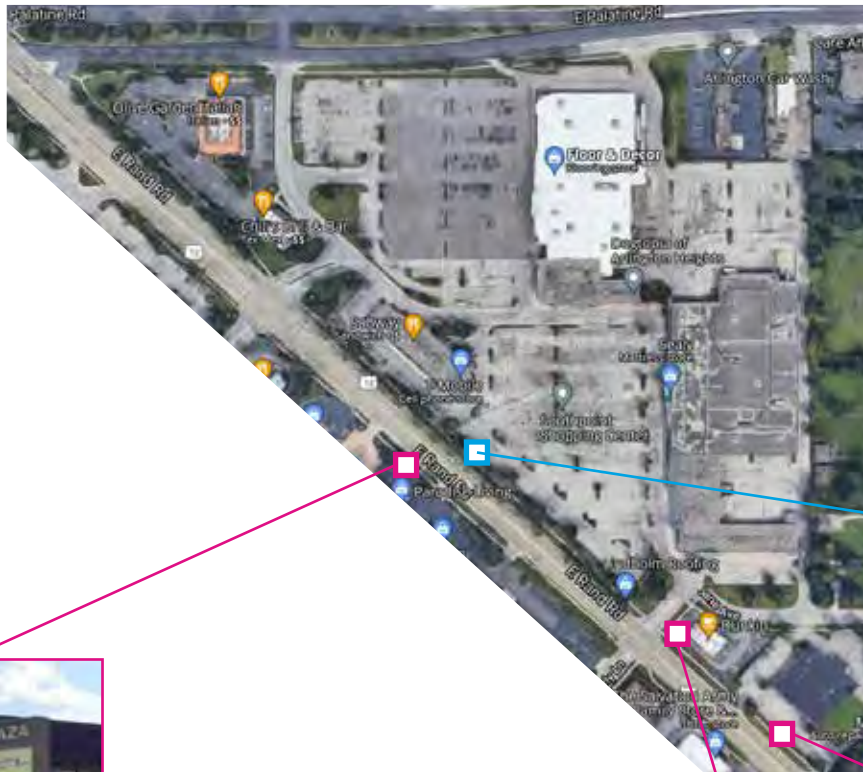
Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | Phone Number: _____



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ADDITIONAL SURROUNDING AREA GROUND SIGNAGE



SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

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 Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev6 4/6/22 dp

CLIENT TO FILL OUT

Approved:

Signature / Date

Approved As Noted:

Signature / Date

Requesting Revision

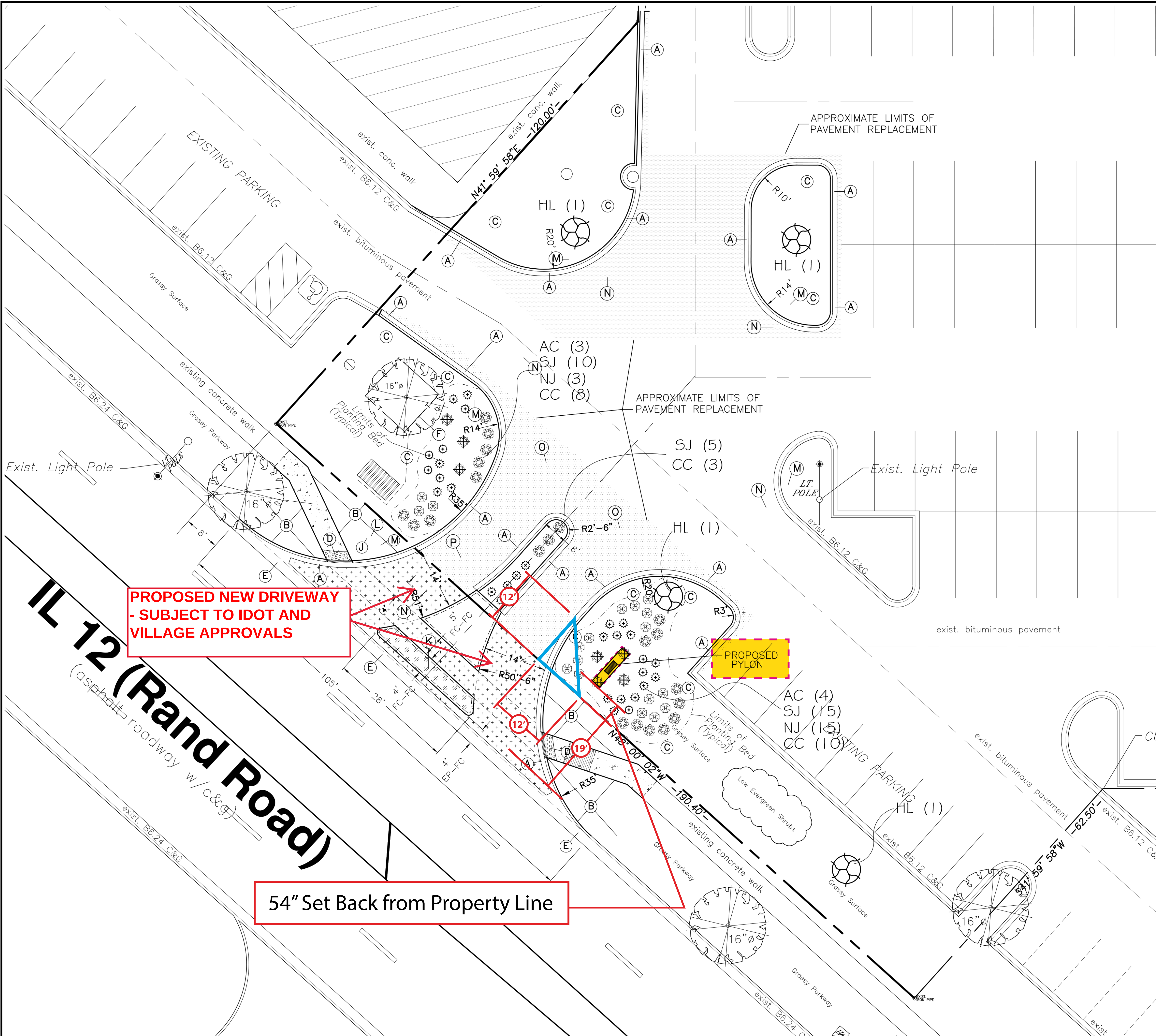
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 www.sbtarlingtonheights.com

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**NOTE: ALL PAVING REMOVAL AND REPLACEMENT SHALL BE PERFORMED
ACCORDING TO CURRENT IDOT STANDARD SPECIFICATIONS.
TRAFFIC AND PEDESTRIAN CONTROL ACTIVITIES SHALL COMPLY
WITH CURRENT IDOT STANDARD SPECIFICATIONS AS APPLICABLE.

PAVING LEGEND

BITUMINOUS PAVEMENT

- 2" HMA SURFACE COURSE - CLASS N-50
4" HMA BINDER COURSE - CLASS N-50
6" GRANULAR SUBBASE, TYPE B

PC CONCRETE SIDEWALK

- 5" P.C. CONCRETE
3" GRANULAR SUBBASE, TYPE B

PC CONCRETE BARRIER CURB CONCRETE ISLAND

- 8" P.C. CONCRETE
4" GRANULAR SUBBASE, TYPE B

COMMERCIAL DRIVEWAY ENTRANCE

- 8" P.C. CONCRETE
4" GRANULAR SUBBASE, TYPE B

SURFACE LEGEND

- (A) COMBINATION CONCRETE CURB & GUTTER, TYPE B6.12
PER VILLAGE OF MORTON GROVE STANDARD
- (B) 4" PULVERIZED TOPSOIL & CLASS 2A SEED w/ EROSION CONTROL BLANKET
(DISTURBED PARKWAY LAWN)
- (C) 4" TOPSOIL & SEED ON DISTURBED AREAS (ON-SITE)
- (D) DETECTABLE WARNING PANEL
- (E) COMBINATION CONCRETE CURB & GUTTER, TYPE B6.24 WITH
2-NO. 4 REBARS CONTINUOUS BETWEEN EXPANSION JOINTS
- (F) TREE PROTECTION FENCE - TEMPORARY

PLANTING LEGEND

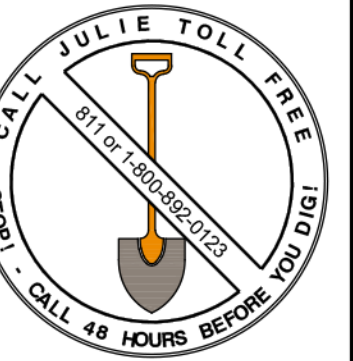
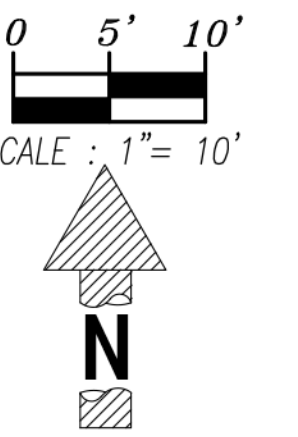
TREES

-  **SKYLINE HONEYLOCUST TREE (HL)**
(*Gleditsia triacanthos* f. *inermis* "Skycole")
4 TREES (Min. 2-1/2" cal.)

SHRUBS

- | | |
|---|---|
|  | COMPACT AMERICAN CRANBERRY (AC)
<i>(Viburnum trilobum compacta)</i>
7 shrubs @ 60" centers
(Min. 36" ht.) |
|  | SUNJOY GOLD PILLAR BARBERY (SJ)
<i>(Berberis thunbergii 'Maria')</i>
30 shrubs @ 36" centers
(Min. 36" ht.) |
|  | NEW JERSEY TEA (NJ)
<i>(Ceanothus americanus (NGN))</i>
18 shrubs @ 36" centers
(Min. 36" ht.) |
|  | CRANBERRY COTONEASTER (CC)
<i>(Cotoneaster apiculata)</i>
21 shrubs @ 48" centers
(Min. 36" ht.) |

FINISH PLANTING BEDS WITH 3" THICK HARDWOOD
MULCH TO APPROXIMATE LIMITS SHOWN



NO.	DATE	REVISION
	09/15/21	REVISED GEOMETRICS
	11/22/21	ADDED TRUCK TURNING EXHIBITS & MISC. GEOMETRIC REVISIONS

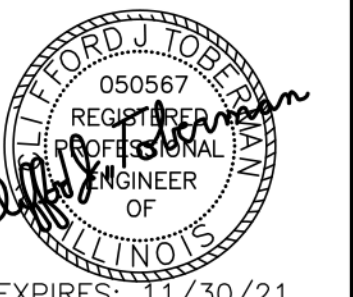
**NORMAN J. TOBERMAN
& ASSOCIATES, LLC**

IL Design Firm: 184.005910
Expires: 4-30-2023

SITE & LANDSCAPE PLAN

750 E. RAND ROAD
ARLINGTON HEIGHTS, IL.

THIS SEAL IS VOID IF NON-PRINTED
CHANGES APPEAR ON THESE PLANS



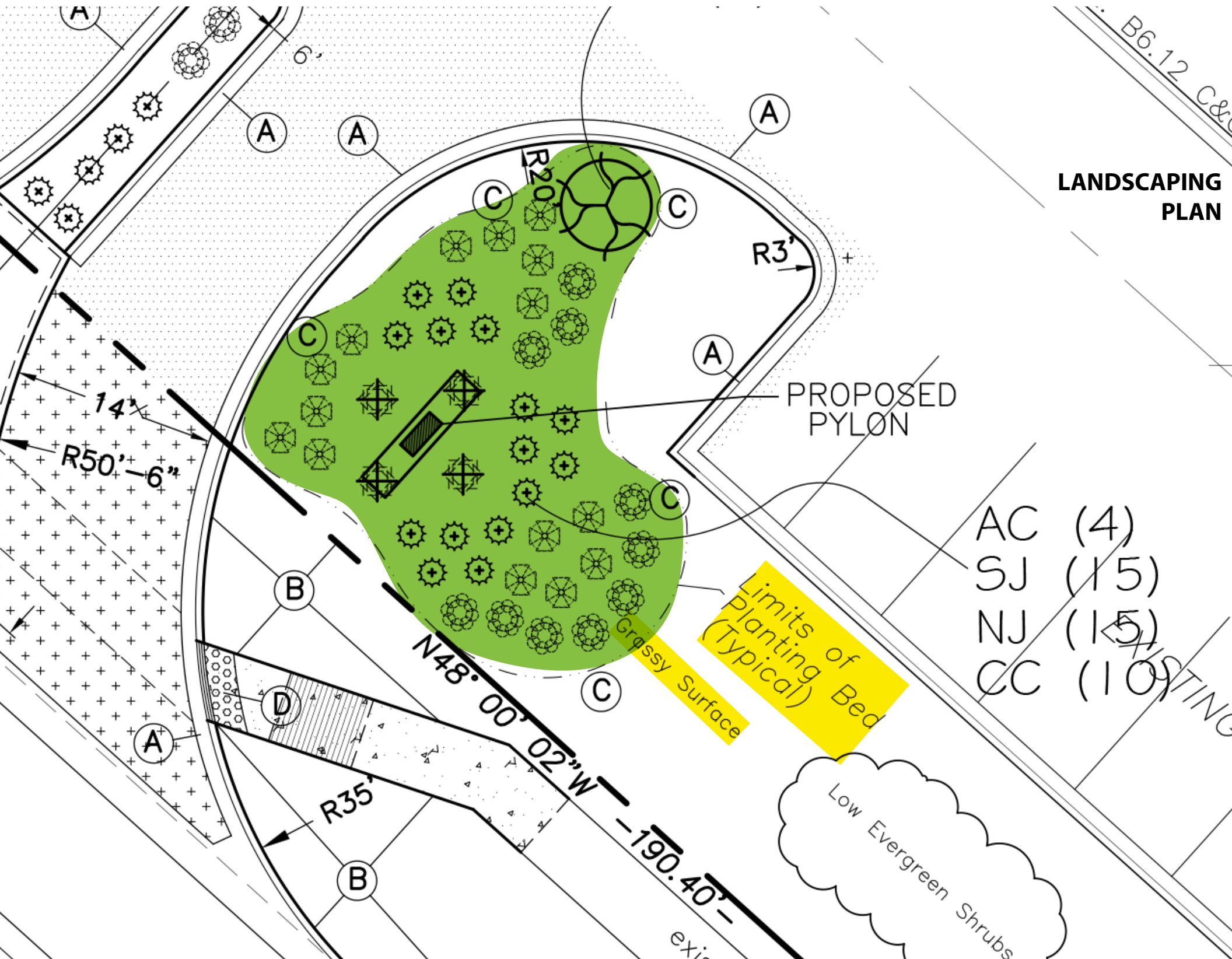
EXPIRES: 11/30/21

DATE	11/18/21
DRAWN BY:	SF
DESIGN BY:	CJT
APPROVED BY:	CJT

Sheet No. _____

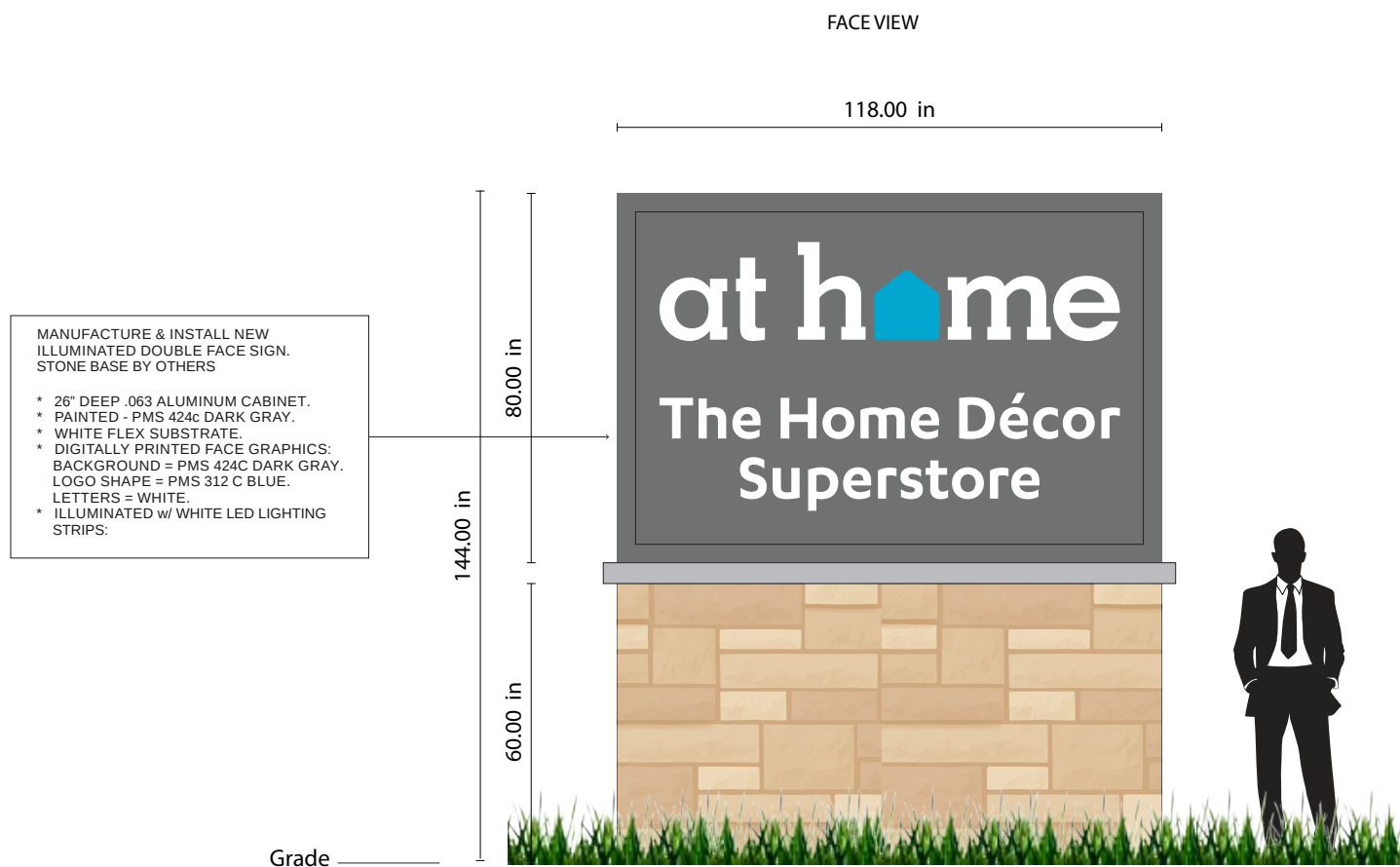
C-4

NJT Project No.
21-7259





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SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)
 Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev6 4/6/22 dp

CLIENT TO FILL OUT

☒ Approved:

Signature / Date

☐ Approved As Noted:

Signature / Date

☐ Requesting Revision

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 www.sbtarlingtonheights.com

**FOR INSTALLS
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Approximate Location Rendering



SIGNAGE PROOF

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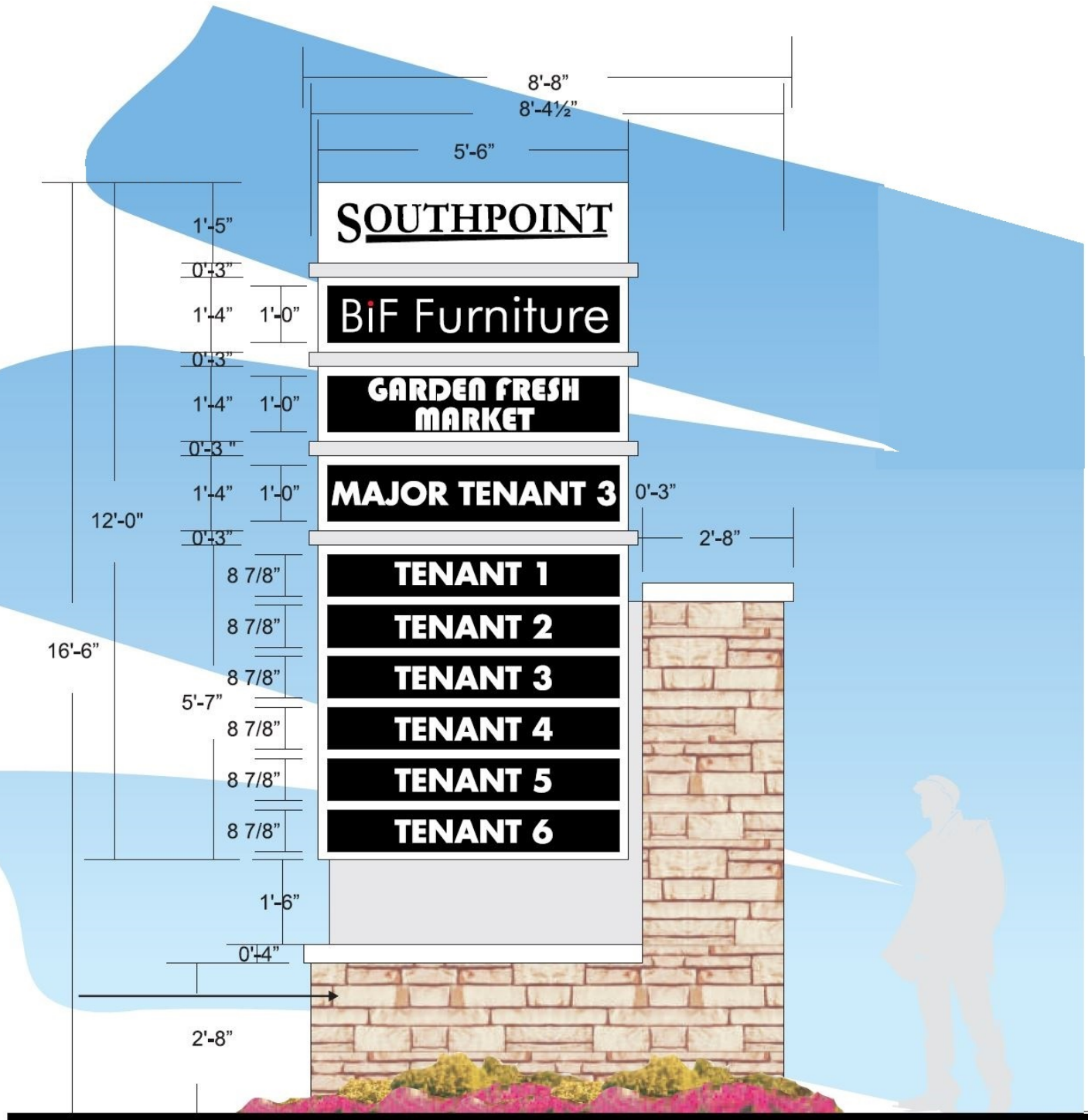
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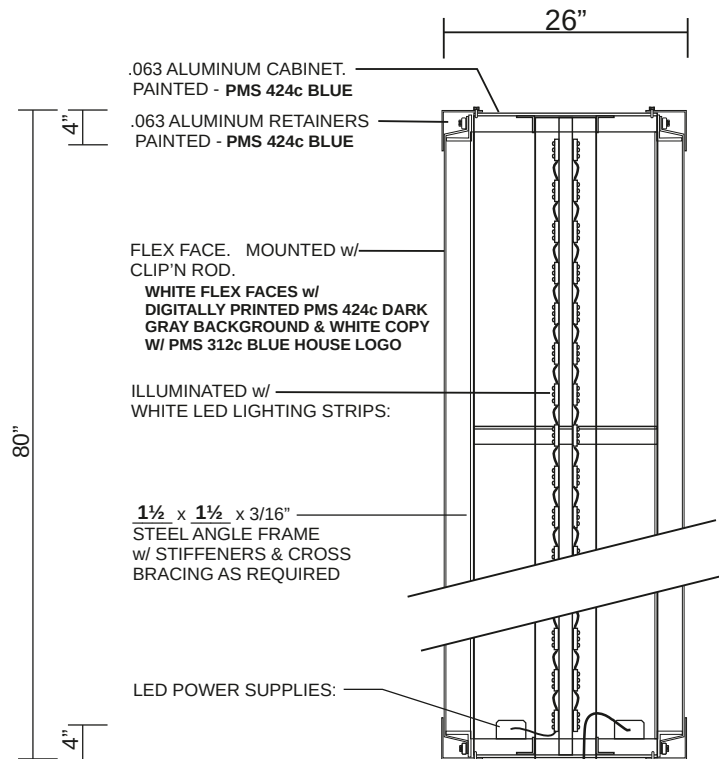
Existing Southpoint Multi-Tenant Signs



Proposed At Home Ground Sign



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☐ Requesting Revision

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 INFORMATION**

Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | Phone Number: _____



1315 E. Davis Street
Arlington Heights, IL 60005
T847-255-0123, F 847-255-0183

Material List

- 1. Petitioner Name: Signs By Tomorrow/ Alex Looff
- 2. Date: 2/3/22
- 3. Project: RPS Capitol Investment
- 4. Location: 750 E. Rand Rd

Retail Building:

Signage: Internally LED Illuminated Aluminum Pylon Sign
Painted Duranodic Bronze Frame
Lexan Sign face with Translucent Vinyl Graphics



Frame Color
Duranodic Bronze

Sign Face – Dark
Gray Background

Sign Face Lettering
White

Sign Face Logo
Color: Pantone
312c

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: At Home / Southpoint – Sign Variation
Project Address: 750 E. Rand Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 22-009
Petitioner Name: Alex Loof
Petitioner Address: Signs By Tomorrow
1315 E Davis Street
Arlington Heights, IL 60005
Meeting Date: April 12, 2022

Date Prepared: March 17, 2021

Requested Action(s):

1. A variation from Chapter 30, Section 30-302.a, to allow 7 ground signs, where 6 is the maximum allowed per a previously approved 1989 sign variation, and 5 is the maximum allowed per code (one for each building).
2. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with 444' and 548' of separation from the adjacent ground signs, where 800' is the minimum separation required.

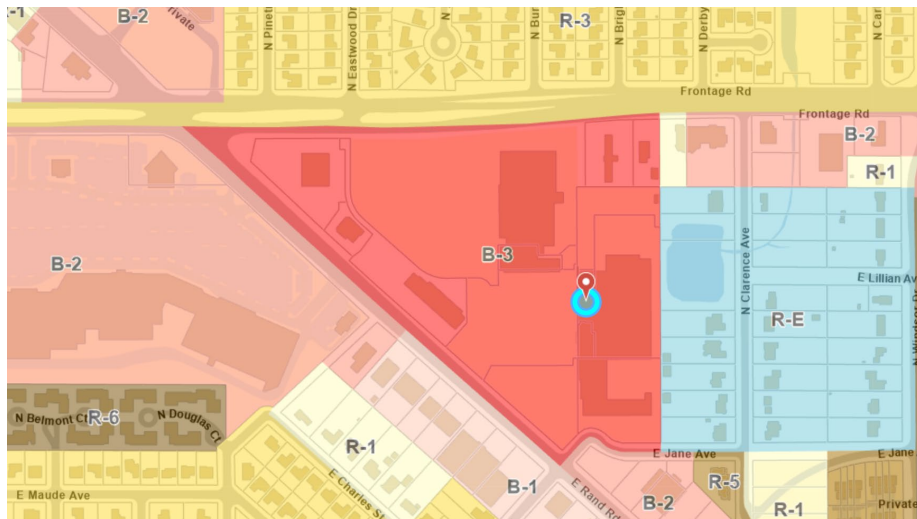
ANALYSIS:

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."

'At Home' is a new retail tenant moving into the vacant space formerly occupied by Bif Furniture at the Southpoint Shopping Center. At Home is requesting a new dedicated ground sign for their store to face Rand Road. Southpoint Shopping Center currently has 6 ground signs. Per code, each building is allowed one ground sign. There are 5 buildings on the site, allowing 5 ground signs. A sign variation was approved in 1989 to allow a 6th ground sign. Please refer to Table 1 for a complete summary of the 6 existing ground signs. In addition to At Home's dedicated ground sign, they will also have tenant panels on the three existing multi-tenant "Southpoint" ground signs.

A sign variation is also required for the separation distance between the proposed At Home ground sign and the existing ground signs. Per code, 800 feet of separation is required between the signs. The proposed new sign will be located between two existing Southpoint multi-tenant ground signs with 444' and 548' of separation. The sign will be located next to a proposed new driveway entrance into the parking lot from Rand Road. The proposed driveway is subject to IDOT and Village approvals.



Zoning Map:

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	B-3, General Service, Wholesale and Motor Vehicle District	Southpoint Shopping Center
North	R-3, One Family Dwelling District	Single-family neighborhood
South	B-1, Business District Limited Retail B-2, General Business District	Multiple commercial businesses Dunkin Baskin
East	R-E, One Family Dwelling District	Single-family neighborhood
West	B-2, General Business District	Town & Country Shopping Center

Table 1: Existing and Proposed Ground Signs Summary:

	SIGN / STREET FRONTAGE	SIZE (66 SF MAX ALLOWED)	OVERALL HEIGHT (16'-6" MAX ALLOWED)	REMARKS
1	Southpoint multi-tenant sign #1, facing Palatine Road	66 sf	16'-6"	Complies with code. Sign permit approved in 1989. Sign replacement permit approved in 2012.
2	Southpoint multi-tenant sign #2, facing Rand Road	66 sf	16'-6"	Complies with code. Sign permit approved in 1989. Sign replacement permit approved in 2012.
3	Southpoint multi-tenant sign #3, facing Rand Road	66 sf	16'-6"	Variation approved in 1989 to allow 6 ground signs, where 5 maximum are allowed. Sign permit approved in 1989. Sign replacement permit approved in 2012.
4	Floor & Décor sign, facing Palatine Road	80 sf	15'-8"	Sign permit approved in 1986 for Cub Foods. Sign adopted by Floor & Décor in 2013.
5	Olive Garden sign, facing Rand Road	64 sf	16'-5"	Complies with code. Sign permit approved in 1989.
6	Chili's sign, facing Rand Road	36 sf	6'-6"	Complies with code. Sign permit approved in 1989.
7	Proposed "At Home" sign, facing Rand Road	65.5 sf proposed	12'-0" proposed	Size and Height comply with code. Variations required for quantity and spacing.

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 addressing the hardship criteria, which in summary states that the angled building orientation and mature trees along Rand Road create a substantial visibility issue for the store, and visibility has been an issue with every potential retail tenant for this location. The new sign is a contingency for At Home to join the shopping center. They feel that the proposed sign will not create a depreciation of nearby property values, but At Home's presence in this location will likely increase surrounding property values. The petitioner feels that the proposed sign is in character with the locality because it is similar to the existing Floor & Décor sign. However, it should be noted that the Floor & Décor sign was originally installed for Cub Foods which was the original building on the property, prior to the Southpoint Shopping Center development.

Staff Comments:

Staff acknowledges that At Home will be an important major tenant in the Southpoint Shopping Center. However, other major retail centers along Rand Road, including Town & Country, Northpoint, the Annex of Arlington, and Arlington Plaza, do not have separate ground signs for any of their major tenants such as Best Buy, Dick's Sporting Goods, Jewel-Osco, Binny's Beverage Depot, Petco, and Burlington. All of the retail centers utilize multi-tenant ground signs to provide equal signage for all of their tenants. If separate ground signs were allowed for every major tenant, the Rand Road shopping corridor would become overly cluttered with signage.

However, Staff acknowledges the extended vacancy of this large retail space at Southpoint, and Staff agrees that the lack of visibility may be the issue. Due to this unique circumstance and hardship, Staff is not opposed to a dedicated ground sign for At Home. Overall, the proposed sign is nicely designed with a stone base similar to the existing Southpoint Shopping Center sign design. For a cohesive appearance, it is recommended that the stone for the new sign be selected to match identically the stone used on the existing Southpoint signs.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *At Home* to be located at 750 E. Rand Road:

1. A variation from Chapter 30, Section 30-302.a, to allow 7 ground signs, where 6 is the maximum allowed per a previously approved 1989 sign variation, and 5 is the maximum allowed per code (one for each building).
2. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with 444' and 548' of separation from the adjacent ground signs, where 800' is the minimum separation required.

This recommendation is based on the plans received 4/6/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The stone for the base of the sign shall be selected to match identically the stone used on the existing Southpoint multi-tenant signs.
2. Sign approval is contingent upon IDOT and Village approvals for the new driveway.
3. 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.



April 7, 2022

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 22-009

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 12, 2022

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

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

Members Absent: Scott Seyer

Also Present: Scott Fertitta for *At Home Stores*
Raphael Anguiano, Core States Group for *At Home Stores*
Alex Loeff, Signs by Tomorrow for *At Home Stores*
Steve Hautzinger, Planning Staff Liaison

REVIEW OF MEETING MINUTES FOR MARCH 8, 2022

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF MARCH 8, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. SIGN VARIATION REVIEWDC#22-009 – At Home – 750 E. Rand Rd.

Alex Loeff, representing Signs by Tomorrow, and Scott Fertitta, representing *At Home Stores*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is requesting a new dedicated ground sign for their At Home store to face Rand Road. Southpoint Shopping Center currently has 6 ground signs. Per code, each building is allowed one ground sign. There are 5 buildings on the site, allowing 5 ground signs. A sign variation was approved in 1989 to allow a 6th ground sign. Table 1 in the Staff report provides a complete summary of the 6 existing ground signs. In addition to At Home's dedicated ground sign, they will also have tenant panels on the three existing multi-tenant "Southpoint" ground signs.

A sign variation is also required for the separation distance between the proposed At Home ground sign and the existing ground signs. Per code, 800 feet of separation is required between the signs. The proposed new sign will be located between two existing Southpoint multi-tenant ground signs with 444' and 548' of separation. The sign will be located next to a proposed new driveway entrance into the parking lot from Rand Road, and the proposed driveway is subject to IDOT and Village approvals.

The petitioner is seeking the following variations:

1. A variation from Chapter 30, Section 30-302.a, to allow 7 ground signs, where 6 is the maximum allowed per the previously approved 1989 sign variation, and 5 is the maximum allowed per code (one for each building).
2. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with 444' and 548' of separation from the adjacent ground signs, where 800' is the minimum separation required.

The petitioner submitted a letter addressing the hardship criteria, which in summary states that the angled building orientation and mature trees along Rand Road create a substantial visibility issue for the store, and visibility has been an issue with every potential retail tenant for this location. The new sign is a contingency for At Home to join the shopping center. They feel that the proposed sign will not create a depreciation of nearby property values, but At Home's presence in this location will likely increase surrounding property values. The petitioner feels that the proposed sign is in character with the locality because it is similar to the existing Floor & Décor sign. However, it should be noted that the Floor & Décor sign was originally installed for Cub Foods which was the original building on the property, prior to the Southpoint Shopping Center development.

Staff acknowledges that At Home will be an important major tenant in the Southpoint Shopping Center. However, other major retail centers along Rand Road, including Town & Country, Northpoint, the Annex of Arlington, and Arlington Plaza, do not have separate ground signs for any of their major tenants such as Best Buy, Dick's Sporting Goods, Jewel-Osco, Binny's Beverage Depot, Petco, and Burlington. All of the retail centers utilize multi-tenant ground signs to provide equal signage for all of their tenants. If separate ground signs were allowed for every major tenant, the Rand Road shopping corridor would become overly cluttered with signage.

However, Staff acknowledges the extended vacancy of this large retail space at Southpoint, and Staff agrees that the lack of visibility may be the issue. Due to this unique circumstance and hardship, Staff is not opposed to a dedicated ground sign for At Home. Overall, the proposed sign is nicely designed with a stone base similar to the existing Southpoint Shopping Center sign design. For a cohesive appearance, Staff recommends a requirement that the stone for the new sign be selected to match identically the stone used on the existing Southpoint signs.

Chair Kubow asked if the petitioner had any comments at this time. Ms. Loeff said that visibility is their biggest concern here, and she is not aware of the status of IDOT approval for the new driveway. Mr. Fertitta did not have an update on that matter either.

The commissioners summarized their comments. Commissioner Kingsley said the proposed new monument sign was nicely designed and she liked the colors and the stone that matches the existing Southpoint signs. It made sense to her that if the name of the store will be on the 3 existing multi-tenant signs, that this new monument sign be contingent upon IDOT approval for the new entry off Rand Road. She had no further comments and agreed with Staff's recommendations. Commissioner Eckhardt agreed with Commissioner Kingsley's comments as well as Staff's recommendations that the new monument sign be contingent upon IDOT approval for the new driveway entrance. Commissioner Fitzgerald agreed with the other commissioners. Chair Kubow agreed as well, and said that looking up and down Rand Road reminded him of how expansive this area is with a lot of trees and coverage. He was hopeful for IDOT approval of the new driveway, and he agreed with Staff that approval of the new ground sign should be contingent upon this.

Mr. Hautzinger asked the petitioner what they plan to do about the new ground sign if IDOT denies the request for the new driveway. Mr. Fertitta said that while they hope for IDOT approval of the new driveway, they still want to pursue the new ground sign to face Rand Road, and they would offer landscaping and any other changes to the sign so it does not look odd without the driveway.

Commissioner Eckhardt said that while he supports Staff's recommendation that approval of the new ground sign be contingent upon IDOT approval of the new driveway, he felt the ground sign was appropriate in this location and he would not be opposed to it. He also reiterated the large amount of distance between the building and Rand Road, which he felt was a definite hardship, and he also pointed out how long it could take IDOT to make a decision, and he did not want to hold things up for the petitioner. Mr. Fertitta reiterated that if IDOT denies the new driveway, they would like the opportunity to come back before the commission with a variation request to show how this new ground sign was needed. Mr. Hautzinger commented that all sign variations require Village Board approval after a recommendation from this commission.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR THE AT HOME STORE TO BE LOCATED AT 750 E. RAND ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-302.A, TO ALLOW 7 GROUND SIGNS, WHERE 6 IS THE MAXIMUM ALLOWED PER THE PREVIOUSLY APPROVED 1989 SIGN VARIATION, AND 5 IS THE MAXIMUM ALLOWED PER CODE (ONE FOR EACH BUILDING).
2. A VARIATION FROM CHAPTER 30, SECTION 30-302.A, TO ALLOW A GROUND SIGN WITH 444' AND 548' OF SEPARATION FROM THE ADJACENT GROUND SIGNS, WHERE 800' IS THE MINIMUM SEPARATION REQUIRED.

THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 4/6/22, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE STONE FOR THE BASE OF THE SIGN SHALL BE SELECTED TO MATCH AS CLOSE AS POSSIBLE THE STONE USED ON THE EXISTING SOUTHPOINT MULTI-TENANT SIGNS.
2. A REQUIREMENT THAT APPROVAL OF THE NEW MONUMENT SIGN IS CONTINGENT UPON IDOT AND VILLAGE APPROVALS FOR THE NEW DRIVEWAY.
3. 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 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.

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

President and Board of Trustees
Village of Arlington Heights
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 16, 2022
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Baldino, Bertucci, Canty, Grasse, LaBedz, Scaletta, Schwingbeck, Tinaglia

Also present were: Randy Recklaus, Diana Mikula, Charles Perkins, Cris Papierniak, Hart Passman and Kim Peterson

IV. APPROVAL OF MINUTES

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 05/15/22

Approved

Trustee Jim Bertucci moved to approve in the amount of \$4,107,821.07. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

A. Memorial Day Presentation

President Hayes advised that Greg Padovani, Chairman of the Arlington Heights Veteran's Memorial Committee, will be providing an update on the upcoming events for Memorial Day. Mr. Padovani happily announced that the Memorial Day parade and ceremony are back on this year, after a two-year hiatus. Mr. Padovani advised that this is the 103rd annual Memorial Day parade and ceremony and the route this year is that same that it has been for the last 50 years. Memorial Day is Monday, May 30th, with the parade beginning at 9:30 a.m., followed by a ceremony at Memorial Park at 11:00 a.m., where all of the nation's heroes are

honored and remembered, especially the 58 young men from Arlington Heights who died in service to our nation. Mr. Padovani distributed "Arlington Remembers" signs to the Board members and Village staff and explained how these signs will be passed out on the parade route for individuals to hold up as the parade marches by. These signs also have the names of those 58 fallen heroes from our town. Mr. Padovani encouraged everyone to attend the ceremony, as there will be at least 10 gold star families present, as well as retired Army Ranger Steve Nash, who served in the Battle of Mogadishu.

President Hayes thanked Mr. Padovani and his team for all of the hard work they put into these events and all the events honoring our military veterans and their families.

Mr. Padovani advised that thousands of people visited the Remembering Our Fallen traveling pictorial Memorial that was on display at North School Park for four days last week. Mr. Padovani thanked everyone for their support, including the Village, Park District, Library and everyone that supports the veteran's events.

B. Points Signs Presentation

Mr. Recklaus advised that this idea of including a wayfinding sign in the downtown area came from a discussion that occurred approximately two years ago, and following a visit to a local firm that designs these signs, Staff found one project in particular there that has some very strong municipal applications and might be appropriate for the downtown area. Mr. Recklaus explained how there is a prototype of this sign at Village Hall for viewing and then introduced Sajid Patel, CEO and co-founder of Optimal Design. Mr. Patel introduced Mr. Michael Ottoman, Vice President of Digital Solutions at Optimal Design, to give a quick overview of the sign.

Mr. Ottoman explained how the sign itself is not just a wayfinding sign, but the most advanced wayfinding sign in the world. It has the ability to understand what's around it and has actionable information, with multiple levels of information. The sign would contain basic information, including time, date and weather, as well as community information. In addition, emergency information, including tornado warnings and Amber Alerts, could automatically be fed into the sign, and local businesses will be able to add information to the sign. Mr. Ottoman advised that the sign itself isn't just about the information, it's also about integrating securely into a smart city's infrastructure, and could have additional sensors that might detect lightening or air quality. Mr. Ottoman went on to say that this sign is really designed to be a hyper local communication and advertising platform that's intelligent enough to understand what is going on around it.

Mr. Patel advised that because his firm is local here in Arlington Heights, they would love to deploy the first sign of this type here. Mr. Patel explained how his company's overall plan is to build their operations, manufacturing and support

team right here in Arlington Heights. Mr. Patel thanked President Hayes and the Trustees, as well as Mr. Recklaus and his team, for all of their support.

President Hayes advised that he viewed the prototype and was very impressed and confirmed with Mr. Patel that this sign has not been deployed anywhere else at this point. President Hayes asked how the information gets uploaded to the sign, which Mr. Ottoman explained how there will be a secure portal for authorized individuals to upload information to the sign and then there will be someone assigned from the Village of Arlington Heights to approve the upload. Mr. Recklaus advised that there will be many input sources to add information to the sign.

Trustee Scaletta advised that he is very excited, as the Village of Arlington Heights will have the first opportunity to have this type of a sign. Trustee Scaletta asked if this sign will be separate from the community sign and be more of an informational sign in the downtown area. Mr. Recklaus explained how this is a completely new concept that can be used in the downtown area for information and advertising, along with the current informational signs that are situated throughout the area. Mr. Recklaus believes individuals would be drawn to a sign like this and make our downtown experience unique, as no one has seen this before. Trustee Scaletta asked if these signs would be situated on the corners or the downtown where we have existing signage. Mr. Recklaus explained how they are currently just looking for one location that is visible, safe, and has power for a prototype. Trustee Scaletta asked if the sign is interactive, which Mr. Ottoman explained how there will be a search feature for users to gather information. Trustee Scaletta thanked both gentleman for bringing this technology not only to our Village, but to the world.

VII. CITIZENS TO BE HEARD

Miel Johnson, President of the League of Women Voters – Arlington Heights, Mt. Prospect, Buffalo Grove, advised that the League is urging the Board to make Arlington Heights more welcoming and a city of good neighbors by reconsidering the proposal that Trustee Grasse put forward last year to allow flags flown by the State of Illinois to fly in Arlington Heights. Ms. Johnson stated that as race, religion and gender-based violence continues to dominate the headlines, the League asks the Board of Trustees to amend the previously adopted flag ordinance to allow any flag displayed at the State Capitol to fly proudly in our Village.

President Hayes advised that this was brought up previously and the Board discussed this fully, carefully and thoroughly last year. In addition, President Hayes stated that a vote was taken by the Village Board and a flag ordinance was passed in its current form and there is insufficient support on this Board to reconsider this ordinance.

Melissa Cayer, Arlington Heights resident, asked the Board to end the Tax Increment Financing District, because the rest of the residents don't get the same deal to use property tax money to improve their own property.

VIII. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of May 16, 2022

Consideration of recommending to the Liquor Commission the issuance of a Class N(r) liquor license to Arlington Hotels, LLC dba Sonesta Select Arlington Heights North located at 3700 N. Wilke Road

President Hayes advised that the applicant for this agenda item did not appear at the Committee of the Whole Meeting this evening, therefore there is no report.

IX. CONSENT AGENDA

President Hayes advised that Keith Moens asked to remove Consent Legal D from the Consent Agenda. Also, Melissa Cayer asked to remove Consent Legal E.

CONSENT APPROVAL OF BIDS

A. Downtown Brick Paver Purchase – Award Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

B. Police Special Purpose Vehicle Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

C. Aerial Truck Purchase – Public Works Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

CONSENT LEGAL

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

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

- B. An Ordinance Prohibiting Parking (Grove Street) Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

- C. An Ordinance Establishing the Speed Limit on Certain Streets in the Village of Arlington Heights (portions of E. Miner St. and N. Douglas Ave.) Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

Mr. Recklaus suggested the Board discuss and vote on Consent Legal D, the Ordinance for the TIF Redevelopment Agreement first prior to the Sign Variation, as approval of the Sign Variation likely depends on the approval of this item. President Hayes agreed and asked for a motion to take Legal D out of order.

Trustee John Scaletta moved to take Legal D at this time. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia.

D. An Ordinance Approving a Tax Increment Financing Redevelopment Agreement by and between the Village of Arlington Heights and RPS Arlington, LLC (750 East Rand Road, Southpoint Shopping Center)	Approved
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Trustee Robin LaBedz moved that the Village Board adopt the Ordinance approving the redevelopment agreement and authorizing the execution of the agreement. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

Mr. Recklaus advised that Staff has been working with RPS Capital since last year regarding the need for a tenant at the vacant 100,000 square foot box space at Southpoint Shopping Center.

Mr. Perkins explained how Southpoint Shopping Center has had its struggles over the years, not through a lack of effort of the Village's part, trying to see the shopping center redeveloped. It has taken 15 years to even get a possible tenant interested in this vacant box space. Mr. Perkins advised that this proposal would generate significant sales tax revenue for the community and would be a significant investment in Southpoint Shopping Center and would act as a jump-start to the remainder of the shopping center. Mr. Perkins stated that Staff was very excited when RPS Capital approached the Village, as they have two potential tenants, At Home and an interior antique mall. They are requesting TIF funds, which was for a little bit more than what Staff is recommending and average rate of return for this project is 9.5%. Mr. Perkins explained how at the end of last year there was approximately \$4 million in the TIF Fund, therefore there is enough money to pay for this redevelopment.

Trustee Bertucci advised that this area has looked pretty bad for quite some time and fortunately Floor & Décor came in and is anchoring one end and now At Home will anchor the other end and the hope is that with these two strong anchors, the vacant stores in between will find tenants. Trustee Bertucci thanked Mr. Perkins and Mr. Recklaus, along with their Staff, for getting At Home into the shopping center and stated that he supports and endorses the use of TIF funds for this project.

Trustee Tinaglia stated that he concurs with Trustee Bertucci and asked Mr. Perkins how much money is currently in the TIF Fund. Mr. Perkins stated that at the end of last year it was just under \$4 million. Trustee Tinaglia asked about the time limit there is to use these funds, which Mr. Perkins explained if there is an unobligated fund balance for more than three years, then the money has to get dispersed. Trustee Tinaglia asked what the overall invest RPS Capital is putting into this project, which Mr. Perkins stated it is \$6.7 million. Trustee Tinaglia advised that he hopes this project goes the right way and appreciates everyone's efforts.

Trustee Scaletta asked Mr. Perkins about the retailers that are out there who would take on 100,000 square feet. Mr. Perkins advised that there are not any right now. Trustee Scaletta stated that he knows it is a major challenge filling a 30,000 or 40,000 square foot space, let alone a 100,000 square foot space, and for 15 years there hasn't been anyone interested in this shopping center, therefore he is supportive of the Village entering into this TIF agreement with this development, as it is the best option the Village has. Trustee Scaletta believes this redevelopment will also generate additional sales tax with the other retailers and restaurants nearby. Scaletta stated that we would not have downtown Arlington Heights the way it is today if we did not have a TIF agreement and thanked Staff for all of their efforts to make sure TIF is a part of the redevelopment of the Village of Arlington Heights.

Trustee LaBedz concurred with her colleagues about how vitally important it is for the use of TIF funds for this shopping center. Trustee LaBedz advised that it is time to do something like this and get the space filled with a thriving realtor.

Keith Moens, Village of Arlington Heights resident, asked about the TIF Fund ending balance and if it is truly \$4 million or \$3.2 million, like the 2021 actual budget indicates. Mr. Perkins stated that the November 19, 2021 ending balance in the TIF Fund was \$3,965,388 and what is in the budget is typically an estimate from the year prior. Mr. Recklaus advised that the TIF Fund will be higher because there is additional income generated in between the time period the budget is done and when the numbers were provided. Mr. Moens also asked about the bonds and the notes and how they factor into the TIF Fund, which Mr. Perkins stated the bonds and notes were paid off early and not factored into the Fund.

Melissa Cayer, Arlington Heights resident, stated that she didn't believe Trustee Scaletta about the downtown area not being developed without a TIF Fund. Ms. Cayer believes the TIF districts will develop on their own.

Trustee Scaletta advised that this property is in a TIF district and has been vacant with a TIF district for 15 years. Trustee Scaletta posed the question about how much longer it would be vacant without a TIF district.

A. At Home – 750 E. Rand Rd. / Sign Variation – DC#22-009

Scott Phillips, Managing Partner, RPS Capital, and Alex Loeff, Business Development Manager, Signs by Tomorrow, introduced themselves and Ms. Loeff discussed the Sign Variation that is being requested for At Home. Ms. Loeff advised that she has already met with the Design Commission and have agreed to adding a new driveway, as access to the shopping center and visibility to the building itself is an issue. Therefore, they are looking to put up a sign so people know where to turn in.

Mr. Perkins advised that At Home is asking for a Sign Variation, as they want to put up an additional sign, as well as a variation from the spacing that is required between two signs. Mr. Perkins advised that there are six signs on the property right now and they originally requested a tall sign, which Staff worked with the petitioner to have it modified to be a monument sign, that has a similar architecture and style as the existing multi-tenant signs. The sign will be at the corner by the new entrance, mid-way along the frontage on Rand Road. Staff recommended approval of the sign with these changes and the Design Commission concurred.

President Hayes stated that he concurs with the recommendation of the Staff and Design Commission, as he believes the Board needs to do everything they can to help make these businesses and shopping centers successful.

Trustee Canty concurs as well and stated that she supports the additional signage and is glad to see At Home coming here and investing in the community.

Trustee Scaletta advised that he reviewed the Design Commission minutes and designs that were provided to them and is in favor of providing additional signage, as this space specifically is very far back. Trustee Scaletta concurs with the Design Commission and Staff.

Trustee John Scaletta moved to concur with the Design Commission recommendation. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

E. A Resolution Approving Property to
Participate in the Cook County Class 6
Assessment Incentive Program
(Automatic Mechanical Services, Inc., 3733 Ventura Drive)

Approved

Mr. Perkins advised that Automatic Mechanical Services has been in Arlington Heights since 2003. The original owner sold the business and the new property owner is requesting Village approval for a Cook County Class 6b Property Tax Classification renewal relative to 3733 N. Ventura Drive, consisting of one parcel of property. The site has received two previous Class 6b designations. The owner plans to invest an additional \$1 million and expand their interior mezzanine to accommodate their space needs. Staff evaluated this request and determined that it makes sense because of the investment they are making in the property. The owner has also signed an agreement to rebate 10% of the savings to the Village, which would go into the Zero Interest Loan Fund to help other small businesses. Mr. Perkins stated that Staff recommends approval of the Class 6b tax incentive.

President Hayes thanked Mr. Perkins and stated that this sounds like a good deal for all of those involved.

Trustee Jim Bertucci moved to approve a Resolution supporting the application for a Class 6b tax incentive renewal for String 6 LLC for the property located at 3733 N. Ventura Drive. This approval is subject to compliance with all Village codes and regulations. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

Melissa Cayer, Arlington Heights resident, advised that an over-taxed body doesn't have discretionary money to spend.

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Trustee Grasse stated that she had no idea that the comment about the amendment to the flag ordinance was going to be made and how she continues to hear from people in the community about the Board revisiting the conversation. Trustee Grasse explained how she is open to a discussion on the amendment she offered, especially because everyone on the Board was not present for the vote. President Hayes advised that a majority of the Board voted in favor of the flag ordinance as it is currently now enacted. There was insufficient support to revisit any proposed amendments or to having further discussion. Trustee Grasse asked if there is insufficient support to revisit the conversation of the amendment from the majority of the Board, which President Hayes stated there is. Trustee Canty advised that she is willing to have the conversation. President Hayes asked if there is anyone else who wants to revisit the issue, which Trustee Grasse, Trustee Canty, Trustee Baldino and Trustee LaBedz raised their hands. President Hayes indicated that it is four in favor and five not in favor. Trustee Grasse explained how the community now knows who wants to revisit the issue and who does not, which is a good thing for transparency. Trustee Scaletta asked Trustee Grasse if she has spoken to Trustee Schwingbeck about this, which Trustee Grasse stated she has not. Trustee Scaletta advised that Trustee Schwingbeck was the only one not present for this vote and perhaps she should have spoken to him before.

XVII. ADJOURNMENT

Trustee John Scaletta moved to adjourn at 8:27. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

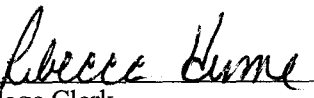
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

THIS SPACE FOR RECORDERS USE ONLY

**AN ORDINANCE GRANTING VARIATIONS FROM CHAPTER 30, SIGN
REGULATIONS, OF THE ARLINGTON HEIGHTS MUNICIPAL CODE
FOR THE PROPERTY AT 750 EAST RAND ROAD**

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON
HEIGHTS THIS
6TH DAY OF JUNE, 2022.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
6th day of June, 2022.


Village Clerk

2022-043

**AN ORDINANCE GRANTING VARIATIONS FROM CHAPTER 30, SIGN
REGULATIONS, OF THE ARLINGTON HEIGHTS MUNICIPAL CODE
FOR THE PROPERTY AT 750 EAST RAND ROAD**

WHEREAS, RPS Arlington, LLC, Applicant of that certain property located in the B- 3 General Service, Wholesale and Motor Vehicle District ("*B-3 District*"), commonly known as 750 E. Rand Road, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("*Property*"); and

WHEREAS, the Property is improved with five single-story retail buildings and is utilized as a shopping center ("*Existing Buildings*"); and

WHEREAS, as part of planned improvements to the Property, the Applicant desires to install one ground sign facing Rand Road ("*Proposed Ground Sign*") as well as allow ground signs having less than the required minimum separation between signs ("*Proposed Separation between Signs*"); and

WHEREAS, the requirements for Signs are set forth in Chapter 30, Sign Regulations, of the Arlington Heights Municipal Code ("*Sign Regulations*"); and

WHEREAS, pursuant to Section 30-302.a of the Sign Regulations, the maximum number of ground signs allowed on the Property is five with one additional ground sign granted by a variation in 1989, for a total of six ground signs; and

WHEREAS, pursuant to Section 30-302.a of the Sign Regulations, the minimum separation distance between multi-tenant ground signs is 800 feet of separation; and

WHEREAS, in order to permit the installation of the Proposed Ground Sign and Proposed Separation between Signs, the Applicant has submitted a petition for variations from the Sign Regulations (collectively the "*Requested Variations*"); and

WHEREAS, notification of a public meeting of the Design Commission of the Village of Arlington Heights ("*Design Commission*") to consider approval of the Requested Variations was provided by the Applicant pursuant to Section 30-904 of the Sign Regulations by posting signage at the Property and serving written notice on neighboring property owners; and

WHEREAS, on April 12, 2022, the Design Commission conducted a public meeting to consider the Requested Variations, and voted to recommend that the Village Board approve the Requested Variations; and

WHEREAS, the Village President and Board of Trustees have determined that the Requested Variations meet the required standards for a variation as set forth in Section 30-902 of the Sign Regulations; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interests of the Village to grant the requested Variations, subject to the conditions, restrictions, and provisions of this Ordinance,

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

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. GRANT OF VARIATIONS. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, and in accordance with, and pursuant to, Section 30-902 of the Sign Regulations and the home rule powers of the Village, the Village hereby grants the following variations to the Applicant:

- A. A variation from Section 30-302.a, to allow an increase in the maximum number of ground signs on the Property from six ground signs to seven ground signs.
- B. A variation from Section 30-302.a, to allow a reduction in the minimum separation between adjacent ground signs from 800 feet to 444 feet and 548 feet of separation between adjacent ground signs.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Sign Regulations or any other provision of the "Municipal Code of Arlington Heights, Illinois, 1995," as amended ("*Village Code*"), the approvals granted pursuant to Section 2 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Proposed Ground Sign, the Existing Building, and the Property in compliance with each and all of the following conditions:

- A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of all signs on the Property (including, without limitation, the Proposed Ground Sign), the Existing Building, and the Property must comply at all times with all applicable Village codes and ordinances, as the same have been or may be amended from time to time.
- B. Compliance with Plans. Except for minor changes and site work approved by the Village's Director of Building & Life Safety (for matters within his or her permitting authority) in accordance with all applicable Village standards, the installation, use, operation, and maintenance of the Proposed Ground Sign must comply with those certain plans prepared by the Applicant, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B ("*Plans*").
- C. Base of the Sign. The stone for the base of the sign shall be selected to match as close as possible the stone used on the existing Southpoint multi-tenant signs.
- D. State approval. Sign approval is contingent upon Illinois Department of Transportation (IDOT) and Village approvals for the new driveway.

- E. 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.

SECTION 4. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Clerk. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approval granted in Section 2 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approval granted in Section 2 of this Ordinance unless they first provide the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the B-3 General Service, Wholesale and Motor Vehicle District and the applicable provisions of the Sign Regulations and the Village Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

SECTION 6. AMENDMENTS. Any amendments to the approvals granted in Section 2 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Sign Regulations and the Village Code.

SECTION 7. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 8. EFFECTIVE DATE.

- A. This Ordinance will be effective only upon the occurrence of all of the following events:
 - 1. Passage by the Village President and Board of Trustees in the manner required by law; and
 - 2. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit C attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and

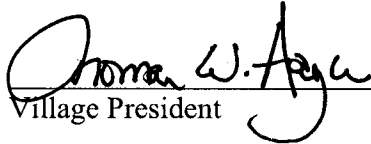
3. all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 8.A.2 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

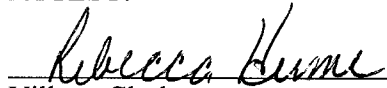
AYES: CANTY, GRASSE, SCALETTA, BALDINO, LABEDZ, SCHWINGBECK, TINAGLIA, HAYES

NAYS: NONE

PASSED AND APPROVED this 6th day of June, 2022.


Village President

ATTEST:


Village Clerk

SignRegulationOrdinances:At Home – Southpoint Shopping Center

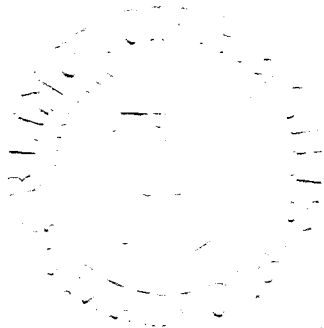


EXHIBIT A

Legal Description

PART OF LOTS 1, 2 AND 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321; ALSO PART OF LOTS 61 TO 65 INCLUSIVE IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS. A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN REGISTERED MARCH 13, 1928 AS DOCUMENT NO. LR396997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE) AND VACATED LILLIAN AVENUE (66 FEET WIDE) VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT NO. 88576174, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3 IN THE CUB ADDITION; THENCE NORTH 47 DEGREES 48 MINUTES 11 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, BEING ALSO THE NORTHEASTERLY LINE OF RAND ROAD, A DISTANCE OF 410.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SOUTHWESTERLY LINE OF LOT 3, NORTH 47 DEGREES 48 MINUTES 11 SECONDS WEST 190.40 FEET; THENCE NORTH 42 DEGREES 11 MINUTES 49 SECONDS EAST 120.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 153.58 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST 45.07 FEET TO A POINT OF 1 CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE CONCA VE TO THE SOUTH WEST HAVING A RADIUS OF 57.50 FEET. AN ARC DISTANCE OF 57.16 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 54.83 FEET, AND A BEARING OF SOUTH 61 DEGREES 32 MINUTES 37 SECONDS EAST; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST 25.91 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 11 SECONDS WEST 46.57 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST 294.22 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 20.28 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 9.65 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 10.15 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 1.96 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 152.09 FEET; THENCE SOUTH 45 DEGREES 01 MINUTES 48 SECONDS EAST 12.73 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 7.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 20.18 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 3.08 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 24.38 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 21.40 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 10.90 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 349.03 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 226.45 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 44.97 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS 20. 75 FEET TO A POINT ON THE EAST LINE OF LOT 65 IN SAID C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST ALONG THE EAST LINE AND THE EAST LINE EXTENDED OF SAID LOTS 61, 62, 63, 64 AND 65, A DISTANCE OF 492.59 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 204.61 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 0.33 OF A FOOT; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 42.65 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 94.86 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 10.96 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 39.80 FEET; THENCE SOUTH 59 DEGREES 58 MINUTES 12

SECONDS WEST 24.32 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 3.08 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 20.18 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 7.00 FEET; THENCE SOUTH 44 DEGREES 58 MINUTES 12 SECONDS WEST 12.73 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 121.74 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 13.03 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 22.80 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 305.66 FEET; THENCE SOUTH 42 DEGREES 11 MINUTES 49 SECONDS WEST 62.50 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

AND

PART OF LOTS 62 AND 63 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT NO. LR396997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE AND VACATED LILLIAN A VENUE (66 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT NO. 8857B174. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 63; THENCE SOUTH 89 DEGREES 42 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 63, A DISTANCE OF 32.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 90.01 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 10.90 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 21.40 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 24.38 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 3.08 FEET; THENCE SOUTH 59 DEGREES 58 MINUTES 12 SECONDS WEST 20.18 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 7.00 FEET; THENCE NORTH 45 DEGREES 01 MINUTES 48 SECONDS WEST 12.73 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 152.09 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 12 SECONDS EAST 64.46 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 53.60 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND:

PART OF LOTS 61 AND 62 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT NO. LR398997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT NO. 88576174, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 61; THENCE SOUTH 89 DEGREES 41 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 61, A DISTANCE OF 32.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 80.29 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 64.46 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 121.74 FEET; THENCE NORTH 44 DEGREES 58 MINUTES 12 SECONDS EAST 12.73 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 7.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 20.18 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 3.08 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS 24.32 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 39.80

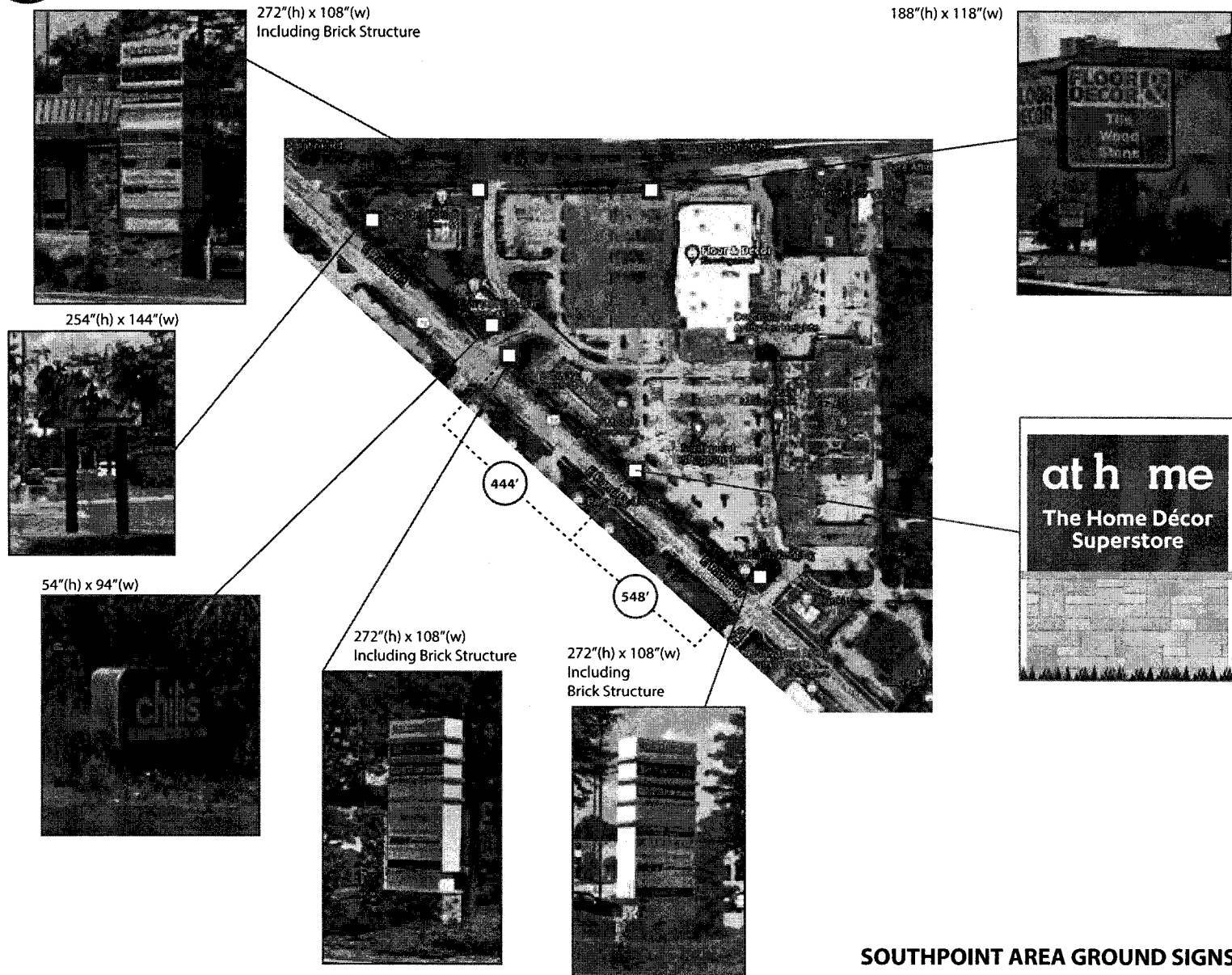
FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 10.96 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 14.57 FEET TO THE PLACE OF BEGINNING. IN COOK COUNTY. ILLINOIS.

Common Address: 750 East Rand Road, Arlington Heights, Illinois 60004

PIN(s): 03-20-201-011, -014; 03-20-203-013, -014, -015



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE** number for that color. Production of signage will not begin without client approval.
Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.



SOUTHPPOINT AREA GROUND SIGNS

SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev6 4/6/22 dp

CLIENT TO FILL OUT

☐ **Approved:**

Signature / Date

☐ **Approved As Noted:**

Signature / Date

☐ **Requesting Revision**



1315 E. Davis St., Arlington Heights, IL 60005
847.255.0123 tel • 847.255.0183 fax
arlingtonheights@signsbytomorrow.com
www.sbtarlingtonheights.com

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PLEASE FILL IN
INFORMATION**

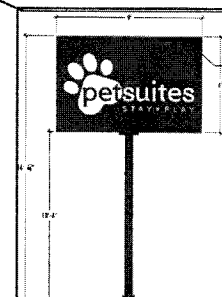
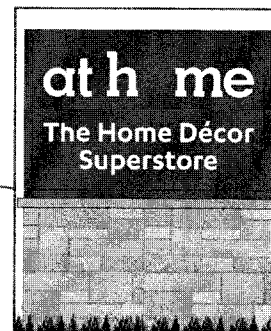
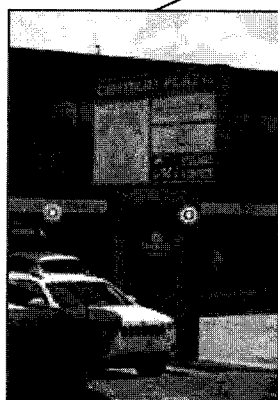
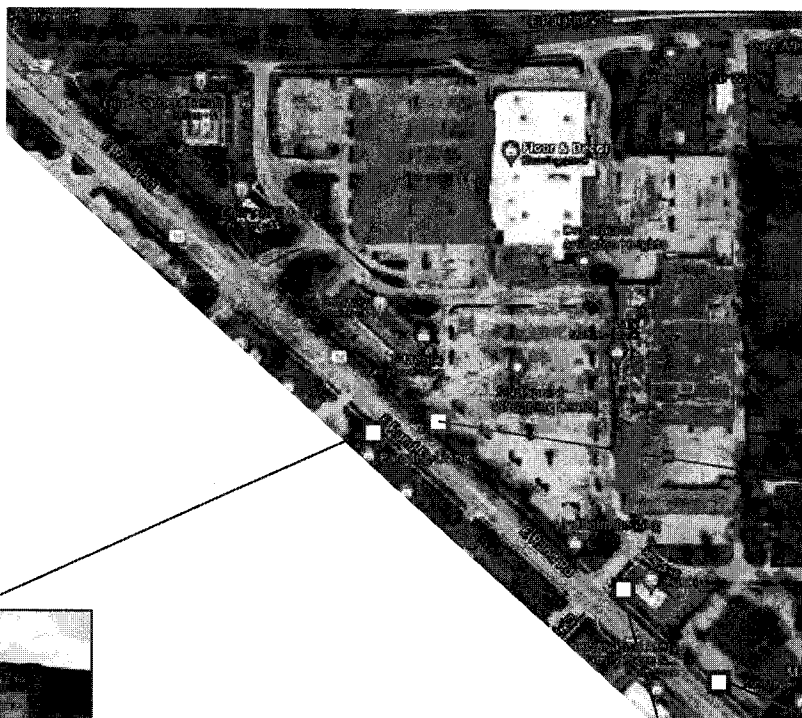
Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: | Phone Number:



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ADDITIONAL SURROUNDING AREA GROUND SIGNAGE



SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev6 4/6/22 dp

▼ CLIENT TO FILL OUT ▼

☐ **Approved:**

Signature / Date

☐ **Approved As Noted:**

Signature / Date

☐ **Requesting Revision**

SIGNS
BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005

847.255.0123 tel • 847.255.0183 fax

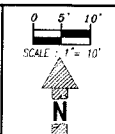
arlingtonheights@signsbytomorrow.com

www.sbtarlingtonheights.com

FOR INSTALLS
PLEASE FILL IN
INFORMATION

Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | Phone Number: _____



No.	DATE	REVISION
09/15/21	REVISED GEOMETRICS	
11/22/21	ADDED TRUCK TURNING EXHIBITS & MISC. GEOMETRIC REVISIONS	

**NORMAN J. TOBERMAN
& ASSOCIATES, LLC**

CIVIL ENGINEERS & SURVEYORS

1115 S. Wilcox Road, Suite 207, Allentown Heights, IL, 60005
P (618) 438-8325 F (618) 748-4104
najt@tobermanllc.com

IL Design Firm: 184.009910
Expire: 4-30-2023

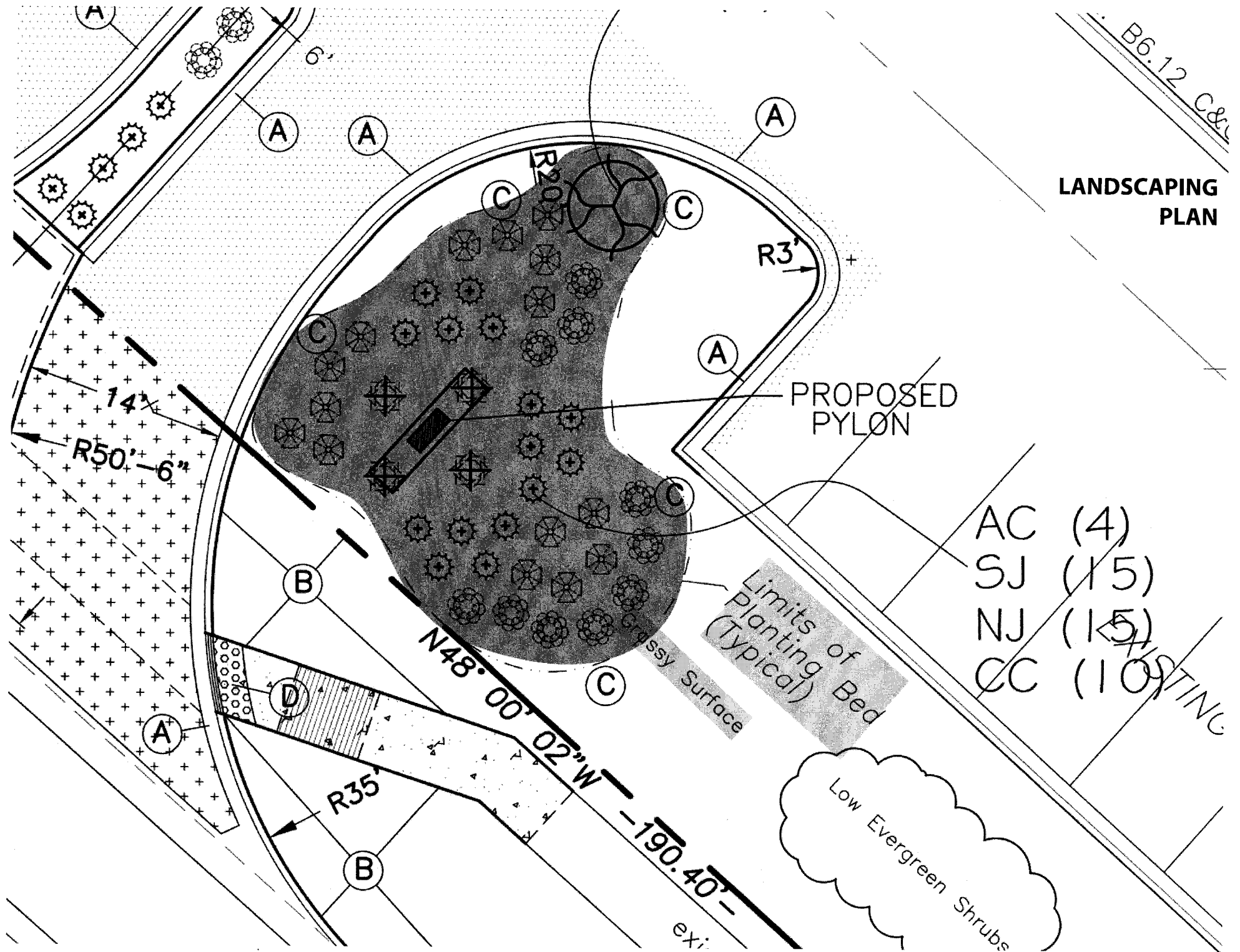
**SITE &
LANDSCAPE PLAN**

PROPOSED RIGHT-IN RIGHT-OUT
750 E. RAND ROAD
ARLINGTON HEIGHTS, IL



DATE 11/18/21
DRAWN BY: SF
DESIGN BY: CJT
APPROVED BY: CJT

Sheet No.
C-4
NJT Project No.
21-7259





Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
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FACE VIEW

118.00 in

80.00 in

144.00 in

60.00 in

Grade

MANUFACTURE & INSTALL NEW
ILLUMINATED DOUBLE FACE SIGN.
STONE BASE BY OTHERS

- 26" DEEP .063 ALUMINUM CABINET.
- PAINTED - PMS 424c DARK GRAY.
- WHITE FLEX SUBSTRATE.
- DIGITALLY PRINTED FACE GRAPHICS:
BACKGROUND = PMS 424C DARK GRAY.
LOGO SHAPE = PMS 312 C BLUE.
LETTERS = WHITE.
- ILLUMINATED w/ WHITE LED LIGHTING STRIPS.

at h me
The Home Décor
Superstore



SIGNAGE PROOF

Client / Project Name:
RPS Capital Investment
Estimate / Order Number:
WIP 35127
Specifications:

*Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)*

Date Sent To Client:
2/1/22
Current Revision:
Rev6 4/6/22 dp
CLIENT TO FILL OUT
☐ **Approved:**
Signature / Date
☐ **Approved As Noted:**
Signature / Date
☐ **Requesting Revision**

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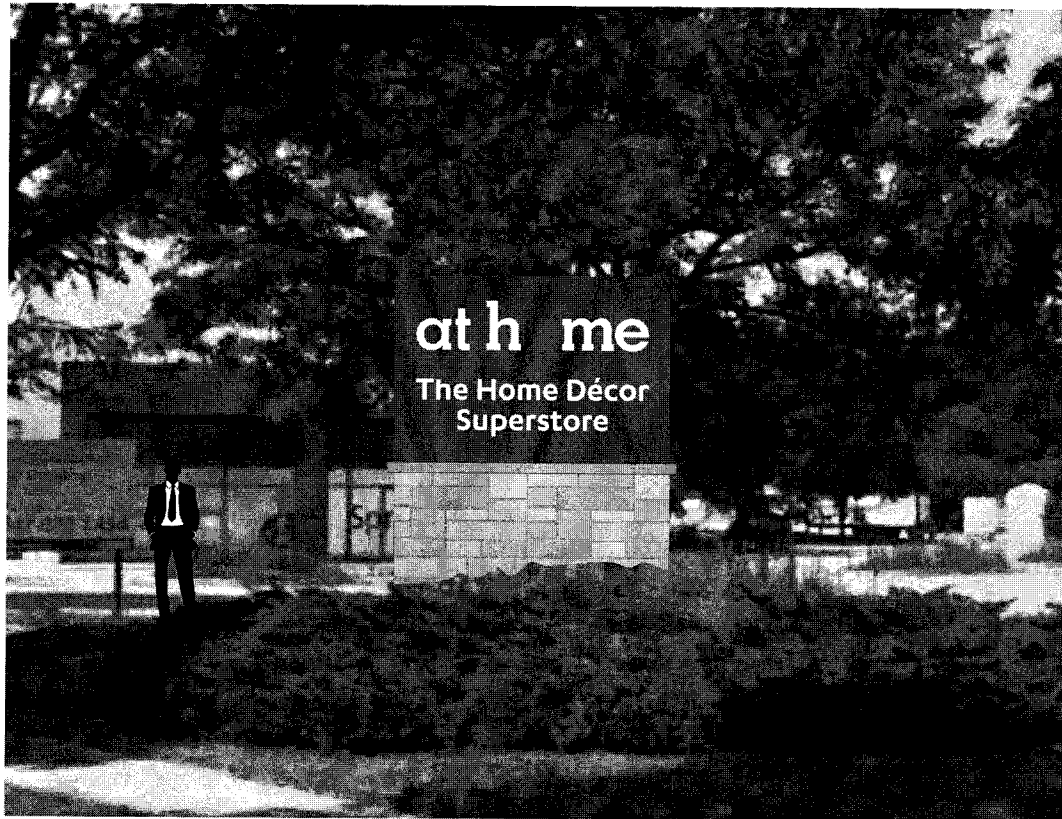
 Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | Phone Number: _____



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Approximate Location Rendering



SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

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Rev6 4/6/22 dp

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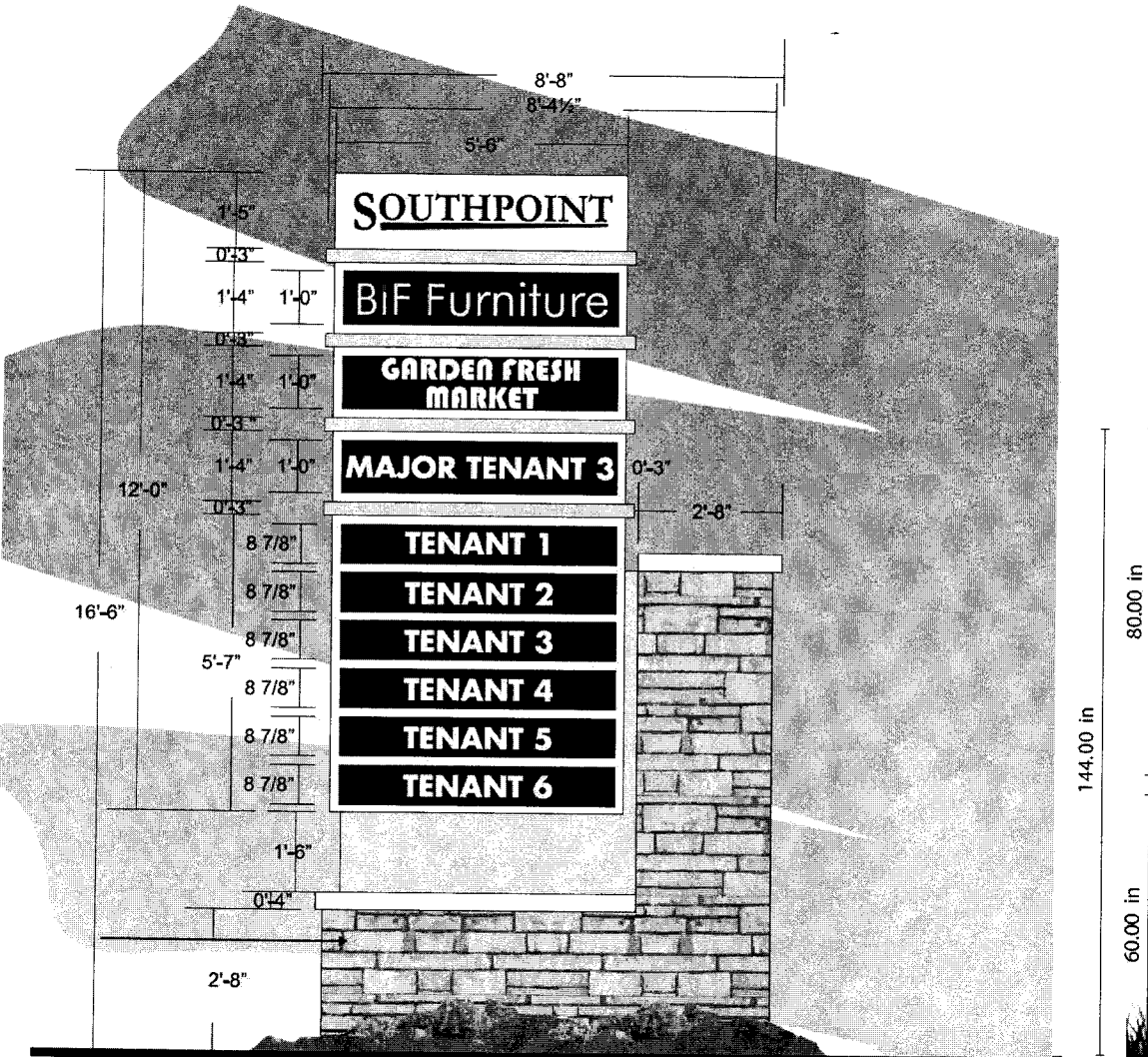
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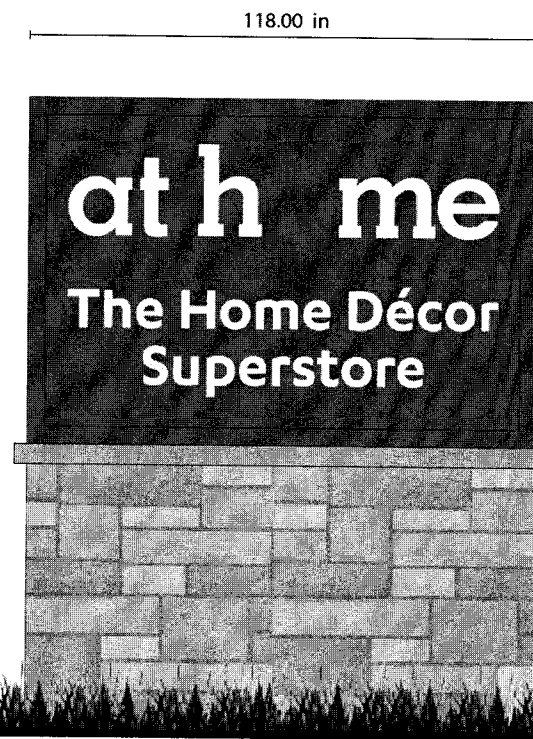
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Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: | Phone Number:



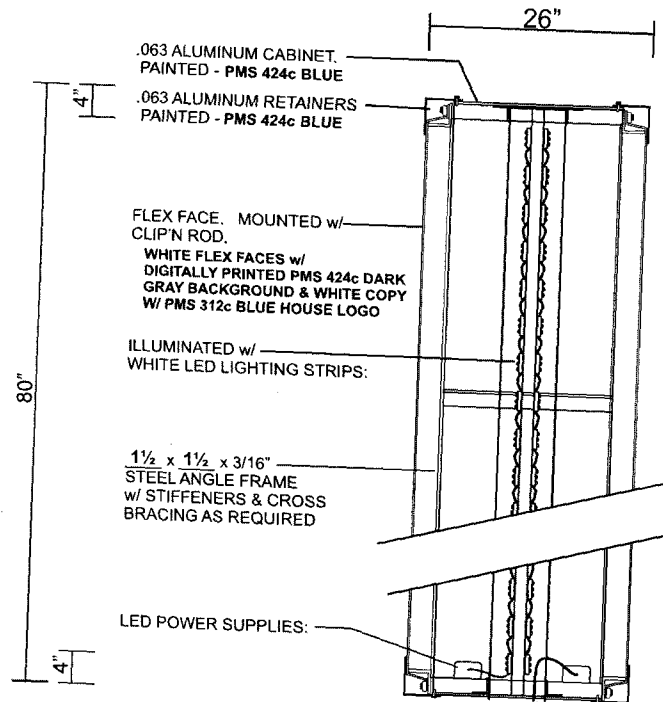
Existing Southpoint Multi-Tenant Signs



Proposed At Home Ground Sign



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE** number for that color. Production of signage will not begin without client approval. Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.



SIGNAGE PROOF

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RPS Capital Investment

Estimate / Order Number:

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CLIENT TO FILL OUT

☐ **Approved:**

Signature / Date

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FOR INSTALLS
PLEASE FILL IN
INFORMATION

Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact:

Phone Number:

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Arlington Heights, Illinois ("Village"):

WHEREAS, RPS Arlington, LLC, Applicant, of that certain property located in the B- 3 General Service, Wholesale and Motor Vehicle District ("B-2 District"), commonly known as 750 E Rand Rd, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("Property"); and

WHEREAS, Ordinance No. 2022-_____, adopted by the Village President and Board of Trustees on June 6, 2022 ('Ordinance'), grants variations to the Applicant from the Village's sign regulations for the installation of one ground sign on the Property; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant files, within 30 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant does hereby agree and covenant as follows:

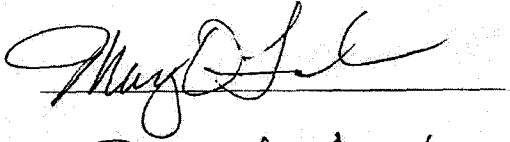
1. The Applicant hereby unconditionally agrees to, accept, consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the variations for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.
4. The Applicant hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the variations for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: May 26, 2022

ATTEST:

RPS ARLINGTON, LLC





Its Property Coordinator Its Manager

DESIGN COMMISSION PROJECT TIMELINE

Project Name: At Home – Ground Sign
DC Number: DC:22-067
Location: 750 E. Rand Road
Requested Action: Sign Variation

	Date	# of Business Days
DC Application Submittal Date	9/21/22	
Design Commission Meeting	10/11/22	14
Waiting for Ground Sign Coordination	11/14/22	24
Village Board Meeting	11/21/22	5

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.



Village Board
11/21/2022

Item: Closed Session

Department: Village Manager's Office

Closed Session

Request for Closed Session per 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 ILCS120/2(c)(1): Appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel