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 20, 2023
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 Minutes 11/06/2023

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 11/15/2023

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

IX. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of November 20, 2023

Consideration of recommending to the Liquor Commissioner the issuance of a Class E liquor license to Daze Restaurant Group Corp dba Gumrai Thai located at 170 N. Arlington Heights Road.

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. Water Station #17 Tank - Demolition Project - Award

B. Water Station #17 Tank - Painting & Pipe Modifications Project - Award

C. Sodium Chloride (Road Salt) Purchase 2023-2024 - State Contract

D. Budget Amendment Ordinance Approval and Demolition of Structures - Contract Award

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Golf VX - 622, 626 & 644 E. Rand Rd. - PC#23-013
Special Use Permit for Amusement Facility, Large and Restaurant, Variation

XIII. LEGAL

A. Resolution Approving an Memorandum of Understanding with Urban Street Group, LLC

B. Ordinance Adopting the Village's Current Paid Leave and Benefits Policy and Opting out of the Illinois Paid Leave for All Act

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

A. Closed Session

Request for Closed Session per 5 ILCS 120/2(c)(21): Discussion of minutes lawfully closed, whether for purposes of approval of

the minutes or the semi-annual review of the minutes

- and -

5 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 Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Village Board
11/20/2023

Item: Committee of the Whole Minutes 11/06/2023

Department: Village Manager's Office

Committee of the Whole Minutes 11/06/2023

ATTACHMENTS:

Description	**Type**
COW Minutes 11/6/2023	Minutes

MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS
November 6, 2023

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

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

BOARD MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus

OTHERS PRESENT: Joseph Novak, Psy.D.

A. Interview of Joseph Novak, Psy.D. for appointment to the Board of Health, term ending April 30, 2026

The Mayor introduced Dr. Joseph Novak and stated that as a mental health professional he is very qualified to fill the position on the Board of Health. With his appointment, the Board of Health will have all seven members.

Dr. Novak stated he has been practicing for 37 years. He currently has a private practice in Arlington Heights. Dr. Novak has served as Director of Mental Health with Northwest Community Hospital and continues to be on staff there. Although he does not live in Arlington Heights, Dr. Novak stated he feels like he is a part of the fabric of the community.

Trustees thanked Dr. Novak for his willingness to serve. Trustee LaBedz mentioned that she did not remember someone not from the community being appointed. Mayor Hayes stated that Board of Health members must live or work in Arlington Heights.

Discussion ensued regarding the needs of the community. Dr. Novak talked about the youth of the community and how the pandemic affected so many. The pandemic worsened the mental health situation all the way around. The elderly population is also underserved in regards to mental health. Dr. Novak states it is an issue across the country and we need to find how we can address it in our community.

Trustee Grasse moved to concur in the Mayor's appointment of Joseph Novak, Psy.D. for appointment to the Board of Health term ending April 30, 2026. Trustee Schwingbeck seconded the motion.

The following voice vote was recorded:

9 Ayes **0 Nays**

B. The motion passed.

C. OTHER BUSINESS - None

D. ADJOURNMENT – Trustee Baldino moved, seconded by Trustee Bertucci to adjourn. The meeting adjourned at 7:23 pm.

Village Board
11/20/2023

Item: Warrant Register 11-15-2023

Department: Village Clerk

ATTACHMENTS:

Description	Type
Warrant Register 11-15-2023	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR CHECK DATE: 11/15/2023

Fund	Fund Description	Total Transaction Amount
101	GENERAL FUND	$490,343.47
211	MOTOR FUEL TAX FUND	$5,279.21
227	FOREIGN FIRE INS TAX FUND	$14,218.73
231	CRIMINAL INVESTIGATION FD	$6,363.07
235	MUNICIPAL PARKG OPR FUND	$114,242.56
263	TIF IV	$945.00
267	SOUTH ARL HTS RD TIF	$2,835.00
301	DEBT SERVICE FUND	$6,205,425.00
401	CAPITAL PROJECTS FUND	$171,483.67
426	STORM WATER CONTROL FUND	$2,548.35
505	WATER AND SEWER FUND	$441,932.01
506	LEAD SERVICE LINE REPL FUND	$6,402.00
511	SOLID WASTE FUND SWANCC	$145,630.00
515	ARTS ENTERT & EVENTS FUND	$18,494.22
605	HEALTH INSURANCE FUND	$480,592.36
615	WORKERS COMPENSATION INS	$189.17
621	FLEET OPERATIONS FUND	$19,281.23
625	TECHNOLOGY FUND	$41,988.44
715	GUARANTY DEPOSITS FUND	$2,000.00
	TOTAL ALL FUNDS	**$8,170,193.49**

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0000	**NON DEPARTMENTAL**				
304383	101-0000-140500-	MURNANE PAPER CO	OFFICE SUPPLIES	$592.00	**$592.00**
304393	101-0000-433140-	ERNST & YOUNG MEDICAL PLAN	AMBULANCE REFUND	$1,224.00	**$1,224.00**
304394	715-0000-220930-	DWAYNE WOOD	BOND REFUNDS	$400.00	**$400.00**
304395	715-0000-220930-	PEREZ CONCRETE SERVICE INC	BOND REFUND	$200.00	**$200.00**
304396	715-0000-220930-	RAINA STERN	BOND REFUND	$200.00	**$200.00**
304397	715-0000-220930-	TMW ENTERPRISES & MAINTENANCE	BOND REFUND	$200.00	**$200.00**
304398	715-0000-220930-	TOTAL PAVING	BOND REFUND	$200.00	**$200.00**
304399	715-0000-220930-	TOTAL PAVING	BOND REFUND	$200.00	**$200.00**
304400	715-0000-220930-	TOTAL PAVING	BOND REFUND	$200.00	**$200.00**
304401	715-0000-220930-	XCLUSIVE CONCRETE	BOND REFUND	$200.00	**$200.00**
304402	715-0000-220930-	XCLUSIVE CPNCRETE	BOND REFUND	$200.00	**$200.00**
304405	101-0000-441350-	HANNA KRITSAK	CITATION REFUND	$25.00	**$25.00**

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
304408	505-0000-452420-	CEDA	WATER REFUND	$300.00	**$300.00**
304409	505-0000-452420-	FAIRFIELD HOMES INC	WATER REFUND	$281.20	**$281.20**
304410	505-0000-452420-	KRISTI MELING	WATER REFUND	$45.50	**$45.50**
304411	505-0000-120800-	VERVENIOTIS, SOPHIA	WATER REFUND	$317.10	**$317.10**
902167	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH CARE/DEPENDENT CARE FSA	$757.66	**$4,840.66**
902167	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH CARE/DEPENDENT CARE FSA	$4,083.00	
902169	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH CARE/DEPENDENT CARE FSA	$4,308.00	**$4,308.00**
902172	605-0000-471230-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL CLAIMS 10/16-10/31	($137,615.16)	**($137,615.16)**
902173	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH CARE/DEPENDENT CARE FSA	$577.06	**$5,642.68**
902173	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH CARE/DEPENDENT CARE FSA	$5,065.62	
			DEPARTMENT 0000 TOTAL:	($118,039.02)	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0101	**BOARD OF TRUSTEES ADMIN**				
					$318.00
304303	101-0101-521650-	CAPTION FIRST INC	CAPTIONING SERVICES	$318.00	
			DEPARTMENT 0101 TOTAL:	$318.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0201	**INTEGRATED SERVICES ADMIN**				
304371	101-0201-520050-	MAC STRATEGIES GROUP INC	PROFESSIONAL SERVICES	$10,000.00	**$10,000.00**
304391	101-0201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$38.85	**$38.85**
304419	101-0201-522030-	PETTY CASH	TRAVEL & TRAINING	$37.60	**$37.60**
304481	101-0201-521650-	VERIZON WIRELESS	ACCT 88534852600001	$230.97	**$230.97**
			DEPARTMENT 0201 TOTAL:	$10,307.42	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0301	**HUMAN RESOURCES ADMIN**				
304271	615-0301-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$170.22	**$170.22**
304302	101-0301-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$7.70	**$7.70**
304419	101-0301-540700-	PETTY CASH	MISCELLANEOUS SUPPLIES	$11.23	**$226.82**
304419	101-0301-540700-	PETTY CASH	MISCELLANEOUS SUPPLIES	$33.47	
304419	101-0301-540700-	PETTY CASH	MISCELLANEOUS SUPPLIES	$45.00	
304419	101-0301-540700-	PETTY CASH	MISCELLANEOUS SUPPLIES	$49.92	
304419	101-0301-540700-	PETTY CASH	MISCELLANEOUS SUPPLIES	$68.25	
304419	615-0301-522030-	PETTY CASH	TRAVEL & TRAINING	$18.95	
304470	101-0301-521650-	VERIZON WIRELESS	ACCT 28544404900001	$47.30	**$47.30**
902165	605-0301-520550-	BLUE CROSS BLUE SHIELD OF ILLINOIS	SEPT 2023 ADMIN FEES	$100,524.76	**$100,524.76**
902172	605-0301-542750-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL CLAIMS 10/16-10/31	$494,324.51	**$517,682.76**
902172	605-0301-542770-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL CLAIMS 10/16-10/31	$23,358.25	
			DEPARTMENT 0301 TOTAL:	$618,659.56	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0401	**LEGAL DEPARTMENT ADMIN**				
					$1,136.25
304310	101-0401-520200-	CLARK BAIRD SMITH LLP	PROFESSIONAL SERVICES	$1,136.25	
			DEPARTMENT 0401 TOTAL:	$1,136.25	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0501	**FINANCE ADMIN**				
304271	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	$1,178.03	**$1,178.03**
304274	101-0501-521650-	ANDRES MEDICAL BILLING LTD	FINANCIAL SERVICES	$6,262.92	**$6,262.92**
304302	401-0501-550100-	CANON SOLUTIONS AMERICA	OFFICE EQUIPMENT	$7,575.00	**$7,575.00**
304306	101-0501-530010-	CHICAGO TRIBUNE	SUBSCRIPTION	$150.99	**$150.99**
304321	101-0501-522010-	DAILY HERALD	ADVERTISING	$594.00	**$594.00**
304391	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	($34.49)	**$85.87**
304391	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$34.76	
304391	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$85.60	
304419	101-0501-522030-	PETTY CASH	TRAVEL & TRAINING	$42.64	**$60.49**
304419	101-0501-522050-	PETTY CASH	POSTAGE	$17.85	
304423	101-0501-530050-	PTM DOCUMENT SYSTEMS	OFFICE SUPPLIES	$576.56	**$576.56**
304440	101-0501-520050-	SIKICH LLP	PROFESSIONAL SERVICES	$15,220.00	**$15,220.00**
304450	101-0501-522100-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	$2,091.50	**$2,091.50**
304480	101-0501-521650-	VERIZON WIRELESS	ACCT 3850851800001	$47.30	**$47.30**

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$5,806.00
902168	505-0501-522050-	SEBIS DIRECT INC	POSTAGE	$5,806.00	
			DEPARTMENT 0501 TOTAL:	$39,648.66	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0601	**INFORMATION TECHNOLOGY ADMIN**				
					$1,090.25
304271	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	$996.99	
304271	625-0601-550100-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$93.26	
					$6,630.28
304304	401-0601-550150-	CDW GOVERNMENT INC	OFFICE EQUIPMENT	$6,630.28	
					$19,125.00
304420	625-0601-550100-	PLANTE & MORAN PLLC	PROFESSIONAL SERVICES	$19,125.00	
					$354.78
304471	625-0601-521650-	VERIZON WIRELESS	ACCT 78036610800001	$354.78	
					$836.67
304472	625-0601-521650-	VERIZON WIRELESS	ACCT 98726153700001	$836.67	
					$2,041.74
304473	625-0601-521650-	VERIZON WIRELESS	ACCT 68500580500001	$2,041.74	
					$18,540.00
902171	625-0601-520050-	MUNICIPAL GIS PARTNERS INC	GIS SERVICES	$18,540.00	
			DEPARTMENT 0601 TOTAL:	$48,618.72	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 1001	**BOARDS & COMM ADMIN**				
					$7,600.00
304276	101-1001-540050-	ARLINGTON HTS COMM CONCERT BAND	BAND GRANT	$7,600.00	
			DEPARTMENT 1001 TOTAL:	$7,600.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 1008	**BOARDS & COMM FIRE & POL COMM**				
304313	101-1008-520750-	CONRAD POLYGRAPH INC	PROFESSIONAL SERVICES	$180.00	**$180.00**
304354	101-1008-520750-	I/O SOLUTIONS, INC	PROFESSIONAL SERVICES	$7,165.00	**$7,165.00**
304446	101-1008-520750-	STEPHEN LASER & ASSOCIATES	PROFESSIONAL SERVICES	$2,400.00	**$2,400.00**
			DEPARTMENT 1008 TOTAL:	$9,745.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 1018	**BOARDS & COMM SPECIAL EVENTS**				
304280	515-1018-540550-	ARMANDS	HARMONY FEST VOLUNTEER FOOD REIMBURSEMENT	$20.00	**$20.00**
304288	515-1018-540550-	BANGKOK CAFE	HARMONY FEST VOLUNTEER FOOD REIMBURSEMENT	$40.00	**$40.00**
304289	515-1018-540550-	BIG ANGES EATERY INC	HARMONY FEST VOLUNTEER FOOD REIMBURSEMENT	$80.00	**$80.00**
304290	515-1018-540550-	BIG SHOT PIANO LOUNGE	HARMONY FEST VOLUNTEER FOOD REIMBURSEMENT	$30.00	**$30.00**
304340	515-1018-540550-	GARIBALDIS ARLINGTON HEIGHTS	HARMONY FEST VOLUNTEER FOOD REIMBURSEMENT	$50.00	**$50.00**
304364	515-1018-540550-	KILWINS	HARMONY FEST VOLUNTEER FOOD REIMBURSEMENT	$10.00	**$10.00**
304365	515-1018-540550-	LA ZINGARA	HARMONY FEST VOLUNTEER FOOD REIMBURSEMENT	$30.00	**$30.00**
304373	515-1018-540550-	MAGO RESTAURANT	HARMONY FEST VOLUNTEER FOOD REIMBURSEMENT	$40.00	**$40.00**
304413	515-1018-540550-	PASSERO	HARMONY FEST VOLUNTEER FOOD REIMBURSEMENT	$50.00	**$50.00**
304414	515-1018-540550-	PEGGY KINNANE'S LLC	HARMONY FEST VOLUNTEER FOOD REIMBURSEMENT	$60.00	**$60.00**
304433	515-1018-540550-	SALSA 17	HARMONY FEST VOLUNTEER FOOD	$70.00	**$70.00**

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
304461	515-1018-540550-	TUSCAN MARKET & WINE SHOP	HARMONY FEST VOLUNTEER FOOD REIMBURSEMENT	$20.00	**$20.00**
304486	515-1018-540550-	WAY TO GO TROLLEY & BUS RENTAL	TREE LIGHTING EVENT	$2,550.00	**$2,550.00**
			DEPARTMENT 1018 TOTAL:	$3,050.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 2005	**SPECIAL EVENTS METROPOLIS THTR**				
					$494.65
304271	515-2005-550550-	AMAZON COM CAPITAL SERVICES	METROPOLIS EQUIPMENT	$494.65	
					$3,301.98
304453	515-2005-550550-	TC FURLONG INC	METROPOLIS EQUIPMENT	$1,171.68	
304453	515-2005-550550-	TC FURLONG INC	METROPOLIS EQUIPMENT	$2,130.30	
			DEPARTMENT 2005 TOTAL:	$3,796.63	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3001	**POLICE DEPT ADMIN**				
304264	101-3001-521650-	ACCURATE DOCUMENT DESTRUCTION	SHREDDING SERVICES	$330.05	**$330.05**
304286	101-3001-521650-	AXON ENTERPRISE INC	POLICE EQUIPMENT & SUPPLY	$3,000.00	**$3,000.00**
304293	101-3001-521650-	BLUE LINE PROFESSIONAL CONSULTANTS LLC	PROFESSIONAL SERVICES	$1,800.00	**$1,800.00**
304296	101-3001-521650-	BRIGHTSIDE CLINIC	CARE GRANT	$3,000.00	**$16,000.00**
304296	101-3001-521650-	BRIGHTSIDE CLINIC	CARE GRANT	$3,000.00	
304296	101-3001-521650-	BRIGHTSIDE CLINIC	CARE GRANT	$4,125.00	
304296	101-3001-521650-	BRIGHTSIDE CLINIC	CARE GRANT	$5,875.00	
304320	101-3001-521650-	DACRA TECH LLC	OFFICE EQUIPMENT	$2,942.50	**$2,942.50**
304356	101-3001-522020-	IL ASSOC OF CHIEFS OF POLICE	DUES	$125.00	**$375.00**
304356	101-3001-522020-	IL ASSOC OF CHIEFS OF POLICE	DUES	$125.00	
304356	101-3001-522020-	IL ASSOC OF CHIEFS OF POLICE	DUES	$125.00	
304367	101-3001-522020-	LAW ENFORCEMENT RECORDS MNGRS OF IL	DUES	$40.00	**$40.00**
304369	101-3001-521650-	LIVE 4 LALI INC	CARE GRANT	$1,180.28	**$1,180.28**
304382	101-3001-521020-	MIKES BIKE SHOP	EQUIPMENT MAINTENANCE	$1,146.78	**$1,146.78**
					$261.81

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
304391	101-3001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$261.81	
					$1,312.00
304416	101-3001-522030-	PEPPERBALL	TRAVEL & TRAINING	$1,312.00	
					$75.00
304434	101-3001-521020-	SAMCYCLE ELECTRIC BIKES	EQUIPMENT MAINTANANCE	$75.00	
					$22.99
304438	101-3001-533250-	SHERWIN ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	$22.99	
					$36.01
304467	235-3001-533050-	VERIZON WIRELESS	ACCT 54209747800003	$36.01	
					$1,386.98
304468	101-3001-521650-	VERIZON WIRELESS	ACCT 68682493000001	$1,386.98	
			DEPARTMENT 3001 TOTAL:	$29,909.40	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3003	**POLICE DEPT CRIMINAL INVEST**				
					$1,735.00
304322	231-3003-540010-	DEMANET BITE SUITS LLC	K9 SUPPLIES	$1,735.00	
					$1,670.00
304386	231-3003-540110-	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	$70.00	
304386	231-3003-540110-	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	$200.00	
304386	231-3003-540110-	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	$250.00	
304386	231-3003-540110-	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	$350.00	
304386	231-3003-540110-	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	$800.00	
					$1,056.68
304454	231-3003-540010-	TEGTMEYER, JEFFREY	TRAVEL & TRAINING	$1,056.68	
					$1,647.10
304482	231-3003-540010-	VETERINARY DENTAL CENTER	VETERINARY SERVICES	$1,647.10	
					$254.29
304483	231-3003-540010-	VETERINARY SPECIALTY CENTER	VETERINARY SERVICES	$254.29	
			DEPARTMENT 3003 TOTAL:	$6,363.07	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3501	**FIRE ADMIN**				
304294	101-3501-533500-	BOUND TREE MEDICAL LLC	FIRE EQUIPMENT & SUPPLY	$562.00	**$562.00**
304302	101-3501-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$31.70	**$31.70**
304315	101-3501-521020-	CONSOLIDATED FLEET SERVICES INC	FIRE EQUIPMENT & SUPPLY	$1,651.50	**$1,651.50**
304323	401-3501-550150-	DINGES FIRE COMPANY	FIRE EQUIPMENT & SUPPLY	$333.74	**$29,310.92**
304323	401-3501-550150-	DINGES FIRE COMPANY	FIRE EQUIPMENT & SUPPLY	$3,650.00	
304323	401-3501-550150-	DINGES FIRE COMPANY	FIRE EQUIPMENT & SUPPLY	$7,827.18	
304323	401-3501-550150-	DINGES FIRE COMPANY	FIRE EQUIPMENT & SUPPLY	$17,500.00	
304332	101-3501-521110-	FIRE SOAPS	FIRE EQUIPMENT & SUPPLY	$626.10	**$626.10**
304333	401-3501-550150-	FIRESERVICE MANAGEMENT	EQUIPMENT MAINTENANCE	$2,575.38	**$2,575.38**
304350	101-3501-533500-	HENRY SCHEIN	MEDICAL SUPPLIES	$70.50	**$70.50**
304362	101-3501-522030-	JONES AND BARTLETT LEARNING LLC	TRAVEL & TRAINING	$80.96	**$80.96**
304370	101-3501-522030-	LOWES COMMERCIAL SERVICES	TRAVEL & TRAINING	$56.85	**$56.85**
304388	101-3501-521650-	NORTHWEST CENTRAL DISPATCH SYS	FIRE EQUIPMENT & SUPPLY	$135.00	**$135.00**
					$1,480.20

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
304415	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	$399.00	
304415	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	$1,081.20	
					$64.47
304418	101-3501-533450-	PETERSON, RAGNAR	REIMBURSEMENT	$64.47	
					$313.50
304424	101-3501-521160-	R H MEDICAL	MEDICAL SUPPLIES	$313.50	
					$21.00
304437	101-3501-522100-	SHAPIRO PHOTOGRAPHY INC	PROFESSIONAL SERVICES	$21.00	
					$710.50
304458	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$49.95	
304458	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$52.95	
304458	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$74.95	
304458	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$74.95	
304458	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$82.95	
304458	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$82.95	
304458	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$145.90	
304458	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$145.90	
					$2,610.00
304462	401-3501-550150-	UKG KRONOS SYSTEMS LLC	PROFESSIONAL SERVICES	$2,610.00	
					$914.69
304474	101-3501-521650-	VERIZON WIRELESS	ACCT 44205897800001	$914.69	
			DEPARTMENT 3501 TOTAL:	$41,215.27	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3701	**FOREIGN FIRE INSURANCE ADMIN**				
304299	227-3701-522030-	BUCHEK, BRIAN	TUITION REIMBURSEMENT	$227.68	**$227.68**
304334	227-3701-550150-	FIRST OUT RESCUE EQUIPMENT, LLC	TRAVEL & TRAINING	$13,131.00	**$13,131.00**
304344	227-3701-522030-	MICHAEL GRAF	TUITION REIMBURSEMENT	$200.08	**$200.08**
304368	227-3701-522030-	LIMBERS, SCOTT	TUITION REIMBURSEMENT	$659.97	**$659.97**
			DEPARTMENT 3701 TOTAL:	$14,218.73	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 4001	**PLANNING PLANNING**				
304292	101-4001-540400-	BISNOW LLC	ADVERTISING	$4,500.00	**$4,500.00**
304302	101-4001-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$14.89	**$14.89**
304321	101-4001-522010-	DAILY HERALD	ADVERTISING	$1,109.70	**$2,009.70**
304321	101-4001-540410-	DAILY HERALD	ADVERTISING	$900.00	
304325	101-4001-540400-	DOWNTOWN ARLINGTON HEIGHTS BUSINESS ALLIANCE	MEMBERSHIP	$250.00	**$250.00**
304335	401-4001-550300-	FLECKS LANDSCAPING	LANDSCAPING SERVICES	$4,450.00	**$4,450.00**
304429	263-4001-520050-	RJN GROUP INC	PROFESSIONAL SERVICES	$945.00	**$3,780.00**
304429	267-4001-550250-	RJN GROUP INC	PROFESSIONAL SERVICES	$2,835.00	
304442	101-4001-540410-	SPRING BOARD BRAND & CREATIVE	PROFESSIONAL SERVICES	$4,375.00	**$4,375.00**
304447	101-4001-540410-	SUBURBAN FAMILY MAGAZINE	ADVERTISING	$695.00	**$695.00**
304475	101-4001-521650-	VERIZON WIRELESS	ACCT 38042002700001	$42.30	**$42.30**
			DEPARTMENT 4001 TOTAL:	$20,116.89	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 4501	**BUILDING ADMIN**				
304295	101-4501-530350-	BRAND IT ON APPAREL CO	CLOTHING & APPAREL	$1,566.00	**$1,566.00**
304302	101-4501-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$31.24	**$31.24**
304304	101-4501-530050-	CDW GOVERNMENT INC	OFFICE EQUIPMENT	$400.74	**$400.74**
304328	101-4501-530050-	FASTSIGNS	OFFICE SUPPLIES	$25.00	**$25.00**
304331	101-4501-520350-	FIRE SAFETY CONSULTANTS INC	PROFESSIONAL SERVICES	$2,592.50	**$2,592.50**
304355	101-4501-522020-	IL ASSOC ELECTRICAL INSPECTORS	DUES	$120.00	**$120.00**
304357	101-4501-522030-	IL FIRE INSPECTORS ASSOC	TRAVEL & TRAINING	$30.00	**$30.00**
304457	101-4501-521650-	THOMPSON ELEVATOR INSPECTION	SERVICE BUILDING MAINTENANCE	$35.00	**$175.00**
304457	101-4501-521650-	THOMPSON ELEVATOR INSPECTION	SERVICE BUILDING MAINTENANCE	$35.00	
304457	101-4501-521650-	THOMPSON ELEVATOR INSPECTION	SERVICE BUILDING MAINTENANCE	$35.00	
304457	101-4501-521650-	THOMPSON ELEVATOR INSPECTION	SERVICE BUILDING MAINTENANCE	$70.00	
304459	101-4501-522100-	TOTAL PRINT SOLUTIONS	PRINTING SERVICES	$2,001.25	**$2,001.25**
304476	101-4501-521650-	VERIZON WIRELESS	ACCT 54209747800001	$466.27	**$466.27**
304477	101-4501-521650-	VERIZON WIRELESS	ACCT 9947597727	$252.07	**$252.07**

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$52.00
304488	101-4501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	
304488	101-4501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	
			DEPARTMENT 4501 TOTAL:	$7,712.07	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7001	**HEALTH ADMIN**				
304302	101-7001-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$16.91	**$16.91**
304319	101-7001-533050-	CUSTOM DATA PROCESSING	OFFICE EQUIPMENT	$7,667.00	**$7,667.00**
304335	101-7001-521100-	FLECKS LANDSCAPING	LANDSCAPING SERVICES	$85.00	**$85.00**
304391	101-7001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$136.49	**$136.49**
304479	101-7001-521650-	VERIZON WIRELESS	ACCT 88556712200001	$270.40	**$270.40**
			DEPARTMENT 7001 TOTAL:	$8,175.80	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7007	**HEALTH SENIOR SERVICES**				
					$269.70
304337	101-7007-531650-	FOX VALLEY FARMS INC	PROGRAM SUPPLIES	$269.70	
			DEPARTMENT 7007 TOTAL:	$269.70	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7101	**PUBLIC WORKS ADMIN**				
					$6,119.29
304265	101-7101-531550-	ACTIVE ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$65.10	
304265	101-7101-531550-	ACTIVE ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$2,980.00	
304265	101-7101-531550-	ACTIVE ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$3,074.19	
					$169.96
304266	101-7101-531650-	ADDISON BUILDING MATERIAL CO	MISCELLANEOUS SUPPLY	$169.96	
					$444.00
304267	101-7101-521020-	AFFILIATED CUSTOMER SERVICE INC	SERVICE BUILDING MAINTENANCE	$444.00	
					$1,080.00
304272	101-7101-531800-	AMERICAN TRAFFIC SAFETY MATERIALS	TRAFFIC SUPPLY	$1,080.00	
					$1,595.60
304273	101-7101-531550-	ANDERSON LOCK	BUILDING MAINTENANCE SUPPLY	$249.40	
304273	101-7101-531550-	ANDERSON LOCK	BUILDING MAINTENANCE SUPPLY	$1,346.20	
					$22,132.12
304275	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	$1,872.00	
304275	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	$5,848.00	
304275	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	$14,412.12	
					$912.35
304278	101-7101-521360-	ARLINGTON RENTAL INC	EQUIPMENT RENTAL	$912.35	
					$120.00
304279	101-7101-521020-	ARLINGTON SIGNS & BANNERS	SERVICE BUILDING MAINTENANCE	$120.00	
					$571.36
304281	101-7101-531900-	ARROW ROAD CONSTRUCTION CO	CONSTRUCTION SERVICES	$571.36	
					$1,081.83

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
304282	101-7101-522700-	AT & T	ACCT 84759060006156	$1,081.83	
304283	101-7101-522700-	AT & T	ACCT 8310010134261	$1,198.06	**$1,198.06**
304284	101-7101-522700-	AT & T	ACCT 217S667106106	$2,120.18	**$2,120.18**
304287	101-7101-521650-	AZTECA SYSTEMS LLC	OFFICE EQUIPMENT	$1,166.66	**$1,166.66**
304291	101-7101-521020-	BILLS PLUMBING & SEWER IN	SERVICE BUILDING MAINTENANCE	$195.00	**$195.00**
304298	101-7101-531650-	BRONNER'S COMMERCIAL DISPLAY	MISCELLANEOUS SUPPLY	$563.08	**$563.08**
304300	401-7101-550300-	BUILDERS PAVING LLC	CONSTRUCTION SERVICES	$6,000.00	**$66,653.25**
304300	401-7101-550300-	BUILDERS PAVING LLC	CONSTRUCTION SERVICES	$15,264.00	
304300	401-7101-550300-	BUILDERS PAVING LLC	CONSTRUCTION SERVICES	$45,389.25	
304300	401-7101-550450-	BUILDERS PAVING LLC	CONSTRUCTION SERVICES	$0.00	
304300	401-7101-550450-	BUILDERS PAVING LLC	CONSTRUCTION SERVICES	$0.00	
304311	101-7101-521550-	CLEAN CUT TREE SERVICE INC	LANDSCAPING SERVICES	$43,745.66	**$43,745.66**
304312	101-7101-531400-	COLORBLENDS	LANDSCAPING SUPPLY	$3,373.35	**$3,373.35**
304316	211-7101-550400-	COOK COUNTY DEPT TRANSPORTATION	COOK COUNTY TRAFFIC SIGNAL MAINTENANCE	$5,279.21	**$5,279.21**
304317	101-7101-522030-	CRAWFORD BRIAN	TRAVEL & TRAINING	$114.20	**$487.79**

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
304317	101-7101-530350-	CRAWFORD BRIAN	REIMBURSEMENT	$373.59	
304318	101-7101-521110-	CRYSTAL MAINTENANCE & MGMT SRVS	CUSTODIAL SERVICES	$16,400.00	**$16,400.00**
304324	401-7101-550300-	DOLAND ENGINEERING, LLC	PROFESSIONAL SERVICES	$17,062.50	**$17,062.50**
304326	101-7101-520050-	ENGINEERING ENTERPRISES INC	PROFESSIONAL SERVICES	$3,685.75	**$3,685.75**
304327	101-7101-520050-	ENGINEERING RESOURCE ASSOCIATES	PROFESSIONAL SERVICES	$15,950.00	**$18,498.35**
304327	426-7101-550250-	ENGINEERING RESOURCE ASSOCIATES	PROFESSIONAL SERVICES	$2,548.35	
304330	101-7101-521360-	FINKBINER EQUIPMENT CO	EQUIPMENT RENTAL	$9,575.00	**$9,575.00**
304335	101-7101-521550-	FLECKS LANDSCAPING	LANDSCAPING SERVICES	$1,550.00	**$6,386.00**
304335	101-7101-521550-	FLECKS LANDSCAPING	LANDSCAPING SERVICES	$4,836.00	
304338	101-7101-530350-	FRANCIS LLOYD M	REIMBURSEMENT	$86.04	**$86.04**
304339	401-7101-550150-	FULL COMPASS SYSTEMS INC	SMALL TOOLS AND EQUIPMENT	$3,830.38	**$3,830.38**
304341	101-7101-521020-	GENCOMM	EQUIPMENT MAINTENANCE	$6,705.00	**$6,705.00**
304342	101-7101-522030-	GIAMBELUCA, JOHN	TRAVEL & TRAINING	$170.20	**$170.20**
304345	101-7101-530350-	GRAINGER W W INC	MISCELLANEOUS SUPPLY	$361.40	**$676.89**

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
304345	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	($90.37)	
304345	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	$170.60	
304345	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	$342.65	
304345	101-7101-531650-	GRAINGER W W INC	EQUIPMENT	($107.39)	
					$108,126.00
304346	235-7101-550250-	HAMMER CONSTRUCTION, LLC	CONSTRUCTION SERVICES	$108,126.00	
					$3,052.10
304347	101-7101-521020-	HASTINGS AIR ENERGY CONTROL	SERVICE BUILDING MAINTENANCE	$95.00	
304347	101-7101-521020-	HASTINGS AIR ENERGY CONTROL	SERVICE BUILDING MAINTENANCE	$272.10	
304347	101-7101-521020-	HASTINGS AIR ENERGY CONTROL	SERVICE BUILDING MAINTENANCE	$910.00	
304347	101-7101-521020-	HASTINGS AIR ENERGY CONTROL	SERVICE BUILDING MAINTENANCE	$1,775.00	
					$2,260.59
304348	101-7101-521020-	HAYES MECHANICAL	SERVICE BUILDING MAINTENANCE	$2,260.59	
					$1,112.00
304358	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$120.00	
304358	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$120.00	
304358	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$120.00	
304358	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$160.00	
304358	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$160.00	
304358	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$432.00	
					$724.31
304361	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	($106.43)	
304361	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	$114.41	
304361	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	$114.41	
304361	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	$114.41	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
304361	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	$153.73	
304361	101-7101-521020-	JOHNSON CONTROLS SECURITY SOLUTIONS	SERVICE BUILDING MAINTENANCE	$333.78	
					$1,227.30
304363	101-7101-531550-	JUST FAUCETS	BUILDING MAINTENANCE SUPPLY	$543.30	
304363	101-7101-531550-	JUST FAUCETS	BUILDING MAINTENANCE SUPPLY	$684.00	
					$2,355.00
304366	101-7101-531450-	LAPORT INC	JANITORIAL SUPPLY	$2,355.00	
					$5,465.96
304370	401-7101-550200-	LOWES COMMERCIAL SERVICES	BUILDING SUPPLY MAINTENANCE	$5,465.96	
					$1,300.00
304372	101-7101-522030-	MACQUEEN EMERGENCY GROUP	TRAVEL & TRAINING	$1,300.00	
					$814.90
304374	101-7101-521010-	MEADE ELECTRIC CO INC	EQUIPMENT MAINTENANCE	$349.95	
304374	101-7101-521010-	MEADE ELECTRIC CO INC	EQUIPMENT MAINTENANCE	$464.95	
					$857.20
304375	101-7101-530350-	MENARDS-LONG GROVE	CLOTHING & APPAREL	$365.81	
304375	101-7101-531450-	MENARDS-LONG GROVE	JANITORIAL SUPPLY	$30.97	
304375	101-7101-531550-	MENARDS-LONG GROVE	BUILDING MAINTENANCE SUPPLY	$182.94	
304375	101-7101-531550-	MENARDS-LONG GROVE	BUILDING MAINTENANCE SUPPLY	$277.48	
					$2,269.62
304376	101-7101-521020-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	$2,269.62	
					$12,538.14
304379	101-7101-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$752.27	
304379	101-7101-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$752.27	
304379	101-7101-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$11,033.60	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$160.02
304381	101-7101-531400-	MIDWEST GROUNDCOVERS	LANDSCAPING SUPPLY	$160.02	
					$2,750.00
304385	401-7101-550200-	NATL DECORATING SERVICE INC	BUILDING MAINTENANCE SUPPLY	$2,750.00	
					$1,443.90
304389	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$3.77	
304389	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$18.56	
304389	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$37.57	
304389	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$42.35	
304389	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$49.19	
304389	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$98.97	
304389	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$139.22	
304389	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$183.63	
304389	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$244.76	
304389	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$254.00	
304389	101-7101-531750-	NORTHWEST ELECTRICAL SUPPLY CO	STREET SUPPLY	$371.88	
					$911.24
304391	101-7101-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$67.40	
304391	101-7101-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$843.84	
					$24,279.77
304392	101-7101-530390-	OFFEN PETROLEUM LLC	FUEL	$24,279.77	
					$1,312.50

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
304403	401-7101-550300-	COLEEN DEHART	RESIDENT REIMBURSEMENT	$1,312.50	
					$98.70
304404	101-7101-521150-	ERIC LAMKINS	RESIDENT REIMBURSEMENT	$98.70	
					$1,417.50
304406	401-7101-550300-	RENO PITTNER	RESIDENT REIMBURSEMENT	$1,417.50	
					$187.00
304407	401-7101-550300-	ROBIN GEORGE	RESIDENT REIMBURSEMENT	$187.00	
					$687.50
304412	101-7101-531900-	OZINGA READY MIX CONCRETE INC	STREET SUPPLY	$687.50	
					$3,695.13
304417	101-7101-531900-	PETER BAKER AND SON CO	CONSTRUCTION SERVICES	$3,695.13	
					$77.54
304419	101-7101-531650-	PETTY CASH	MISCELLANEOUS SUPPLIES	$14.99	
304419	101-7101-531650-	PETTY CASH	MISCELLANEOUS SUPPLIES	$62.55	
					$14,912.00
304421	101-7101-521150-	POTHOLE PROS INC	CONSTRUCTION SERVICES	$14,912.00	
					$541.50
304422	101-7101-522700-	PRECISE MRM LLC	EQUIPMENT MAINTENANCE	$541.50	
					$386.99
304425	101-7101-530350-	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$186.99	
304425	101-7101-530350-	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$200.00	
					$4,140.85
304427	101-7101-531650-	RHOMAR INDUSTRIES INC	STREET SUPPLY	$4,140.85	
					$1,670.00
304428	101-7101-521650-	RITTER GIS	EQUIPMENT MAINTENANCE	$1,670.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
304430	101-7101-520050-	ROADWAY ASSET SERVICES, LLC	PROFESSIONAL SERVICES	$9,460.00	**$9,460.00**
304431	401-7101-550200-	ROBERTS ENVIRONMENTAL CONTROL CORP	SERVICE BUILDING MAINTENANCE	$9,605.00	**$9,605.00**
304432	101-7101-521360-	ROUTE 12 RENTAL CO INC	EQUIPMENT RENTAL	$209.33	**$334.33**
304432	101-7101-531850-	ROUTE 12 RENTAL CO INC	SMALL TOOLS AND EQUIPMENT	$125.00	
304435	101-7101-521550-	SANDY'S LAWN AND TREE	LANDSCAPING SERVICES	$1,818.56	**$7,363.06**
304435	101-7101-521550-	SANDY'S LAWN AND TREE	LANDSCAPING SERVICES	$5,544.50	
304436	101-7101-521150-	SCHROEDER AND SCHROEDER	CONSTRUCTION SERVICES	$54,368.43	**$54,368.43**
304439	101-7101-531650-	SIGNS BY TOMORROW	MISCELLANEOUS SUPPLIES	$648.16	**$648.16**
304441	101-7101-522700-	SOUND INCORPORATED	PHONE SERVICES	$72.73	**$72.73**
304445	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	$248.72	**$248.72**
304451	101-7101-521150-	SUPERIOR ROAD STRIPING	CONSTRUCTION SERVICES	$9,228.88	**$9,228.88**
304452	101-7101-531800-	TAPCO	STREET SUPPLY	$891.00	**$891.00**
304456	101-7101-521020-	TGF ENTERPRISES INC	SERVICE EQUIP MAINTENANCE	$177.00	**$7,081.79**
304456	101-7101-521020-	TGF ENTERPRISES INC	SERVICE EQUIP MAINTENANCE	$218.75	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
304456	101-7101-521020-	TGF ENTERPRISES INC	SERVICE EQUIP MAINTENANCE	$237.50	
304456	101-7101-521020-	TGF ENTERPRISES INC	SERVICE EQUIP MAINTENANCE	$261.30	
304456	101-7101-521020-	TGF ENTERPRISES INC	SERVICE EQUIP MAINTENANCE	$348.25	
304456	101-7101-521020-	TGF ENTERPRISES INC	SERVICE EQUIP MAINTENANCE	$350.15	
304456	101-7101-521020-	TGF ENTERPRISES INC	SERVICE EQUIP MAINTENANCE	$435.65	
304456	101-7101-521020-	TGF ENTERPRISES INC	SERVICE EQUIP MAINTENANCE	$716.99	
304456	101-7101-521020-	TGF ENTERPRISES INC	SERVICE EQUIP MAINTENANCE	$4,336.20	
					$16,443.00
304460	101-7101-531700-	TRAFFIC CONTROL CORP	TRAFFIC SUPPLY	$2,280.00	
304460	101-7101-531700-	TRAFFIC CONTROL CORP	TRAFFIC SUPPLY	$4,115.00	
304460	401-7101-550150-	TRAFFIC CONTROL CORP	TRAFFIC SUPPLY	$10,048.00	
					$4,755.96
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$21.05	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$24.18	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$24.77	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$24.77	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$24.77	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.07	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.07	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.07	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.07	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$28.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$30.17	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$30.17	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$34.90	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$34.90	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$34.90	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$34.90	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$34.90	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$34.90	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$34.90	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$34.90	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$34.90	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$34.90	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$34.90	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$34.90	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$34.90	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$42.49	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$44.99	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$48.96	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$48.96	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$48.96	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$48.96	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$48.96	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$48.96	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$48.96	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$48.96	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$48.96	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$48.96	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$48.96	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$51.78	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$51.78	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$51.78	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$51.78	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$51.78	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$51.78	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$84.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$84.73	
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$97.10	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
304463	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$97.10	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$375.00
304487	101-7101-522700-	WILSON CONSULTING	PROFESSIONAL SERVICES	$375.00	
					$461.32
802334	101-7101-522700-	AT & T	ACCT 84734215365273	$52.66	
802334	101-7101-522700-	AT & T	ACCT 84739420624707	$55.67	
802334	101-7101-522700-	AT & T	ACCT 84739443682112	$55.67	
802334	101-7101-522700-	AT & T	ACCT 84739893361501	$57.81	
802334	101-7101-522700-	AT & T	ACCT 84759391411742	$61.84	
802334	101-7101-522700-	AT & T	ACCT 84739893901330	$62.15	
802334	101-7101-522700-	AT & T	ACCT 84725334382001	$115.52	
					$8,666.45
802335	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 3183115007	$4.43	
802335	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4321662000	$588.43	
802335	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4643388009	$625.68	
802335	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 7363016029	$7,447.91	
					$2,660.56
802336	101-7101-521500-	CONSTELLATION NEW ENERGY INC	ACCT 8063214	$2,660.56	
					$9,031.39
802337	101-7101-521500-	NICOR	ACCT 06802945268	$49.39	
802337	101-7101-521500-	NICOR	ACCT 40178600009	$51.90	
802337	101-7101-521500-	NICOR	ACCT 38178600003	$52.54	
802337	101-7101-521500-	NICOR	ACCT 15839647334	$53.09	
802337	101-7101-521500-	NICOR	ACCT 28178600004	$165.90	
802337	101-7101-521500-	NICOR	ACCT 38096400007	$168.22	
802337	101-7101-521500-	NICOR	ACCT 53278600001	$168.30	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
802337	101-7101-521500-	NICOR	ACCT 19426400008	$174.05	
802337	101-7101-521500-	NICOR	ACCT 43278600002	$184.30	
802337	101-7101-521500-	NICOR	ACCT 58401600000	$234.85	
802337	101-7101-521500-	NICOR	ACCT 72489260108	$302.78	
802337	101-7101-521500-	NICOR	ACCT 95407400001	$545.53	
802337	101-7101-521500-	NICOR	ACCT 97034457784	$582.55	
802337	101-7101-521500-	NICOR	ACCT 55616726109	$1,840.36	
802337	101-7101-521500-	NICOR	ACCT 96945600003	$1,958.49	
802337	101-7101-521500-	NICOR	ACCT 25422686599	$2,499.14	
			DEPARTMENT 7101 TOTAL:	$590,822.77	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7201	**WATER AND SEWER ADMIN**				
304263	505-7201-531650-	ABBOTT RUBBER CO INC	MISCELLANEOUS SUPPLY	$857.34	**$857.34**
304268	505-7201-550150-	AIR ONE EQUIPMENT	WATER SUPPLY	$120.90	**$120.90**
304269	505-7201-550150-	ALLAN INTEGRATED CONTROL SYSTEMS	SERVICE BUILDING MAINTENANCE & EQUIPMENT	$37,950.00	**$37,950.00**
304270	505-7201-521350-	ALPINE SAP, INC.	PROFESSIONAL SERVICES	$2,058.00	**$13,407.36**
304270	505-7201-521350-	ALPINE SAP, INC.	PROFESSIONAL SERVICES	$3,099.36	
304270	505-7201-521350-	ALPINE SAP, INC.	PROFESSIONAL SERVICES	$3,750.00	
304270	505-7201-521350-	ALPINE SAP, INC.	PROFESSIONAL SERVICES	$4,500.00	
304281	505-7201-531900-	ARROW ROAD CONSTRUCTION CO	CONSTRUCTION SERVICES	$26.45	**$26.45**
304287	505-7201-521650-	AZTECA SYSTEMS LLC	OFFICE EQUIPMENT	$933.33	**$933.33**
304307	505-7201-521250-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$1,181.41	**$1,181.41**
304314	505-7201-531400-	CONSERV FS INC	LANDSCAPING SUPPLY	$1,140.00	**$1,140.00**
304336	505-7201-520050-	FORERUNNER TECHNOLOGIES, INC	PROFESSIONAL SERVICES	$87.50	**$87.50**
304343	505-7201-530350-	GILLES, MICHAEL	REIMBURSEMENT	$200.00	**$200.00**
					$10.50

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
304345	505-7201-531550-	GRAINGER W W INC	WATER SUPPLY	$10.50	
					$23,979.70
304349	505-7201-521350-	HBK WATER METER SERVICE INC	METERS SUPPLY	$8,428.90	
304349	505-7201-521350-	HBK WATER METER SERVICE INC	METERS SUPPLY	$15,550.80	
					$330.25
304353	505-7201-520050-	HR GREEN INC	PROFESSIONAL SERVICES	$330.25	
					$450.00
304359	505-7201-521020-	ITRON INC	PROFESSIONAL SERVICES	$450.00	
					$1,260.00
304360	505-7201-531400-	JCK CONTRACTORS	LANDSCAPING SUPPLY	$420.00	
304360	505-7201-531400-	JCK CONTRACTORS	LANDSCAPING SUPPLY	$840.00	
					$199.38
304375	505-7201-531650-	MENARDS-LONG GROVE	MISCELLANEOUS SUPPLY	$199.38	
					$320.00
304380	505-7201-531070-	MID AMERICAN WATER	SEWER SUPPLY	$320.00	
					$47.99
304387	505-7201-531850-	NORTHERN TOOL & EQUIPMENT	WATER SUPPLY	$47.99	
					$3,695.12
304417	505-7201-531900-	PETER BAKER AND SON CO	CONSTRUCTION SERVICES	$3,695.12	
					$67.00
304419	505-7201-531650-	PETTY CASH	MISCELLANEOUS SUPPLIES	$67.00	
					$541.50
304422	505-7201-522700-	PRECISE MRM LLC	EQUIPMENT MAINTENANCE	$541.50	
					$1,749.18
304425	505-7201-530350-	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$200.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
304425	505-7201-530350-	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$357.94	
304425	505-7201-530350-	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$400.00	
304425	505-7201-530350-	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$791.24	
					$1,520.80
304426	505-7201-531650-	REVERE ELECTRIC SUPPLY CO	ELECTRICAL SUPPLY	$1,520.80	
					$1,670.00
304428	505-7201-521650-	RITTER GIS	EQUIPMENT MAINTENANCE	$1,670.00	
					$40,776.32
304436	505-7201-521300-	SCHROEDER AND SCHROEDER	CONSTRUCTION SERVICES	$40,776.32	
					$1,249.95
304438	505-7201-531850-	SHERWIN ACE HARDWARE	SMALL TOOLS AND SUPPLY	$1,249.95	
					$648.16
304439	505-7201-531650-	SIGNS BY TOMORROW	MISCELLANEOUS SUPPLY	$648.16	
					$257.17
304443	505-7201-531650-	STANDARD EQUIPMENT CO	MISCELLANEOUS SUPPLY	$257.17	
					$1,715.00
304448	505-7201-520050-	SUBURBAN LABORATORIES INC	WATER SUPPLY	$1,715.00	
					$13,167.63
304455	505-7201-531020-	TEST GAUGE INC	METER SUPPLY	$9,308.89	
304455	505-7201-531020-	TEST GAUGE INC	WATER SUPPLY	$3,858.74	
					$1,972.81
304465	505-7201-531050-	USA BLUEBOOK	WATER SUPPLY	$1,972.81	
					$655.46
304466	505-7201-522700-	VERIZON WIRELESS	ACCT 78635116200001	$655.46	
					$2,026.94

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
304478	505-7201-522700-	VERIZON WIRELESS	ACCT 58675303500001	$2,026.94	
					$3,227.00
304485	505-7201-531010-	WATER PRODUCTS CO	WATER SUPPLY	$1,212.00	
304485	505-7201-531010-	WATER PRODUCTS CO	WATER SUPPLY	$1,275.00	
304485	505-7201-550150-	WATER PRODUCTS CO	WATER SUPPLY	$740.00	
					$16,256.07
304489	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$2,637.75	
304489	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$251.32	
304489	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$2,217.00	
304489	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$2,479.00	
304489	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$2,686.00	
304489	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$2,722.25	
304489	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$2,812.75	
304489	505-7201-531850-	ZIEBELL WATER SERVICE PRODUCTS	SMALL TOOLS AND EQUIPMENT	$150.00	
304489	505-7201-531850-	ZIEBELL WATER SERVICE PRODUCTS	SMALL TOOLS AND EQUIPMENT	$300.00	
					$58.09
802334	505-7201-522700-	AT & T	ACCT 84725301748135	$58.09	
					$292.92
802335	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0684023014	$76.75	
802335	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0111076085	$216.17	
					$7,852.95
802336	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050217	$2,703.16	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
802336	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050220	$5,089.27	
802336	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050218	$60.52	
					$748.95
802337	505-7201-521500-	NICOR	ACCT 42567835683	$50.84	
802337	505-7201-521500-	NICOR	ACCT 58544400003	$51.40	
802337	505-7201-521500-	NICOR	ACCT 90920700003	$162.26	
802337	505-7201-521500-	NICOR	ACCT 04055600003	$194.37	
802337	505-7201-521500-	NICOR	ACCT 19278600002	$290.08	
			DEPARTMENT 7201 TOTAL:	$182,651.13	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7301	**PARKING ADMIN**				
					$564.08
802335	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4286290000	$564.08	
			DEPARTMENT 7301 TOTAL:	$564.08	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7302	**PARKING VAIL ST. GARAGE OPER**				
					$859.74
304379	235-7302-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$429.87	
304379	235-7302-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$429.87	
					$242.74
802334	235-7302-521500-	AT & T	ACCT 84725309782425	$242.74	
			DEPARTMENT 7302 TOTAL:	$1,102.48	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7303	**PARKING NORTH GARAGE OPER**				
					$429.86
304379	235-7303-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$214.93	
304379	235-7303-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$214.93	
					$231.00
802334	235-7303-521500-	AT & T	ACCT 84763200281737	$231.00	
					$51.30
802337	235-7303-521500-	NICOR	ACCT 12690400002	$51.30	
			DEPARTMENT 7303 TOTAL:	$712.16	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7304	**PARKING EVERGREEN ST GAR OPER**				
					$429.86
304379	235-7304-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$214.93	
304379	235-7304-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$214.93	
					$171.96
802337	235-7304-521500-	NICOR	ACCT 92296400002	$171.96	
			DEPARTMENT 7304 TOTAL:	$601.82	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7401	**SOLID WASTE DISPSL SWANCCADMIN**				
					$145,630.00
902170	511-7401-521540-	SOLID WASTE AGENCY	DEC 2023 TIPPING FEES	$145,630.00	
			DEPARTMENT 7401 TOTAL:	$145,630.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7501	**MUNICIPAL FLEET SVCS ADMIN**				
					$1,003.90
304277	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$43.78	
304277	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$157.50	
304277	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$802.62	
					$2,142.53
304285	621-7501-531510-	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	$2,142.53	
					$233.34
304287	621-7501-521020-	AZTECA SYSTEMS LLC	OFFICE EQUIPMENT	$233.34	
					$1,549.97
304297	621-7501-531510-	BRISTOL HOSE & FITTING INC	VEH MAINTENANCE SUPPLY	$35.27	
304297	621-7501-531510-	BRISTOL HOSE & FITTING INC	VEH MAINTENANCE SUPPLY	$1,514.70	
					$57.60
304301	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$17.64	
304301	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$39.96	
					$821.92
304305	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$261.84	
304305	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$560.08	
					$413.89
304308	621-7501-521070-	CITY LIMITS HARLEY DAVIDSON	VEH MAINTENANCE SERVICE	$413.89	
					$130.95
304309	621-7501-521360-	CITY WELDING SALES & SERVICE	EQUIPMENT RENTAL	$130.95	
					$624.50
304329	621-7501-531510-	FERGUSON FACILITIES SUPPLY HP# 3400	VEH MAINTENANCE SUPPLY	$624.50	
					$1,438.40

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
304345	621-7501-531510-	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	$74.06	
304345	621-7501-531510-	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	$1,364.34	
					$500.00
304351	621-7501-521070-	HILLSIDE SERVICE	VEH MAINTENANCE SERVICE	$250.00	
304351	621-7501-521070-	HILLSIDE SERVICE	VEH MAINTENANCE SERVICE	$250.00	
					$95.57
304352	621-7501-531510-	HOLMAN	VEH MAINTENANCE SUPPLY	$95.57	
					$1,779.60
304372	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	($158.84)	
304372	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$82.44	
304372	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$247.78	
304372	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$324.40	
304372	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$616.60	
304372	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$667.22	
					$185.32
304378	621-7501-530350-	MICHAEL, DANIEL	REIMBURSEMENT	$185.32	
					$1,754.31
304384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$4.92	
304384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$5.33	
304384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$5.42	
304384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$29.57	
304384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$38.50	
304384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$38.50	
304384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$39.99	
304384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$47.25	
304384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$62.31	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
304384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$99.91	
304384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$123.30	
304384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$125.37	
304384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$138.96	
304384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$221.32	
304384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$237.02	
304384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$536.64	
					$0.00
304387	621-7501-531510-	NORTHERN TOOL & EQUIPMENT	VEH MAINTENANCE SUPPLY	($9.99)	
304387	621-7501-531510-	NORTHERN TOOL & EQUIPMENT	VEH MAINTENANCE SUPPLY	$9.99	
					$321.00
304390	621-7501-531510-	NORTHWEST FREIGHTLINER	VEH MAINTENANCE SUPPLY	$321.00	
					$593.49
304425	621-7501-530350-	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$193.49	
304425	621-7501-530350-	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$400.00	
					$3,261.85
304443	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$33.81	
304443	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$299.66	
304443	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$348.87	
304443	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$444.01	
304443	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$2,135.50	
					$365.00
304444	621-7501-521070-	STANDARD INDUSTRIAL AUTO EQUIP	VEH MAINTENANCE SERVICE	$365.00	
					$285.00
304449	621-7501-521070-	SUBURBAN TRIM & GLASS	VEH MAINTENANCE SERVICE	$285.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$157.16
304463	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	$78.58	
304463	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	$78.58	
					$1,565.93
304490	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$24.43	
304490	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$1,425.41	
304490	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$116.09	
			DEPARTMENT 7501 TOTAL:	$19,281.23	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9001	**CAPITAL ADMIN**				
					$6,402.00
304326	506-9001-550250-	ENGINEERING ENTERPRISES INC	PROFESSIONAL SERVICES	$6,402.00	
					$252,531.08
304464	505-9001-550250-	UNITED SYSTEMS	RESIDENTIAL METER SUPPLY	$75,417.65	
304464	505-9001-550250-	UNITED SYSTEMS	RESIDENTIAL METER SUPPLY	$177,113.43	
			DEPARTMENT 9001 TOTAL:	$258,933.08	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9555	**DEBT SVC POLICE STATION 2016**				
					$1,976,150.00
902166	301-9555-560050-	UMB BANK	DEBT SERVICE PAYMENTS	$1,530,000.00	
902166	301-9555-560150-	UMB BANK	DEBT SERVICE PAYMENTS	$446,150.00	
			DEPARTMENT 9555 TOTAL:	$1,976,150.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9556	**DEBT SVC STORM WATER CONT 2018**				
					$533,950.00
902166	301-9556-560050-	UMB BANK	DEBT SERVICE PAYMENTS	$375,000.00	
902166	301-9556-560150-	UMB BANK	DEBT SERVICE PAYMENTS	$158,950.00	
			DEPARTMENT 9556 TOTAL:	$533,950.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9557	**DEBT SVC 2019 REFUNDING 2011**				
					$2,368,625.00
902166	301-9557-560050-	UMB BANK	DEBT SERVICE PAYMENTS	$2,185,000.00	
902166	301-9557-560150-	UMB BANK	DEBT SERVICE PAYMENTS	$183,625.00	
			DEPARTMENT 9557 TOTAL:	$2,368,625.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9558	**DEBT SVC 2020 GO BONDS**				
					$1,326,700.00
902166	301-9558-560050-	UMB BANK	DEBT SERVICE PAYMENTS	$1,130,000.00	
902166	301-9558-560150-	UMB BANK	DEBT SERVICE PAYMENTS	$196,700.00	
			DEPARTMENT 9558 TOTAL:	$1,326,700.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 11/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9901	**NON-OPERATING**				
					$11,647.59
304377	515-9901-540830-	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	$7,418.40	
304377	515-9901-540920-	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	$4,229.19	
			DEPARTMENT 9901 TOTAL:	$11,647.59	
			WARRANT TOTAL:	**$8,170,193.49**	

Village Board
11/20/2023

Item: Report of the Committee of the Whole Meeting of November 20, 2023

Department: Village Manager's Office

Report of the Committee of the Whole Meeting of November 20, 2023

Consideration of recommending to the Liquor Commissioner the issuance of a Class E liquor license to Daze Restaurant Group Corp dba Gumrai Thai located at 170 N. Arlington Heights Road.

Village Board
11/20/2023

Item: Water Station #17 Tank - Demolition Project - Award

Department: Public Works

The 2023 approved budget includes $1,816,800 for the rehabilitation of the Station #17 water tank located at 222 N. Ridge Avenue (Public Works). The Station consists of (2) one-million gallon and (1) two-million-gallon water storage tanks.

During the most recent evaluation of the two-million-gallon tank, it was determined that significant structural repairs were necessary. The estimated cost associated with the needed repairs exceeded $3,000,000. As a result of the evaluation, Staff and Engineering Consultants determined that necessary repairs were cost prohibitive. Further analysis was completed and water supply evaluations for current and future water supply needs, average daily consumptions, and maximum daily consumptions were completed. Both the consulting engineers and Staff agreed that decommissioning the large tank was the most cost-effective path and would result in little to no impact on the Village's water supply system.

Part of the tank decommissioning requires underground piping improvements necessary to redirect water to and from the appropriate remaining storage tanks. Robinson Engineering prepared project specifications and construction documents, which were advertised and circulated to known qualified contractors, in conjunction with this project, as well as the painting/piping contract, which is proposed to be awarded alongside this project.

Two separate bid openings were held on November 3, 2023. (One for the tank demolition and one for tank painting/piping). Both were opened and publicly read aloud. The results for the demolition services are below:

CONTRACTOR	**TOTAL BID**
Alpine Demolition Services, St Charles, IL	$259,000
Milburn, LLC, Bellwood, IL	$288,850
Jetco, LTD, Wauconda, IL Pricing	$560,821

The lowest responsive bidder for the tank demolition, Alpine Demolition Services, has received favorable comments from references checked by Village Staff. The bidder has been determined to be responsible and the bid meets specifications. Robinson Engineering (Tank Painting Consultant) has reviewed all the documents and recommends awarding the tank demolition bid to Alpine Demolition in the amount of $259,000.

Funds for these services are available in Account No. 505-9001-550250 (WA1101).

RECOMMENDATION

It is recommended that the Village Board award a contract for Tank Demolition at Station #17 to Alpine Demolition Services in a not-to-exceed amount of $259,000 and authorize Staff to execute all necessary documents.

Village Board
11/20/2023

Item: Water Station #17 Tank - Painting & Pipe Modifications Project - Award

Department: Public Works

The 2023 approved budget includes $1,816,800 for the rehabilitation of the Station #17 water tank located at 222 N. Ridge Avenue (Public Works). The Station consists of (2) one-million gallon and (1) two-million-gallon water storage tanks.

As part of the evaluation of the two-million-gallon tank decommissioning, Staff and the consulting engineer determined additional improvements necessary to redirect water to and from the appropriate remaining storage tanks. This includes installing new piping underground to decommission the two-million-gallon tank and redirect water flow to/from the two smaller one-million-gallon tanks on site. Robinson Engineering prepared project specifications and construction documents, which were advertised and circulated to known qualified contractors for this portion of the project, as well as the demolition contract, which is proposed to be awarded alongside this project.

Two separate bid openings were held on November 3, 2023. (One for the tank demolition and one for tank painting/pipe modifications). Both were opened and publicly read aloud. The results of the painting and pipe modifications portion of the project are provided below:

CONTRACTOR TOTAL BID

Tecorp, Inc, Joliet, IL $1,188,907
Jetco, LTD, Wauconda, IL $1,269,757
Era-Valdivia, Chicago, IL $1,327,350
Neumann Co., Memillam, WI $1,875,200

Staff has followed up with references for Tecorp, Inc., the lowest responsive bidder for the tank painting and pipe modifications, and have identified no concerns. The bidder has been determined to be responsible and their submission meets all required specifications. The Village's consulting engineer has also reviewed all the required documentation and recommends award of the

tank painting and pipe modifications bid to Tecorp, Inc. in the amount of $1,188,907.

Funds for these services are available in Account No. 505-9001-550250 (WA1101).

RECOMMENDATION

Staff recommends that the Village Board award a contract for tank painting and pipe modifications at Station #17 to Tecorp, Inc., for a not-to-exceed cost of $1,188,907 and authorize Staff to execute all necessary documents.

Village Board
11/20/2023

Item: Sodium Chloride (Road Salt) Purchase 2023-2024 - State Contract

Department: Public Works

The 2024 Public Works Department Operating Budget includes $488,000 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 Morton Salt Inc., of Chicago, Illinois, at a cost of $77.43/ton. Staff intends to use the CMS contract during the 2023-2024 snow season. The bidder has been determined to be responsible and has worked successfully with the Village in the past. To secure salt from multiple vendors, Staff will bid out two salt contracts each year. The second contract is typically bid out prior to the snow season, to re-stock prior to major snow events.

The State contract is valid through September 2024; and allows for a purchase of a minimum of 80% of our allotted 6,500 tons, up to a maximum purchase of 120%.

Funds for this purchase are available in Account No. 101-7101-531900. Staff does not anticipate any purchases until January 1, 2024. It is understood that approval of the contract is contingent on the Board approval of the 2024 budget.

RECOMMENDATION

It is recommended that the Village Board award a contract to Morton Salt Inc., of Chicago, Illinois, for the purchase of Sodium Chloride (Road Salt), at a unit cost of $77.43/ton, up to the budgeted amount, and authorize Staff to execute the necessary documents.

Village Board
11/20/2023

Item: Budget Amendment Ordinance Approval and Demolition of Structures - Contract Award

Department: Public Works

The structures on the site of 1401 W. Palatine Road have been deemed unsafe and left in a dangerous condition. Over the past several years, the Village has been working with the owners and neighbors of the property to remedy its current condition.

On March 10, 2023, the Village received final court authorization to demolish the structures on site and restore the property. On October 16, 2023, the Village held a public bid opening for demolition of the structures and restoration of the site located at 1401 W. Palatine Road. The Village will lien the property for all associated demolition expenses after the work is completed.

Four bids were publicly opened and read aloud. The bid totals are as follows:

BIDDER	**TOTAL BID**
Anthem Excavation & Demolition Inc.	$57,549
Langos Corp.	$64,500
Fowler Enterprises LLC	$80,500
Green Demo	$89,500

Anthem Excavation & Demolition is the apparent lowest bid. The Village did receive a complaint against Anthem from the IIC regarding 1st notice for failure to pay prevailing wages. The Village Attorney has reviewed the complaint but has determined the bidder has not been barred from bidding and is still eligible for award. Staff has contacted all of Anthem's references and received favorable reviews and therefore recommends the following actions:

*Amend the Property Maintenance Account #101-7001-521100 in the amount of $57,600.

*Approve the contract award to Anthem Excavation & Demolition Inc. in the amount of $57,549 for the demolition of the structures and restoration of the site

at 1401 W. Palatine Road.

RECOMMENDATION

It is recommended that the Village Board award the contract for Demolition of the structures and Restoration of the site at 1401 W. Palatine Road to Anthem Excavation & Demolition Inc. of Itasca, Illinois, in an amount not-to-exceed $57,549 and approve the attached Ordinance amending the 2023 Budget in the amount of $57,600 and authorize Staff to execute the necessary documents.

ATTACHMENTS:

Description	Type
Ordinance - 1401 W Palatine Rd Demo	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, 2023 AND ENDING DECEMBER 31, 2023

WHEREAS, by Ordinance 2022-066, 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, 2023, and ending December 31, 2023; 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
101-7001-521100-	$17,600	$57,600	$75,200

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 20th of November, 2023.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
11/20/2023

Item: Golf VX - 622, 626 & 644 E. Rand Rd. - PC#23-013

Department: Planning & Community Development Department

Requested Action

1. Special Use Permit to allow an approximately 11,938 square foot Large Amusement Facility on the subject property.

2. Special Use Permit to allow a Restaurant with food and liquor service on the subject property.

Variations Required

1. A variation from Chapter 28, Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.

2. A variation from Chapter 28, Section 10.8, to waive the requirement to provide 2 bicycle parking spaces for the proposed use.

RECOMMENDATION

A public hearing was held by the Plan Commission on November 8, 2023 where Commissioner Cherwin moved and Commissioner Jensen seconded:

A motion to recommend to the Village Board of Trustees, approval of PC #23-013, a Special Use permit to allow an approximately 11,938 square-foot large amusement facility on the subject property, a Special Use permit to allow a restaurant with food and liquor service on the subject property, and the following Variations:

1. A Variation from Chapter 28, Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.

2. A Variation from Chapter 28, Section 10.8, to waive the requirement to provide 2 bicycle parking spaces for the proposed use.

This recommendation is subject to resolution of the following:

1. The Petitioner and property owner shall collaborate on exterior enhancements to the facade including architectural upgrades to the building entry to create an enhanced gateway to this portion of the shopping center, which shall be subject to Village review and approval and will likely require Design Commission approval. A building permit for said enhancements must be obtained no later than occupancy of the site by Golf VX, and shall be completed no later than six months after issuance of an occupancy permit for the subject property.

2. A liquor license application will be submitted prior to the Petitioner's appearance in front of the Village Board.

3. Appropriate sound attenuation, at the discretion of the Village, shall be provided and included in the interior remodel work, to be verified upon review of a building permit application.

4. A paving and striping plan for the parking lot adjacent to the unit will be provided prior to the Petitioner's appearance in front of the Village Board. This should include details on who is responsible for parking lot repairs according to the reciprocal basement agreement for the shopping center, the total number of parking spots, the location and number of ADA parking spots, and installation of an ADA curb ramp that is oriented in-line with ADA parking with a corresponding continental style crosswalk.

5. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

Roll Call Vote: Commissioners Cherwin, Jensen, Ennes, Green, Lorenzini, Sigalos, and Acting Chair Drost voted in favor. Motion carried.

ATTACHMENTS:

Description	**Type**
VB memo 11/20/23 - Approval Conditions	Memorandum
PC Minutes 11/8/23 - DRAFT	Minutes
Staff Report	Report
Aerial	Exhibits
Project Narrative	Exhibits
Plat of Survey	Exhibits
Site Plan	Exhibits
Special Use & Variation Criteria Justification	Exhibits
Parking Survey	Exhibits
Market Study	Exhibits
Floor Plan	Exhibits
Exterior Elevations	Exhibits

Department Review Comments - Round 1	Report
Department Review Comments - Round 1 Petitioner Response	Report
Department Review Comments - Round 2	Report
Department Review Comments - Round 2 Petitioner Response	Report

Memorandum

To: Charles Witherington-Perkins, Director of Planning and Community Development

From: Hailey Nicholas, Assistant Planner

Date: 11/15/2023

Re: Village Board Meeting on November 20, 2023 - PC #23-013: Golf VX

Background:
On November 8, 2023, the Plan Commission held a public hearing to consider application PC #23-013, a petition to allow a 11,938 square foot large amusement facility and restaurant at 622, 626, and 644 E Rand Road. The Staff Development Committee recommended approval of the application subject to six conditions of approval and the Plan Commission voted 7-0 to recommend approval subject to the conditions as recommended by the Staff Development Committee, with certain modifications as outlined below.

One of these conditions of approval (condition #4) required that, prior to appearing before the Village Board, the petitioner collaborate with the property owner to prepare a paving and striping plan for the parking lot adjacent to their unit, along with a timeline for when that improvement will be completed. At the Plan Commission hearing, the property owner expressed concern about this condition and the commissioners decided to revise the condition by removing the requirement for submission of a timeline for the parking lot improvements.

Another condition of approval (condition #5) required the petitioner to provide a site plan that showed the proposed location of the code required bicycle rack (2 bike spaces required) prior to appearing before the Village Board. However, the Plan Commission removed this condition from their approval motion and added a subsequent recommendation that the petitioner be granted a variation from the requirement to provide bicycle parking.

If the Board concurs with the Plan Commission, a variation from the 2 required bicycle parking spaces is required. Alternatively, a simpler condition could be considered, such as:

5. The petitioner shall install 2 bicycle parking spaces in a location satisfactory to the Village prior to issuance of a permit.

Recommendation: In order to move the petition forward, the Staff Development Committee recommends simplifying condition #4 to be addressed prior to issuance of a permit, and proposes the following modifications to the recommendations made by the Plan Commission:

Green Bold text is to be added, ~~Red Strike-Through~~ text is to be deleted.

1. The petitioner and property owner shall collaborate on exterior enhancements to the façade, including architectural upgrades to the building entry to create an enhanced gateway to this portion of the

shopping center, which shall be subject to Village review and approval and will likely require Design Commission approval. A building permit for said enhancements must be obtained no later than occupancy of the site by Golf VX, and shall be completed no later than 6 months after issuance of an occupancy permit for the subject property.

2. A liquor license application will be submitted prior to the petitioner's appearance in front of the Village Board.
3. Appropriate sound attenuation, at the discretion of the Village, shall be provided and included in the interior remodel work, to be verified upon review of a building permit application.
4. **Prior to issuance of a permit,** a paving and striping plan for the parking lot adjacent to the unit will be provided ~~prior to the petitioner's appearance in front of the Village Board.~~ This should include ~~a timeline for when the parking lot will be improved,~~ details on who is responsible for parking lot repairs according to the Reciprocal Easement Agreement for the shopping center, the total number of parking spots, the location and number of ADA parking spots, and installation of an ADA curb ramp that is oriented in-line with ADA parking with a corresponding continental style crosswalk.
~~5. The bicycle rack is to be installed in a location that is unobstructive to pedestrians or an ADA compliant sidewalk, and within the landlord's property. The petitioner shall provide an engineering site plan that includes the location and orientation of the bicycle rack prior to appearing before the Village Board. If the bicycle parking is to be provided on the adjacent property, all appropriate easements and/or agreements along with a site plan shall be submitted prior to appearing before the Village Board.~~
~~6.~~ **5.** The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

Cc: Randy Recklaus, Village Manager

PLAN
COMMISSION

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

RE: GOLF VX - 622, 626 & 644 EAST RAND ROAD - PC #23-013
SPECIAL USE PERMIT FOR AMUSEMENT FACILITY, LARGE, AND RESTAURANT,
VARIATION

REPORT OF PROCEEDINGS had before the Village of

Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village

Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,

Illinois on the 8th day of November, 2023 at the hour of 7:30 p.m.

MEMBERS PRESENT:

GEORGE DROST, Acting Chairperson
LYNN JENSEN
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner
HAILEY NICHOLAS, Assistant Planner
MICHAEL LYSICATOS, Assistant Director of Planning and Community Development

DRAFT

ACTING CHAIRPERSON DROST: I'll call this meeting to gather and to start.

We can do the Pledge of Allegiance to the Flag, so if you would all join?

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON DROST: Thank you.

All right, roll call, Sam.

MR. HUBBARD: Sure. Before I call the roll, I will note that the Chair and the Vice Chair are absent today, so Commissioner Drost has graciously accepted my offer to be an Interim Chair for the night. So, we can do a quick roll voice vote on that.

ACTING CHAIRPERSON DROST: It's subject to term limits because I've served in that capacity before. So, thank you, Sam.

MR. HUBBARD: Yes.

All right, we can do roll call.

Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chair Dawson.

(No response.)

MR. HUBBARD: And Acting Chair Drost.

ACTING CHAIRPERSON DROST: Here.

All right, thank you, Sam.

I'll call for an approval of the minutes. Last session, we had the Eastman Development.

COMMISSIONER GREEN: I'd like to make a motion for approval.

ACTING CHAIRPERSON DROST: Second?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON DROST: I'll call for a vote.

Those in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON DROST: Any opposed, same sign?

(No response.)

ACTING CHAIRPERSON DROST: Hearing none, it's passed. Good.

All right, we have some public hearings, two. The first one on the list is Golf VX. It's on Rand Road, a special use permit, an amusement facility seeking a variation. Is

DRAFT

the Petitioner here?

MS. CHOI: Yes.

ACTING CHAIRPERSON DROST: Great, and will you be accompanied by any other individuals?

MS. CHOI: Yes.

ACTING CHAIRPERSON DROST: Then we're going to swear you in, all right? So, if you'd stand and raise your right hand?

(Witnesses sworn.)

ACTING CHAIRPERSON DROST: Okay, thank you. All right, introduce yourself, state your name, and maybe a brief summary of your petition, and spelling, helpful for our court reporter.

MS. CHOI: My name is Gina Choi, G-i-n-a C-h-o-i. Can I start the projection? Okay.

Okay, we are thrilled to introduce Golf VX, a golf simulator facility that promises an exceptional golfing experience while also offering an enticing range of food and beverage options. In this proposal, we will outline the numerous positive impacts Golf VX will bring to Arlington Heights, showcasing how we want to enrich the lives of residents.

Positive impact of Golf VX to Arlington Heights. Golf VX is dedicated to fostering inclusivity within the community. We will provide access to golf for all residents and non-residents regardless of their experience, level or ability. Chicago's climate can often limit traditional golfing opportunities within an average of 133 days, about 4.5 months per year of rain in addition to a long winter. Nevertheless, Golf VX provides a year-round golfing experience that remains immune to all weather conditions, offering residents the freedom to enjoy their beloved sport in their leisure.

Golf VX utilizes cutting edge simulator technology to faithfully recreate the landscape of prestigious golf courses from around the world. These cutting edge features ensure the unparalleled golfing experience that closely mirrors the challenges and dynamics of playing on an outdoor golf course. At Golf VX, we not only focus on the golf but also to culinary excellence. Our restaurant offers a wide variety of delicious dishes that can be enjoyed both inside the bay and in the common area, making dining a delighting experience whether you're playing golf or you're spending time with your loved ones.

Our diverse menu is designed to satisfy your taste buds, and we offer unique beverage pairings from Arlington Heights' first ever robotic bartender, the Makr Shakr. This innovative bartender can handle an impressive selection of 158 variety of choices elegantly displayed from the ceiling above the bar, making this a perfect blend of technology, innovation and craftsmanship.

Before we proceed, allow me to introduce our exceptional team: Kyu Choi, CEO; Michael Perkins, Business Development Manager; Billy Nienstedt, Business Development; and Jong Pil Park, our Architect.

ACTING CHAIRPERSON DROST: Why is he hiding?

MS. CHOI: He's the shy one. And my name is Gina Choi, and I'm the Project Manager.

Okay, so Arlington Heights of Illinois GVX, LLC doing business as Golf VX is requesting for a special use permit to allow an approximately 11,938 square-foot large amusement facility and restaurant with food and liquor service, and a variation to Chapter 28 of the Municipal Code, Section 6.12-1, to waive the requirement of a traffic and parking study.

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I would like to present an overview of our floor plan and interior remodel, and again these drawings are in progress.

You will be able to enjoy our facility on Sunday, 10:00 a.m. to 8:00 p.m., Monday through Thursday, 10:00 a.m. to 10:00 p.m., and Friday and Saturday, 10:00 a.m. to 12:00 a.m.

Now, let me show you the two videos that will summarize our presentation today. The first video will be the video of our VX simulator.

(Whereupon, the first video was played.)

MS. CHOI: And our next one will be the video of our Makr Shakr.

(Whereupon, the second video was played.)

MS. CHOI: Thank you.

ACTING CHAIRPERSON DROST: Yes, we should applaud. You know, I feel like I'm on Shark Tank.

So, for now your presentation is complete?

MR. CHOI: Yes.

MS. CHOI: Yes.

ACTING CHAIRPERSON DROST: It's very good, thank you.

MR. CHOI: Thank you.

ACTING CHAIRPERSON DROST: I just want to clarify a couple of things. One is, and to the Staff, we have Ms. Nicholas, I think that you're going to do the presentation for the Staff report, have all the notices been provided and given for this project?

MS. NICHOLAS: Yes, they have.

ACTING CHAIRPERSON DROST: And the Petitioner, have you seen the blue sheet that we have here?

MS. CHOI: Yes.

ACTING CHAIRPERSON DROST: Which lists the conditions that you would be subject to if you are successful in getting the approval of the Plan Commission?

MS. CHOI: Yes. I have.

ACTING CHAIRPERSON DROST: Good, thank you.

All right, Ms. Nicholas, fire away.

MS. NICHOLAS: All right, I'll start with a brief overview of the project, although the Petitioner did a very --

AUDIENCE MEMBER: Can you speak up please, or turn the volume up?

MS. NICHOLAS: Hello, does this work?

ACTING CHAIRPERSON DROST: Yes.

MS. NICHOLAS: Okay, good. Okay, sorry about that.

So, the subject property is located at 622, 626 and 644 East Rand Road. The zoning of the property is in the B-3 District, it's located in the Southpoint Shopping Center. The Comprehensive Plan designates this land as commercial land use.

There are two requested actions. First, for a special use permit for a large amusement facility, and the second is a special use permit for a restaurant, both in the B-3 District. The Petitioner is also requesting a variation from the requirement to submit a traffic and parking study from a qualified engineer.

So, this shows an aerial view of the subject property. As previously mentioned, it's within the Southpoint Shopping Center. It is a planned unit development at the intersection of Palatine and Rand Road.

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As shown in these pictures, the condition of the current facade is not ideal. Staff is recommending a couple of conditions of approval for this project. One of the conditions is that the Petitioner will collaborate with the property owner on exterior enhancements to the facade to create an enhanced gateway to this portion of the shopping center. Additionally, Staff is also recommending a condition of approval in regard to the parking lot repairs. As shown in the picture to the right, the parking lot currently has numerous potholes and the striping of the parking spots has faded. So, in anticipation of the increased parking demand created by Golf VX, Staff is recommending a condition of approval for the Petitioner and property owner to provide a paving and striping plan for the parking lot adjacent to the unit.

This image is the floor plan that Golf VX also shared with us. As previously mentioned, they plan to have 12 golf simulator bays and a bar and dining area. The gray area on the floor plan shows the neighboring tenant space which is a dog boarding facility, Dogtopia. Another condition of approval for this project that has been recommended by Staff is that the Petitioner install sound attenuation during their interior remodel of the space in order to offset any noise that may permeate through the walls from the neighboring tenant. Dog barking can be heard from outside the building, so it is expected that this may be an issue at Golf VX if appropriate sound attenuation is not installed.

A parking study was submitted as part of this application. They surveyed two parking areas. Parking Lot 2A is the area adjacent to the unit in which there were no parked vehicles observed by the Petitioner. Parking Lot 1 is adjacent to At Home and Dogtopia, and the peak parking demand is highlighted at 36 cars on a Saturday evening. Staff does not anticipate there being parking issues as the shopping center is well served by multiple parking lots that are shared among all the tenants.

This image shows the two parking lots that were surveyed by the Petitioner. In addition, this image also shows the proposed bicycle parking location as bicycle parking is required for this project. Staff is generally supportive of this location but is also recommending a condition of approval that ensures that the location of the bicycle rack will not obstruct the pedestrian sidewalk or ADA ramp adjacent to the proposed location.

The Petitioner provided responses to the special use and variation approval criteria as part of their application. Staff found their responses to be sufficient. Overall, the Staff Development Committee is recommending approval subject to the number of conditions that were discussed throughout the presentation, and this concludes Staff's presentation.

ACTING CHAIRPERSON DROST: Yes, thank you. Well done.

Is there a motion to include the Staff report into the record?

COMMISSIONER JENSEN: So moved.

COMMISSIONER CHERWIN: I'll second.

ACTING CHAIRPERSON DROST: Okay, all in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON DROST: Any opposed, same sign?

(No response.)

ACTING CHAIRPERSON DROST: Hearing none, Staff report is included into the record. We'll start the hearing off with comments from the Commissioners and I will start with Commissioner Jensen.

Do you have any comments?

AUDIENCE MEMBER: Speak up please or turn the volume up on the master control?

ACTING CHAIRPERSON DROST: Yes, I think we're -- how is your hearing? Is that better?

AUDIENCE MEMBER: Thank you.

ACTING CHAIRPERSON DROST: Okay, so we'll start, Jensen?

COMMISSIONER JENSEN: Yes, I think I'm going to wait.

ACTING CHAIRPERSON DROST: Speak up.

COMMISSIONER JENSEN: I'm going to hear what the public has to say before I ask any questions, so I'll pass at this point.

ACTING CHAIRPERSON DROST: Okay, Commissioner Lorenzini?

COMMISSIONER LORENZINI: Nothing at this time.

ACTING CHAIRPERSON DROST: Commissioner Green?

COMMISSIONER GREEN: Nothing at this time.

ACTING CHAIRPERSON DROST: Commissioner Ennes?

COMMISSIONER ENNES: I don't have anything at this time. My hearing aid is working fine.

ACTING CHAIRPERSON DROST: Good.

Commissioner Sigalos?

COMMISSIONER SIGALOS: I have a question about this bicycle rack. I mean, I was never a golfer and I can't ever picture myself carrying my golf clubs on a bicycle. Is that really required?

MS. NICHOLAS: It is required by code because there's going to be an increase in parking demand, and that's just the code requirement that we have.

COMMISSIONER CHERWIN: You'll have to learn how to ride your bike with your golf clubs behind you.

COMMISSIONER SIGALOS: I don't have anything further at this time.

COMMISSIONER CHERWIN: Nothing from me, thank you.

ACTING CHAIRPERSON DROST: Commissioner Cherwin? Oh, nothing?

COMMISSIONER CHERWIN: No.

ACTING CHAIRPERSON DROST: Yes, we have some issues with bicycle racks. I think Commissioner Jensen puts the sort of reasonable reason for bicycle racks.

All right, we'll defer on further comments from the Commissioners. Can you hear me okay? So, what we'll do, I'll open it up for public comment.

Who is here to talk about the VX golf site? Anybody that wants to come forward? Any comments?

(No response.)

ACTING CHAIRPERSON DROST: All right, if not, then I'll close the public meeting and then take it back to the Commissioners.

COMMISSIONER JENSEN: I really am very supportive of this project. I really don't have any questions. They've answered everything that we discussed in the Conceptual Plan review, so I'll pass at this point.

ACTING CHAIRPERSON DROST: Commissioner Lorenzini?

COMMISSIONER LORENZINI: I have one question for Ms. Choi. Can you come back up to the mic, please?

Do you have other facilities like this or similar somewhere?

MS. CHOI: So, Golf VX will be our first facility in Illinois; however, we do have our golf simulator out in New Jersey, LA, New York, but the facility of the project that we're

doing will be our first facility in Arlington Heights.

COMMISSIONER LORENZINI: Does it have all the same features?

MS. CHOI: The flagship -- I'm sorry?

COMMISSIONER LORENZINI: Does it have all the same features, the bartender, the restaurant?

MS. CHOI: That is something that we want to forgo on in the future as a franchisee in the business plan.

COMMISSIONER LORENZINI: Okay, thank you.

MS. CHOI: Thank you.

ACTING CHAIRPERSON DROST: Commissioner Green?

COMMISSIONER GREEN: I have no questions. I think it's a great project. We went over this in the Plat & Sub, or the Conceptual Plan Review Committee.

ACTING CHAIRPERSON DROST: Commissioner Ennes?

COMMISSIONER ENNES: No, I think the main question I had is how does the robot card people, but I believe that was addressed and answered at Conceptual Plan, that you would have staff who will card people that come. So, are only 21-year-olds allowed in the facility?

MS. CHOI: Maybe I should stay up here. Those drinks, actually there will be staff actually ordering the drinks that need to be ordered. That is, they will be ID'ed and then they will put it in for them. Those drinks are not for the public to be able to operate, it's only for staffing.

COMMISSIONER ENNES: Okay, that's all I have.

COMMISSIONER SIGALOS: My only question was again about, you know, the robotic bartender and monitoring, you know, minors from buying drinks, but that's answered, so I have no other questions. I think it's great. I was never a golfer, so it will be great.

MS. CHOI: Maybe you get to start it.

ACTING CHAIRPERSON DROST: Yes.

Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, I would just follow up on Commissioner Sigalos' comments about the golf clubs on the bike.

Do you anticipate any bike traffic coming to this? Would there be a lot of bikers coming in with the clubs or what?

MS. CHOI: As of now --

COMMISSIONER CHERWIN: Do any of your other facilities have bike racks?

MS. CHOI: No, they don't.

COMMISSIONER CHERWIN: Okay, who is supposed to be paying for the bike rack if you need to put one in?

MS. CHOI: We are.

COMMISSIONER CHERWIN: Okay, well, I don't think that that's really an appropriate, a good use of your funds.

MS. CHOI: Thank you.

COMMISSIONER CHERWIN: I would suggest that it's waived for this particular development. That would be my preference if it comes before the Board, because I just don't think it's a good use of funds. I wouldn't be able to ride my bike there.

MS. CHOI: Exactly, if you're a golfer you'll know.

COMMISSIONER CHERWIN: With clubs, and I'm pretty nimble, but yes, I mean, I also think the conditions make sense. I mean, on the other hand, you know, the way that the parking lot is right now, you need a 4Runner to get there. So, I think the requirement of the improvements on the facade and everything else seem to make a lot of sense to me. So, I would make a motion.

ACTING CHAIRPERSON DROST: Well, I want to make a comment.

COMMISSIONER CHERWIN: Oh, no.

ACTING CHAIRPERSON DROST: Before I am, I'm going to give you an opportunity.

COMMISSIONER CHERWIN: Oh, okay, go ahead.

ACTING CHAIRPERSON DROST: Yes.

No, like Commissioner Cherwin and what I perceive Commissioner Jensen's remarks would be on the need for bikes in areas that really are quite hazardous for bikers to come in, bicyclists, and we've talked about this before at Commission meetings that, you know, sometimes we've got to apply some practicality to these requirements. So, this is just going into the record so that the Trustees know.

Then as far as the robot, no Basset training, you know, for liquor training? How do you, you know, pre-program that? That's a joke. So, now it's time for you to --

COMMISSIONER ENNES: If I could just, is this property a PUD?

MR. HUBBARD: Yes.

COMMISSIONER ENNES: So, bike racks, and I agree with the issue, we shouldn't have bike racks where they're not needed, but with a PUD, we have other businesses there, right? We have a dog --

ACTING CHAIRPERSON DROST: Dogmania?

COMMISSIONER ENNES: We have a tile store. Do they have employees who might be riding bikes to work?

MR. HUBBARD: Yes.

COMMISSIONER ENNES: So, at least that's something, but if the property doesn't have it, then it should be added at this time at the overall expense of the PUD.

Petitioner, you look like you had a comment?

MS. CHOI: No, I did check on the bike rack. The only place, yes, on that plaza, the only place they have was Chipotle.

COMMISSIONER ENNES: But that's not your parking lot.

MS. CHOI: Yes.

COMMISSIONER ENNES: That wouldn't help.

MR. HUBBARD: Yes, the bike parking requirement is triggered by the use classification, a large amusement facility, that could entail a golf, a virtual golf facility or it could entail a laser tag, you know, facility for children, then they have more bike traffic. So, that's the theory behind the requirement. Additionally, you know, I think it makes perfect sense that the golfers probably aren't going to be biking there with their golf clubs, but some of the employees working here may. You know, this bike rack could serve some of the other businesses in the facility in the PUD as well.

COMMISSIONER JENSEN: A question that I would have there. I agree with Commissioner Drost, this is probably a dangerous area to be riding your bike, whether you're an employee or a customer. So, if they wanted to actually get a dispensation before they go to the Board, what do they need to do?

MR. HUBBARD: Well, the Plan Commission could make a motion to recommend everything except for the variation, or I'm sorry, except for I guess, or in addition to the requested approvals, they could put in a variation, recommendation for a variation to waive the bike parking requirements.

COMMISSIONER JENSEN: Okay, thank you.

So, we could ask that number five be eliminated if we, when we get around to making a motion?

MR. HUBBARD: Yes, that condition would be eliminated and then a variation to waive the bike parking requirements for this particular use would also be necessary.

COMMISSIONER JENSEN: Okay, thank you.

ACTING CHAIRPERSON DROST: Okay, thank you.

Commissioner Cherwin, do you want to make that motion?

COMMISSIONER CHERWIN: I think perhaps somebody in the group would like to say something?

ACTING CHAIRPERSON DROST: Oh, yes, state your name and spell it.

MR. SILVERMAN: Yes, my name is Richard Silverman, S-i-l-v-e-r-m-a-n. I'm the shopping center owner. Golf VX has signed a lease with me to move forward. We're looking forward to having them. They're a great use for our shopping center. I'm against the bike rack but we could move forward with that if it's necessary.

The thing I wanted to put on the public record was the Staff's requirements for facade improvements to make it look better as a gateway. We fully support that. That is in our plans. We have drawings we plan to submit right away.

The other comment though, that is a requirement that Staff is putting upon Golf VX and myself as the owner to repair the parking lot. I don't own the parking lot. The parking lot is owned by the owner of Floor and Decor. That parking lot is being deferred maintenance, not paid attention to, and it's their responsibility per the operating and easement agreements with the shopping center to maintain it. So, we would implore Staff who has the ability to have code enforcements go out there and make the parking lot improvements be a requirement of the individual that owns the parking lot, not the individuals that are the neighbors of it and being forced to improve someone else's land.

So, that's all I wanted to add to the public record as of yet at this point.

COMMISSIONER CHERWIN: Could I just really quick follow on that? You have the benefit of use of the parking lot?

MR. SILVERMAN: Yes, the entire shopping center is a PUD and has an operating and easement agreement which has cross access and cross parking requirements and rights.

COMMISSIONER CHERWIN: So, are you a party to the operating agreement?

MR. SILVERMAN: Yes, sir.

COMMISSIONER CHERWIN: Okay, is there a maintenance requirement, so you have a right to enforce the rights as a benefited parcel under that agreement, correct?

MR. SILVERMAN: The shopping center manager has the rights to maintain it and the right to go to court with them. I am not that individual. The shopping center manager outside of my control is not taking that necessary step.

COMMISSIONER CHERWIN: But as a benefited parcel, you should have

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the right under that agreement to enforce the provisions of it. Are you saying that the terms don't allow for that?

MR. SILVERMAN: The terms require the shopping center manager, the declarant of the shopping center, to enforce the rules and the regulations of the shopping center. Me as a neighbor cannot enforce rules on another neighboring property. Yes, that is what I am saying.

COMMISSIONER ENNES: But you are also the owner of the entire property?

MR. SILVERMAN: I am one of seven owners of Southpoint Shopping Center, and the parking lot that is being talked about that needs to be upgraded is owned by the Floor and Decor owner. I'm also the owner of the Dogtopia building, the Chipotle, AT&T, BIBIBOP, Consumers Credit Union and RE/Max building. I maintain my parking lots if you go out there and take a look, but I can't force a neighbor to only maintain 75 percent of their parking lot and abandon the other 25 percent that happens to be in front of our future tenant.

So, for the public record, we are being forced to maintain the parking lot and go to court if that's what's going to have to happen with the neighbor, right? We would hope that the Village could probably step in and enforce it with code enforcement and other possibilities to make sure that that shopping center maintains their property.

ACTING CHAIRPERSON DROST: If a violation has been served on the site and it's served to Mr. Silverman, does he then pass it off to the responsible party?

MR. HUBBARD: Well, the violation in this case would go to the property owner of the parking lot of which he is not.

ACTING CHAIRPERSON DROST: Right. I mean, I'm just, you know, I don't want to play, you know, courtroom here. Just to the sense that they'll get notice of it and it will go to the proper party?

MR. HUBBARD: Right, yes, it would. It would go to the Floor and Decor owner and they would be responsible for the repairs. The condition as worded just requires that they provide a paving and striping plan so that we can determine where the necessary crosswalk will go. It does not require this property owner to --

ACTING CHAIRPERSON DROST: Yes, that's a subtlety and I think that's an important point. It's just the plan, and then who is responsible for the plan would be the owner.

MR. SILVERMAN: That parking lot needs more than just striping and sealing. It's well aware that it's deteriorated beyond its useful life. Those photos are evident of it and we ask that Staff step in and serve that violation to the shopping center owner and help us enforce.

ACTING CHAIRPERSON DROST: Yes, but the important thing is to decouple the actual task from serving as a conduit to the owner.

MR. SILVERMAN: Yes, sir. Appreciate that.

MR. LYSICATOS: Yes, we're fully aware of the ownership issue. We are discussing internally whether it becomes a code enforcement issue, we're prepared to make it a code enforcement issue. We know who that would be served to. At this point, the biggest issue or the most important part of the condition is that we understand how much parking would be provided through this. We can't really tell out there right now, it's in such bad shape.

So, understand that since it's a PUD, when we look at the parking availability, it includes the whole site or everything adjacent to the businesses that are coming in, so we need to understand what it will look like through a striping plan. A lot of that is

coordination, so we could massage the condition to talk about that coordination, but you're right, we did decouple it from requiring them to constructing it because we understood that that is not their right, it's something that is negotiated amongst the property owners.

ACTING CHAIRPERSON DROST: Good, thank you. That's a great --

COMMISSIONER JENSEN: To follow-up on that, I would like to ask, is the way number 4 is written, aren't we asking them to do something they probably can't do when one of the things you're asking for is not only the plan but you're asking for a timeline and some other things that are probably outside the scope of what they can do? So, I'm not sure I like the way that number four is written because I didn't think the Petitioner or even Mr. Silverman can actually deliver on that.

COMMISSIONER CHERWIN: Well, Lynn, I mean, if the requirement is in there, it's just subject to them, you know, as long as there's flexibility, you know, you could put the plan together, right, and just --

COMMISSIONER JENSEN: Well, who should be putting the plan together is the question.

MR. SILVERMAN: We're happy to put the plan together. We've put the plan together, the plan is simply putting stripes back on the parking lot where they were previously before they were let deteriorate. It's not redoing the parking lot or redoing the design, but it's taking, backed out of the base corner and putting in new paving on top. The re-striping is very simple, it's repeating what was there previously, and I understand Staff will require us to improve the neighbor's property to put a crosswalk in and an ADA ramp. I understand that, we will sign off on that, but in terms of redoing their parking lot and repaving their parking lot, that's not my right, nor is doing the crosswalk, but I understand --

COMMISSIONER JENSEN: You have no trouble with the plan. You don't have a problem with the way that's written in number four?

MR. SILVERMAN: Oh, I mean, I have an issue with it and that's why I came up here to discuss it.

COMMISSIONER JENSEN: Yes, good for you.

MR. SILVERMAN: But the first paragraph of being able to present the plan, sure, I can present the plan on paper, that is fine. But I cannot be forced to adhere to a timeline to force someone else out of my control to repair that parking lot. And I'm not here to dissect that number four, I simply wanted to go on record requesting and advising that we don't own the parking lot and we're asking for Staff's help to enforce the code. It is a safety hazard out there if it's not.

MR. HUBBARD: I certainly think the encouragement is well received and, you know, we'll, you know, take that under consideration and we're already discussing that. So, we appreciate the comments.

ACTING CHAIRPERSON DROST: Yes, appreciate it.

MR. LYSICATOS: If the Board is willing to entertain it, we could, you know, instead of discussing a hard timeline, maybe they can just document their coordination with the parties that are responsible for it so that we have a clear sense of that through the RCA. So, they can interpret the RCA and present it to the adjacent owner, because that's not our job. We can use that as a tool in how we move forward with requiring that from the responsible party.

ACTING CHAIRPERSON DROST: Yes, and you will want to make the motion making those changes then, Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

ACTING CHAIRPERSON DROST: Basically, the responsible individual, open timeline to submit the plan, I think that's okay, and it's just a question of them getting the responsible party to execute on the repairs, the maintenance.

COMMISSIONER CHERWIN: Yes, okay. Mr. Chairman, what would be, for the responsible party, I guess how would you want to set that expectation?

ACTING CHAIRPERSON DROST: I'm going to defer to --

COMMISSIONER CHERWIN: If I could ask Michael, what would it be?

MR. LYSICATOS: Yes, I don't know if we could set that. I don't think we can set the expectation as a part of this because it would be a separate, it's separate of this Board's sort of zoning review in that it's a separate code enforcement issue.

ACTING CHAIRPERSON DROST: Yes.

COMMISSIONER CHERWIN: Yes. Leave it as it is then?

MR. LYSICATOS: I think having the coordination documented before it gets to Village Board is vital. I think just setting the conditions, that's items that should be prepared before Village Board is important in and of itself so that it's understood what's being approved and what is being pursued by the time we get to that step.

COMMISSIONER CHERWIN: Okay.

MR. LYSICATOS: Thank you.

COMMISSIONER CHERWIN: Thanks.

All right, I'll make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC #23-013, a Special Use permit to allow an approximately 11,938 square-foot large amusement facility on the subject property, a Special Use permit to allow a restaurant with food and liquor service on the subject property, and the following Variations:

1. **A Variation from Chapter 28, Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.**
2. **A Variation from the requirement to have a bicycle rack at the facility.**

This recommendation is subject to resolution of the following:

1. **The Petitioner and property owner shall collaborate on exterior enhancements to the facade including architectural upgrades to the building entry to create an enhanced gateway to this portion of the shopping center, which shall be subject to Village review and approval and will likely require Design Commission approval. A building permit for said enhancements must be obtained no later than occupancy of the site by Golf VX, and shall be completed no later than six months after issuance of an occupancy permit for the subject property.**
2. **A liquor license application will be submitted prior to the Petitioner's appearance in front of the Village Board.**
3. **Appropriate sound attenuation, at the discretion of the Village, shall be provided and included in the interior remodel work, to be verified upon review of a building permit application.**
4. **A paving and striping plan for the parking lot adjacent to the unit will be provided prior to the Petitioner's appearance in front of the Village Board. This should**

include a timeline for when the parking lot will be improved, details on who is responsible for parking lot repairs according to the reciprocal basement agreement for the shopping center, the total number of parking spots, the location and number of ADA parking spots, and installation of an ADA curb ramp that is oriented in-line with ADA parking with a corresponding continental style crosswalk.

5. **The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER CHERWIN: And then just a clarification on 4, that the Petitioner not be held to a specific timeline, but to coordinate with the responsible party as needed.

COMMISSIONER JENSEN: Second.

ACTING CHAIRPERSON DROST: Any further discussion?

(No response.)

ACTING CHAIRPERSON DROST: Hearing none, I'll call for a vote.

MS. NICHOLAS: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MS. NICHOLAS: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MS. NICHOLAS: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. NICHOLAS: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. NICHOLAS: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. NICHOLAS: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. NICHOLAS: And Acting Chair Drost?

ACTING CHAIRPERSON DROST: Yes.

Okay, congratulations, you've got the unanimous approval of this body and you're going to be set to go before the Village Trustees.

Do we have a date?

MR. HUBBARD: It will depend on resolution of some of the items here.

ACTING CHAIRPERSON DROST: Okay, so you'll be in touch with our fine Planning Department, so good luck. Thank you, and I think it's going to be a great addition to Arlington Heights. To the Heights, I think, isn't it? All right, thank you.

(Whereupon, at 8:05 p.m., the public hearing on the above-mentioned petition was adjourned.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, SR., depose and say that I am a digital court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

_____
RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2023.

_____
NOTARY PUBLIC

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VILLAGE OF ARLINGTON HEIGHTS

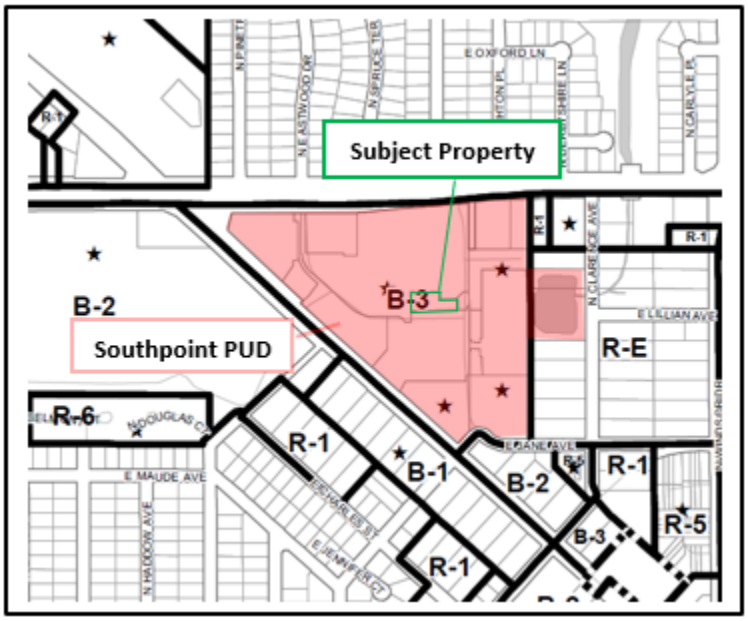
STAFF DEVELOPMENT COMMITTEE REPORT

PC File Number: *PC 23-013*
Project Title*: Golf VX*
Location*: 622, 626, and 644 E Rand Rd*
PIN*: 03-20-200-008*

To*: Plan Commission*
Prepared By*: Hailey Nicholas, Assistant Planner*
Meeting Date*: November 8, 2023*
Date Prepared*: October 30, 2023*

Petitioner*: Gina Choi*
Address*: 1945 Techny Rd #8*
Northbrook, IL 60062

Existing Zoning*: B-3: General Service, Wholesale, and Motor Vehicle District*
Comprehensive Plan*: Commercial*



Surrounding Land Uses

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3: One Family Dwelling District	Single-Family Detached	Single-Family Detached
South	B-2: General Business District,	Retail	Commercial
East	R-E, One-Family Dwelling District	Vacant Land	Parks
West	B-2: General Business District	Town & Country Mall	Commercial

Requested Action:

1. Special Use Permit to allow an approximately 11,938 square foot Large Amusement Facility on the subject property.
2. Special Use Permit to allow a Restaurant with food and liquor service on the subject property.

Variations Required:

1. A variation from Chapter 28, Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.

Project Background:

The subject property is part of the Southpoint Shopping Center Planned Unit Development, which was approved in 1988. The petitioner, Gina Choi of Golf VX, has executed a lease for 11,938 square feet of vacant floor area within the Southpoint Shopping Center to open and operate a golf simulator business including a restaurant with liquor service. The center of the facility would include a bar with a robotic bartender that mixes drinks and a small auxiliary seating area for food and liquor consumption. A total of 12 golf simulator bays, including a separate golf simulator for each bay, would be located around the perimeter of the facility. These rooms would each include a small sofa to sit while taking a break from golfing or while awaiting a turn at the golf simulator machine if playing with a group. The golfing bays would be mostly unenclosed and visible from the main restaurant area at the center of the facility. The remaining areas include a reception area, a putting green space, an arcade area, an office, and a back kitchen.

The petitioner has indicated that their primary clientele would be individuals looking to practice golf outside of a formal golf course setting or during winter months, individuals or groups looking for a recreational activity, or individuals looking for lessons taught by golf professionals. There would also be quarterly tournaments and weekly special events held at the facility. They also hope to offer junior golf camps seasonally. Hours of operation would be 10:00am-10:00pm Sunday through Thursday, and 10:00am-12:00am on Friday and Saturday. They plan to have a minimum of 2 employees during non-peak times on weekdays and up to 5 employees during peak hours and weekends. There will be a floating facility manager that oversees operations throughout the week.

Zoning and Comprehensive Plan

The subject property is zoned B-3, General Service, Wholesale, and Motor Vehicle District. The proposed use is classified as an Amusement Facility, and the zoning code makes a distinction between "small" amusement facilities (under 5,000 square feet) and "large" amusement facilities (5,000 square feet and larger). Small amusement facilities are allowed as a permitted use within the B-3 District, however, large amusement facilities are classified as a special use in the B-3 District. Therefore, the petitioner must obtain special use permit approval to allow the proposed 11,938 square foot facility. Additionally, the proposed food and liquor service is a separate category of use, which also requires Special Use Permit approval.

The petitioner has provided a written response, explaining how Golf VX will conform to the Special Use Permit approval criteria. Staff concurs with the petitioner's responses:

- ***That said special use is deemed necessary for the public convenience at this location.***
    - The petitioner acknowledges that their facility will be unique in providing a year-round golf experience and will serve as a valuable recreational resource for the local community.
- ***That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***

- The petitioner notes that Golf VX will adhere to all safety regulations implemented by the Village, and will ultimately promote a healthy and active lifestyle among residents.

- ***That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.***
  - The petitioner identifies that the proposed use is designed to be compatible with the surrounding uses and will fit well in the shopping center.

The petitioner has also provided a market analysis. As this will be their first location, Golf VX highlights that there are no current golf simulator facilities in the immediate area. They also note that the demographics of the area and the location within the shopping center are ideal for this type of recreational facility. Staff has found the petitioner's market analysis sufficient.

The Comprehensive Plan classifies this property as "Commercial", and the proposed amusement facility and restaurant is consistent with this designation.

TIF District

The subject property is located within TIF V, which was established in 2005 and includes both the Southpoint Shopping Center and the Town & Country Shopping Center. One of the goals of TIF V is to facilitate the redevelopment and revitalization of the Southpoint Shopping Center. The development of the vacant commercial space will help in the revitalization of the Southpoint Shopping Center and is consistent with the goals of TIF V.

Building, Site and Landscaping:

The petitioner has proposed minor changes to the exterior of the building, including painting and signage for the business. Staff has made the petitioner aware that the proposed signage may require variations, which will be addressed at the time a sign permit application is received. The landscape islands should be replanted with a landscape plan submitted for review and approval prior to the Village Board hearing.

The petitioner has submitted a detailed and to-scale architectural floor plan depicting the proposed interior buildout. Ultimately, they have acknowledged that they will meet all requirements through the building permit process.

Parking and Traffic:

Ingress and egress to and from the shopping center comes from two full access signalized curb cuts along Rand Road as well as three non-signalized entrances/exits on Palatine Road. The shopping center is well served by the existing access points and staff is not aware of any substantial traffic issues relative to this shopping center. Staff has reviewed the condition of the shopping center, and have determined that the parking lot adjacent to the site will need to be repaved and restriped as a part of this project. The parking lot renovation should also include verification that all ADA requirements are met, and that any landscaping that is deficient relative to code requirements must be replaced. The petitioner has proposed bicycle parking on the

adjacent Floor & Décor site abutting the proposed development. The preference is to have bicycle parking provided on the subject property, if possible, with the equipment installed in a manner that does not create an obstruction for pedestrians or an ADA compliant sidewalk.

Per Section 6.12-1.2.a of Chapter 28, the petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. However, the petitioner is requesting a variation from this requirement. Given the multiple access points within the shopping center, with two signalized intersections, staff recognizes that a variation to waive the required traffic and parking study may be warranted.

The petitioner has provided justification to the hardship criteria necessary for variation approval:

- ***The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.***
    - The petitioner notes that Golf VX is designed to be compatible with existing uses, and will not alter the character of the locality.
- ***The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.***
    - The petitioner discusses the need for a golf simulator facility in the Village, as there is limited availability of year-round golfing options in which Golf VX will fill this gap in the market.
- ***The proposed variation is in harmony with the spirit and intent of this Chapter.***
    - The petitioner identifies that Golf VX is a commercial use that aligns with the intent of the zoning regulations.
- ***The variance requested is the minimum variance necessary to allow reasonable use of the property.***
    - The petitioner notes that the variation from the requirement of the traffic and parking study is the minimum variance necessary to allow Golf VX to move forward in utilizing the previously vacant space within the shopping center.

Based on analysis of the shopping center and proposed restaurant/amusement facility, parking on the subject property is code-compliant and includes a surplus as shown below.

Parking Provided	1,245 spaces
Parking Required	1,087 spaces
Parking Surplus	**158 spaces**

Detailed calculations are included in **Appendix I**, at the end of this report.

Two bicycle parking spaces are required for this proposal. The petitioner has provided a potential location and image of the bicycle rack they plan to install.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit to allow a restaurant and large amusement facility on the subject property, and recommends **APPROVAL** of the proposal, subject to resolution of the following:

1. The petitioner and property owner shall collaborate on exterior enhancements to the façade, including architectural upgrades to the building entry to create an enhanced gateway to this portion of the shopping center, which shall be subject to Village review and approval and will likely require Design Commission approval. A building permit for said enhancements must be obtained no later than occupancy of the site by Golf VX, and shall be completed no later than 6 months after issuance of an occupancy permit for the subject property.
2. A liquor license application will be submitted prior to the petitioner's appearance in front of the Village Board.
3. Appropriate sound attenuation, at the discretion of the Village, shall be provided and included in the interior remodel work, to be verified upon review of a building permit application.
4. A paving and striping plan for the parking lot adjacent to the unit will be provided prior to the petitioner's appearance in front of the Village Board. This should include a timeline for when the parking lot will be improved, details on who is responsible for parking lot repairs according to the Reciprocal Easement Agreement for the shopping center, the total number of parking spots, the location and number of ADA parking spots, and installation of an ADA curb ramp that is oriented in-line with ADA parking with a corresponding continental style crosswalk.
5. The bicycle rack is to be installed in a location that is unobstructive to pedestrians or an ADA compliant sidewalk, and within the landlord's property. The petitioner shall provide an engineering site plan that includes the location and orientation of the bicycle rack prior to appearing before the Village Board. If the bicycle parking is to be provided on the adjacent property, all appropriate easements and/or agreements along with a site plan shall be submitted prior to appearing before the Village Board.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

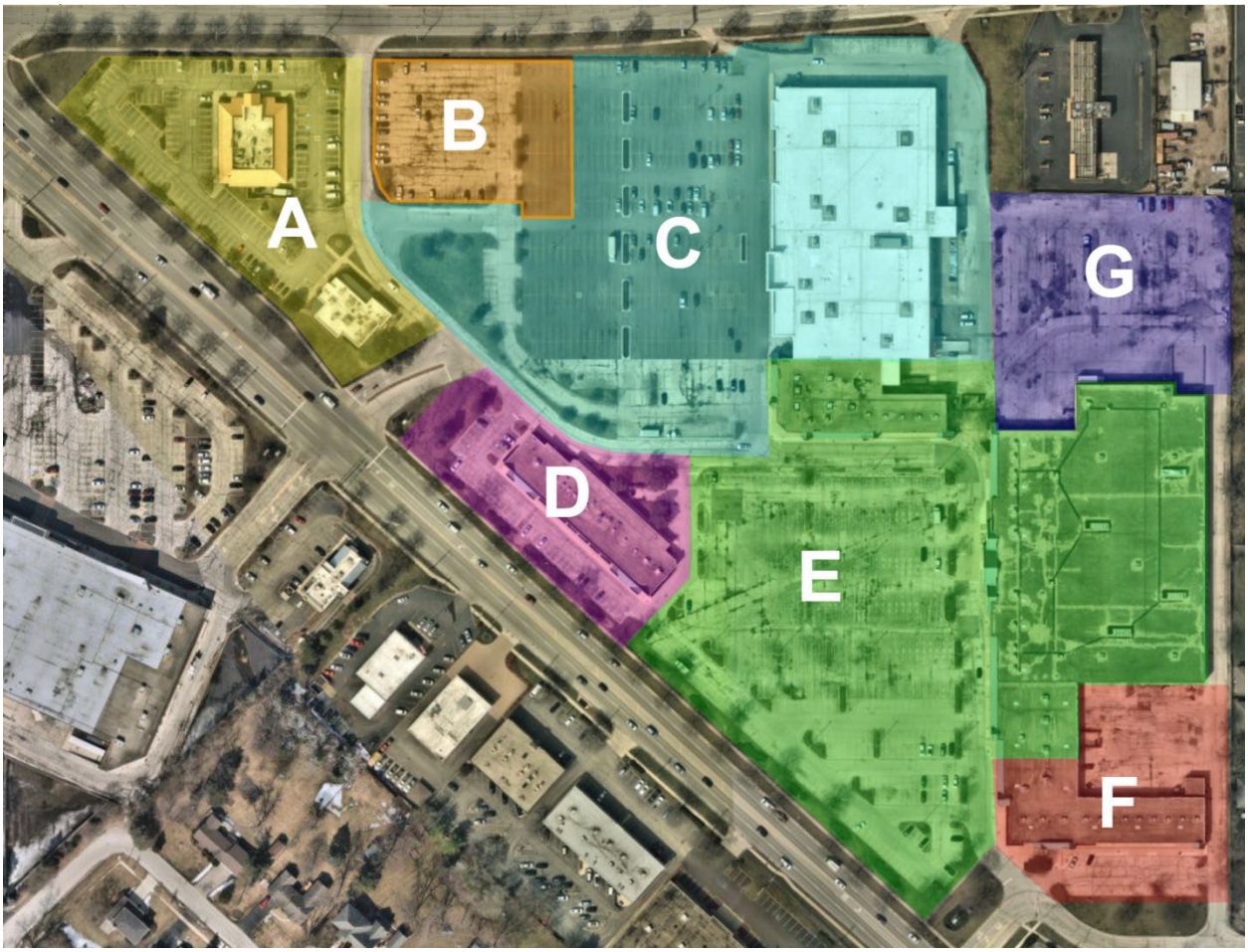
_____ November 2, 2023.

Michael Lysicatos, Assistant Director of Planning & Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Appendix I: Parking Requirements

Zone	Space	Code Use	Sq. Footage	Seating Area (Sq. Ft.)	Parking Ratio (1:X)	Parking Required	Parking Provided	Total Parking Required
Zone A	Olive Garden	Restaurant - Sit Down	9,010	5715	1 Space per 45 sq. ft. of seating area	127	145	**200**
	Chili's	Restaurant - Sit Down	5,995	3285	1 Space per 45 sq. ft. of seating area	73		
Zone B	Chipotle	Restaurant - Sit Down	2,385	575	1 Space per 45 sq. ft. of seating area	13	45	**34**
	BIBIBOP	Restaurant - Sit Down	2,269	619	1 Space per 45 sq. ft. of seating area	14		
	AT&T	Retail	2,150	-	1 Space per 300 sq. ft.	7		
Zone C	Floor & Décor	Retail	73,375	-	1 Space per 300 sq. ft.	245	424	**245**
Zone D	Pearle Vision	Medical Office	2,632		1 Space per 200 sq. ft.	13	49	**75**
	Dental One	Medical Office	2,985		1 Space per 200 sq. ft.	15		
	Subway	Restaurant - Sit Down	1,190	600	1 Space per 45 sq. ft. of seating area	13		
	American Mattress	Retail	3,028	-	1 Space per 300 sq. ft.	10		
	Next Door & Window	Retail	4,003	-	1 Space per 300 sq. ft.	13		
	Sprint	Retail	2,981	-	1 Space per 300 sq. ft.	10		
Zone E	Golf VX	Amusement, Large	11,938	10,850	1 Space per 300 sq. ft.	36	400	**455**
	Golf VX (dining area)	Restaurant - Sit Down		1,088	1 Space per 45 sq. ft. of seating area	24		
	Consumers Credit Union	Bank	3,460		1 Space per 300 sq. ft.	12		
	Dogtopia	Retail	5,200	-	1 Space per 300 sq. ft.	17		
	At Home	Retail	100,250	-	1 Space per 300 sq. ft.	334		
	Vacant	Retail	3,800	-	1 Space per 300 sq. ft.	13		
	Vacant	Retail	3,400	-	1 Space per 300 sq. ft.	11		
	Vacant	Retail	2,400	-	1 Space per 300 sq. ft.	8		
Zone F	Coldwell Banker	Office	7,225	-	1 Space per 300 sq. ft.	24	40	**78**
	Nirvana Dispensary	Adult Use Cannabis	4,310	-	1 Space per 200 sq. ft.	22		
	Happy Cleaners	Retail	1,135	-	1 Space per 300 sq. ft.	4		
	Vacant	Retail	2,270	-	1 Space per 300 sq. ft.	8		
	Vacant	Retail	1,495	-	1 Space per 300 sq. ft.	5		
	Vacant	Retail	2,265	-	1 Space per 300 sq. ft.	8		
	Vacant	Retail	2,623	-	1 Space per 300 sq. ft.	9		
Zone G	Parking	-	9,788	-	-	0	142	0
			263,774				**1245**	**1087**
						PARKING REQUIRED		1,087
						PARKING PROVIDED		1,245
						***SURPLUS** / (DEFICIT)*		**158**


A
B
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PALATINE ROAD
SOUTHPOINT PUD
SUBJECT PROPERTY
RAND ROAD
NORTH

Project Description

Golf VX stands as the current U.S. division of Kakao VX, a Korean Indoor Golf Simulator company. With Kakao Corporation's technological prowess behind us, Kakao VX has made a significant mark in the indoor golf industry, boasting over 2,000 units throughout South Korea. Now, we're driven to introduce this groundbreaking technology to the American market through our flagship facility.

At Golf VX we are creating a golfing haven that transcends traditional barriers, warmly welcoming golfers of all genders, ages, and skill levels. We aspire to foster inclusivity and accessibility while offering an unparalleled entertainment destination for corporate events, social gatherings, and community engagements. Our flagship facility will feature 12 Golf VX T2 Simulator bays, a large putting green space, an arcade game area, and lastly a wide variety of food and beverage options.

Allow me to provide some exciting details about our facility's main attraction: the Golf VX T2 Simulator. This advanced simulator features a motor-controlled motion swing plate that accurately replicates the different inclines golfers often face when playing outdoors. Additionally, it boasts an auto tee-ball retrieval feature and two 3D motion cameras that measure ball flight data at an impressive rate of 3800 frames per second. These cutting-edge features ensure an unparalleled golfing experience that closely mirrors the challenges and dynamics of playing on an outdoor golf course.

Another innovative highlight of our facility will be the Makr Shakr, a robotic bartender that crafts drinks to individual preferences. With two robotic arms capable of producing up to 80 drinks per hour, the Makr Shakr is a technological marvel designed to deliver an unforgettable experience.

The Makr Shakr manages an impressive array of 158 bottles of spirits and juices, all elegantly hanging from a ceiling above the bar. This visual spectacle is further enhanced by the presence of four dispensers, each serving a distinct purpose. One for sugar, ensuring every drink is perfectly balanced, one for dispensing fruit to garnish beverages, one for dispensing beer, and one for dispensing wine. The Makr Shakr's sheer capabilities make it more than just a bartender; it's a seamless blend of technology, innovation, and craftsmanship.

The mechanics behind ordering an alcoholic beverage at our facility are as follows. Once customers have selected their beverage of choice, members of our facility’s waitstaff will check identification and then transfer the alcoholic beverage orders through our POS system. Our robotic bartender will then begin crafting their drink of choice. When robotic bartender has finished making the drink, our waitstaff will hand deliver the beverage to the customer.

With operational hours spanning from 10am to 10pm Sunday – Thursday and 10am-12am Friday & Saturday, we anticipate our evenings to be the heartbeat of activity. Moreover, we

recognize that serious golfers often yearn for early morning practice sessions before their workday begins. Our facility will accommodate these dedicated individuals, providing a tranquil and professional environment for sharpening their golf skills.

Our team of 5 dedicated members, including an on-site PGA Teaching Professional, will blend their interests in both golf and hospitality to create a dynamic outing for all who come and visit.

While a membership program at our flagship site offers added opportunities for camaraderie and special benefits, we're dedicated to ensuring that our facility remains open to all, regardless of membership status.

To further enrich our offering, we're excited to present a range of instructional opportunities. These include individual lessons, and lesson packages that will be led by our on-site PGA Teaching Professional.

We will also offer both tournaments and league play at our Golf VX facility. These events will not only provide exciting competitive opportunities for golfers but also foster a sense of community and connection among players. Tournaments and leagues have the power to forge lasting friendships, encourage skill development, and bring together individuals who share a common passion.

With a pricing model centered on hourly simulator rentals, we're focused on delivering flexibility and value to our patrons. Moreover, we're thrilled to offer exclusive Golf VX merchandise/apparel and personalized club-fitting services for those seeking to enhance their golfing experience.

Thank you for your consideration of our proposal. We eagerly await the opportunity to share further insights and answer any questions you may have.

ALTA / ACSM LAND TITLE SURVEY

OF

Alta Certificate

PARCEL 1:

PART OF LOT 1 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, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 1, THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 533.00 FEET TO THE SOUTH EAST CORNER OF LOT 1; THENCE SOUTH 59 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 140.00 FEET TO A CORNER OF LOT 1; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 179.40 FEET; THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 46.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 105.00 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 150.00 FEET; THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST 40.30 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 90.00 FEET; THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST 64.70 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST 240.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO THAT PART OF LOT 1 IN SAID CUB ADDITION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 451.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG SAID EAST LINE OF LOT 1 A DISTANCE OF 81.57 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 59 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 179.40 FEET; THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 46.57 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 240.00 FEET; THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 64.70 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST 13.45 FEET; THENCE NORTH 44 DEGREES, 58 MINUTES, 49 SECONDS EAST 56.99 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 33.80 FEET TO THE POINT OF BEGINNING;

ALSO LOT 3 IN SAID CUB ADDITION, EXCEPTING THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, BEING ALSO THE NORTHWEST CORNER OF LOT 1 IN SAID CUB ADDITION, THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE WESTERLY LINE OF LOT 1 A DISTANCE OF 191.95 FEET TO A POINT OF CURVATURE; THENCE CONTINUING IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 130.00 FEET, AN ARC DISTANCE OF 108.42 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 105.30 FEET AND A BEARING OF SOUTH 23 DEGREES, 54 MINUTES, 41 SECONDS EAST; THENCE SOUTH 47 DEGREES, 48 MINUTES, 11 SECONDS EAST ALONG THE WESTERLY LINE OF LOT 1 A DISTANCE OF 280.60 FEET TO A POINT OF CURVATURE; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 122.50 FEET, AN ARC DISTANCE OF 90.26 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 88.23 FEET AND A BEARING OF SOUTH 68 DEGREES, 54 MINUTES, 41 SECONDS EAST; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST ALONG THE SOUTHERLY LINE OF LOT 1 A DISTANCE OF 118.40 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 77.50 FEET, AN ARC DISTANCE OF 89.45 FEET TO A CORNER OF LOT 1, THE CHORD OF SAID ARC HAVING A LENGTH OF 84.57 FEET AND A BEARING OF SOUTH 56 DEGREES, 57 MINUTES, 10 SECONDS EAST; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1 A DISTANCE OF 22.68 FEET, THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 57.50 FEET, AN ARC DISTANCE OF 57.16 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 54.83 FEET, AND A BEARING OF NORTH 61 DEGREES, 32 MINUTES, 37 SECONDS WEST, THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST 118.40 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 142.50 FEET, AN ARC DISTANCE OF 104.99 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 102.64 FEET, AND A BEARING OF NORTH 68 DEGREES, 54 MINUTES, 41 SECONDS WEST; THENCE NORTH 47 DEGREES, 48 MINUTES, 11 SECONDS WEST 280.60 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 125.09 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 121.50 FEET, AND A BEARING OF NORTH 23 DEGREES, 54 MINUTES, 41 SECONDS WEST; THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 192.04 FEET TO THE NORTH LINE OF LOT 3; THENCE SOUTH 89 DEGREES, 59 MINUTES, 29 SECONDS EAST 20.00 FEET TO THE PLACE OF BEGINNING;

ALSO EXCEPTING FROM SAID LOT 3 THAT PORTION FALLING WITHIN SOUTHPOINT RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 3 IN THE CUB ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 2017 AS DOCUMENT NO. 1706929022, IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PART OF LOTS 1, 2 AND 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 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 27090321, 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 SAID 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 CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE, CONCAVE TO THE SOUTHWEST, 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 6.42 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 00 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 341.95 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 11.77 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 POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 58 THROUGH 66 INCLUSIVE IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO, VACATED PRAIRIE AVENUE (33 FEET WIDE), LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 66, AND NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 58 (BEING ALSO THE NORTH LINE OF JANE AVENUE); ALSO VACATED LILLIAN (66 FEET WIDE), LYING BETWEEN LOTS 63 AND 64 ALL IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174 AND FILED JULY 14, 1989 AS DOCUMENT LR3809529 IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PART OF LOTS 61 THROUGH 65, INCLUSIVE, IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT 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 88576174, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 62 IN SAID C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 62 AND LOT 61, A DISTANCE OF 179.19 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 204.61 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 0.33 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 42.65 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 94.96 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 89 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 NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 12.73 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 121.74 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 1.26 FEET TO THE WEST LINE OF VACATED PRAIRIE AVENUE, AFORESAID; THENCE NORTH 00 DEGREES, 01 MINUTES, 11 SECONDS WEST ALONG SAID WEST LINE 341.95 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 3.23 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 24.32 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 EAST 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 EAST LINE EXTENDED OF SAID LOTS 63, 64 AND 65, A DISTANCE OF 313.40 FEET TO THE PLACE OF BEGINNING;

ALSO EXCEPTING

PART OF LOTS 62 AND 63 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT 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 88576174, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST 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 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 20.18 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 12.73 FEET; THENCE NORTH 45 DEGREES, 01 MINUTES, 48 SECONDS WEST 7.00 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 152.09 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 64.46 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 53.60 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING

PART OF LOTS 61 AND 62 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT LR396997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST 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 EAST 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 POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 44, 45, AND 46 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT LR396997; ALSO THAT PART OF VACATED LILLIAN AVENUE (66 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174, LYING BETWEEN SAID LOTS 45 AND 46 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3, AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 1, 1988 AS DOCUMENT 88046282, BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 21, 1983 AND KNOWN AS TRUST NUMBER 57529, AND LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986 AND KNOWN AS TRUST NUMBER 111531 FOR INGRESS AND EGRESS AND PASSAGE OF PEDESTRIANS AND MOTOR VEHICLES OVER THAT PART OF THE LAND DESIGNATED "SERVICE EASEMENT" ON THE SITE PLAN ATTACHED TO SAID DECLARATION AS EXHIBIT C, IN COOK COUNTY, ILLINOIS, AS AMENDED BY FIRST AMENDMENT RECORDED AS DOCUMENT 88409221, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT 95498113).

PARCEL 6:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3, AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 1, 1988 AS DOCUMENT 88046282, BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 21, 1983 AND KNOWN AS TRUST NUMBER 57529, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986 AND KNOWN AS TRUST NUMBER 111531 FOR INGRESS, EGRESS AND PASSAGE BY PEDESTRIANS, AND INGRESS, EGRESS, PASSAGE AND PARKING BY MOTOR VEHICLES OVER THE LAND NORTH AND EAST AND ADJOINING PARCELS 1 AND 2, IN COOK COUNTY, ILLINOIS, AS AMENDED BY FIRST AMENDMENT RECORDED AS DOCUMENT 88409221, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT.

PARCEL 7:

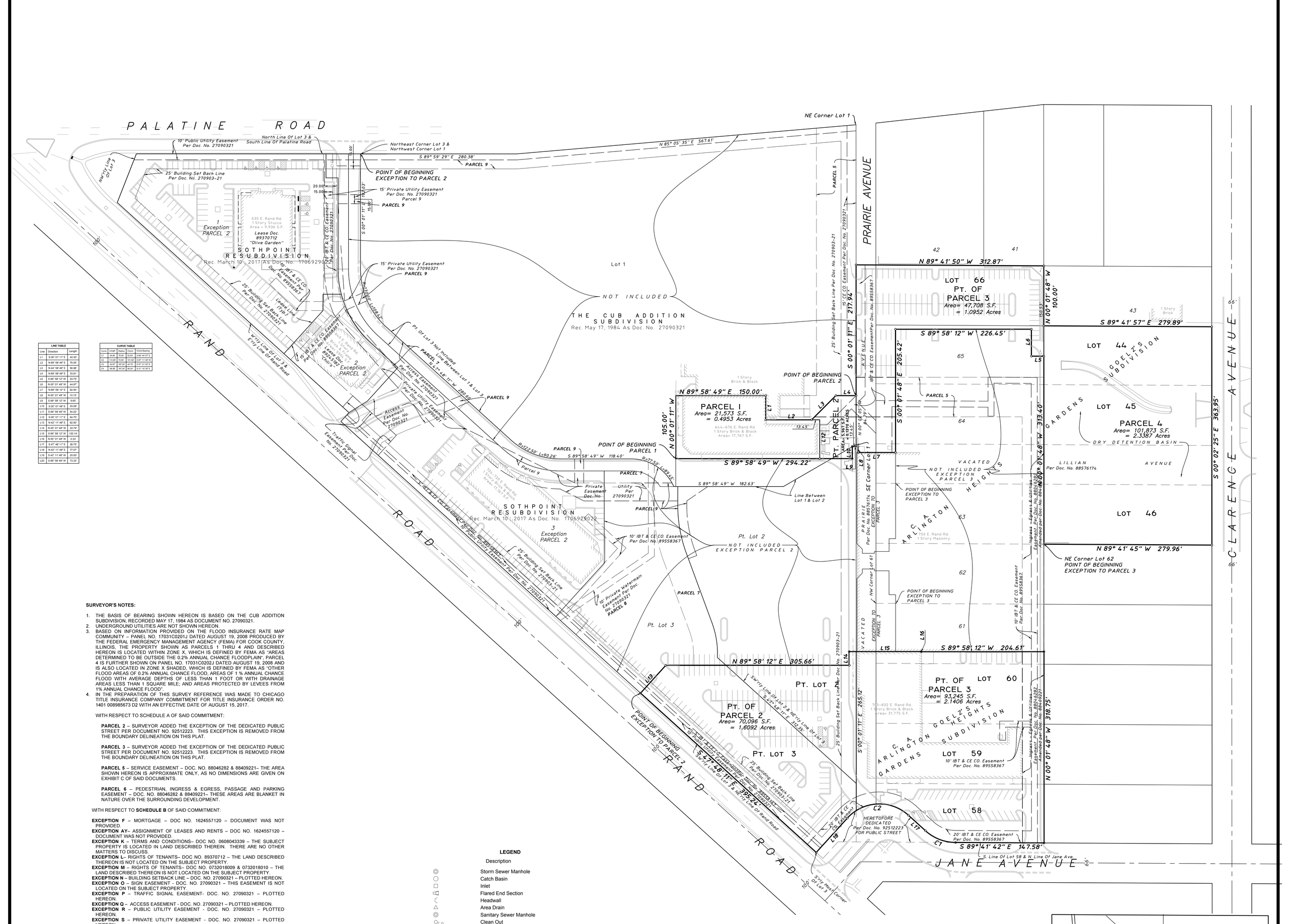
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2, AS SET FORTH IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT 27090321 FOR INGRESS AND EGRESS, OVER SO MUCH OF THAT PART OF THE LAND DESIGNATED "ACCESS EASEMENT" ON SAID PLAT AS FALLS WITHIN THAT PART OF LOT 3 EXCEPTED FROM PARCEL 2 HEREIN, IN COOK COUNTY, ILLINOIS, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT 95498113).

PARCEL 8:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2, AS SET FORTH IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT 27090321, FOR PRIVATE WATER MAIN, OVER SO MUCH OF THAT PART OF THE LAND DESIGNATED AS "PRIVATE WATER MAIN EASEMENT" ON SAID PLAT AS FALLS WITHIN THAT PART OF LOT 3 EXCEPTED FROM PARCEL 2 HEREIN, IN COOK COUNTY, ILLINOIS, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT 95498113).

PARCEL 9:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND 2, AS SET FORTH IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT 27090321, FOR UTILITIES, OVER SO MUCH OF THAT PART OF THE LAND DESIGNATED AS "PRIVATE UTILITY EASEMENT" ON SAID PLAT AS FALLS WITHIN THAT PART OF LOT 3 EXCEPTED FROM PARCEL 2 HEREIN, IN COOK COUNTY, ILLINOIS, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT 95498113).



LINE TABLE		
Line	Direction	Length
L1	S 00° 01' 11" E	40.30'
L2	N 89° 58' 49" E	76.55'
L3	N 44° 58' 49" E	56.98'
L4	N 89° 58' 49" E	33.81'
L5	S 89° 58' 12" W	20.75'
L6	N 00° 01' 48" W	44.97'
L7	N 89° 58' 12" E	42.50'
L8	N 00° 01' 48" W	10.15'
L9	S 89° 58' 12" W	9.65'
L10	S 00° 01' 48" E	20.28'
L11	S 89° 58' 49" W	54.22'
L12	S 00° 01' 11" E	84.70'
L13	N 42° 11' 49" E	62.50'
L14	N 00° 01' 48" W	22.79'
L15	S 89° 58' 12" W	120.14'
L16	N 00° 01' 48" W	0.33'
L17	S 47° 48' 11" E	38.78'
L18	N 42° 11' 49" E	77.07'
L19	S 42° 11' 49" W	20.00'
L20	S 89° 58' 49" W	73.33'

CURVE TABLE				
Curve	Length	Radius	Chord	Chord Bearing
C1	54.94'	75.00'	53.82'	S 68° 44' 07" E
C2	113.98'	75.00'	101.82'	S 87° 11' 49" W
C3	42.97'	167.20'	42.76'	S 67° 31' 57" E
C4	36.58'	167.20'	36.24'	S 31° 15' 35" E

SURVEYOR'S NOTES:

1. THE BASIS OF BEARING SHOWN HEREON IS BASED ON THE CUB ADDITION SUBDIVISION, RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321.
2. UNDERGROUND UTILITIES ARE NOT SHOWN HEREON.
3. BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY – PANEL NO. 17031C0201J DATED AUGUST 19, 2008 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AS PARCELS 1 THRU 4 AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", PARCEL 4 IS FURTHER SHOWN ON PANEL NO. 17031C0202J DATED AUGUST 19, 2008 AND IS ALSO LOCATED IN ZONE X SHADED, WHICH IS DEFINED BY FEMA AS "OTHER FLOOD AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1 % ANN

ALTA / ACSM LAND TITLE SURVEY

N

30' 15' 0 30'

SCALE: 1" = 30'

NOT INCLUDED

Lot 1

THE CUB ADDITION SUBDIVISION
Rec. May 17, 1984 As Doc. No. 27090321

PRAIRIE AVENUE

15' CE CO. Easement Per Doc. No. 27090321

25' Building Set Back Line Per Doc. No. 2709032-21

N 00° 01' 11" W 217.84'

B/C Is 0.43'W

B/C Is 0.36'W

B/C Is 0.56'W

B/C Is 0.74'W

B/C Is 0.87'W

B/C Is 1.20'W

POINT OF BEGINNING PARCEL 2

N 89° 58' 49" E 33.81'

N 44° 58' 49" E 56.99'

AREA= 5,967 S.F. = 0.1369 ACRES

N 00° 01' 11" E 40.30'

Bldg. Corner Is 4.98'N & 0.93'E

Conc. Ret. Wall Is 4.30'W

Bldg. Corner Is 4.92'N Conc. 76.55'

N 89° 58' 49" E 13.45'

S 00° 01' 11" E 64.70'

N 00° 01' 05" W 64.79'

SE Corner Lot 1

PT. OF PARCEL 2

N 89° 58' 12" E 9.65'

S 00° 01' 48" E 10.15'

N 89° 58' 12" E 62.50'

S 00° 01' 48" E 20.28'

N 00° 01' 48" W 205.42'

PARCEL 5

N 00° 01' 48" W 313.40'

S 00° 02' 25" E 363.95'

S 00° 01' 48" E 100.00'

150.53'

S 89° 41' 57" E 279.89'

N 89° 58' 12" E 226.45'

S 00° 01' 48" E 44.97'

N 89° 58' 12" E 20.75'

Fnd PK Nail At Corner

Fnd Iron Pipe At Corner

Fnd Iron Rod Bent 5.25'S & 0.22'W

Fence Corner Is 4.80'S

Fence End Is 5.23'S

Conc. Retaining Wall w/Fence

Conc. Retaining Wall Is 1.98'W

Fence Is 1.90'W

Back Of Curb Is 5.60'W

Fence Is 1.20'W

Fence Corner Is 1.85'S

Conc. Retaining Wall Is 2.66'S

Fence Corner Is 0.85'N & 2.32'W

Fnd Iron Pipe At Corner

Fence End Is 0.20'N

Fence Corner Is 1.68'S

End Retaining Wall Is 1.68'S

Gate

Retaining Wall Is 2.02'S

Gate Post Is 1.38'S

Back Of Curb Is 5.38'S

Retaining Wall Is 1.91'S

Gate Post Is 1.69'S

Conc. Retaining Wall Is 2.65'W

Back Of Curb Is 5.63'W

Wood Fence

Gravel

Conc. Retaining Wall

Bituminous Pavement

B/C Is 2.12'N

Fence Is 0.35'N

Fence Corner Is 0.63'N

B/C Is 1.98'N

S 89° 41' 50" E 312.87'

B/C Is 5.50'S

B/C Is 5.55'S

B/C Is 5.66'S

Gravel

Conc. Retaining Wall

LOT 66

PT. OF PARCEL 3
Area= 47,708 S.F.
= 1.0952 Acres

42

41

43

1Story Brick

Conc. Walk

Conc. Drive

66'

Fnd Iron Pipe At Corner

Fence End Is 5.23'S

Fnd Iron Pipe At Corner

LOT 44

LOT 45

LOT 46

PARCEL 4
Area= 101,873 S.F.
= 2.3387 Acres

DRY DETENTION BASIN

GOELZ'S SUBDIVISION

GARDENS

LILLIAN AVENUE
Per Doc. No. 88576174

Wood Fence

Conc. Head Wall

5'x12' RCBC

6' Flat Bottom Concrete Channel

Conc. Head Wall

NW Corner Of Head Wall Is 0.07'W

Conc. Head Wall

Conc.

Weir Wall

SW Corner Of Head Wall Is 0.0'N & 0.0'E

Metal Rail (Typ.)

Bituminous Pavement

CLARENCE AVENUE

Canopy

2' Sq. Column

1 Story Brick & Block

Column Is 7.70'N

Column Is 7.93'N

Column Is 1.95'S & 3.54'E

B/C Is 1.11'E

Column Is 3.56'E

N 89° 58' 49" E 150.00'

N 00° 01' 11" W 105.00'

Bldg. Corner Is 0.09'S & 11.64'E

Bldg. Corner Is O.L. & 0.95'E

PARCEL 1
Area= 21,573 S.F.
= 0.4953 Acres

Conc. Walk

644-676 E. Rand Rd.
1 Story Brick & Block
Area= 17,767 S.F.

Electrical Control Box

Bldg. Corner Is 6.86'S & 0.73'E

Conc. Steps w/Hand Rail

Bldg. Corner Is 0.0'N

Bldg. Corner Is 11.68'E

Bldg. Corner Is 7.34'N

Bldg. Corner Is 7.47'N

1.35'x2.35' Column (Typ.)

Bldg. Canopy

B/C Is 3.12'S

B/C Is 3.13'S

Conc. Walk

B/C Is 3.11'S

Column Is 0.69'S

S 89° 58' 49" W 294.22'

Column Is 0.63'S

Column Is 0.59'S

Column Is 0.57'S

End Hand Rail Is 2.55'S

Bollard (Typ.)

Hand Rail (Typ.)

Trans Pad

Planter

Hand Rail (Typ.)

End Hand Rail Is O.L.

Stairs

Bituminous Pavement

S 89° 58' 49" W 182.63'

Line Between Lot 1 & Lot 2

Easement No. 27090321

5' Private Utility Easement Per Doc. No. 27090321

10' Private Watermain Easement Per Doc. No. 27090321 PARCEL 8

THE CUB ADDITION SUBDIVISION
Rec. May 17, 1984 As Doc. No. 27090321

Lot 2

LOT 2

NOT INCLUDED EXCEPTION PARCEL 2

POINT OF BEGINNING PARCEL 1

N 47° 58' 11" W 105.00'

Bldg. Canopy

Back Of Walk Is 1.62'S

Back Of Walk Is 1.92'SW

POINT OF BEGINNING EXCEPTION TO PARCEL 2

Back Of Curb Is 0.12'N

Back Of Curb Is 0.08'S

Back Of Curb Is 0.14'W

Back Of Curb Corner Is 1.33'E

Fnd Iron Pipe At Corner

S 47° 58' 11" W 62.50'

S 89° 58' 12" W 305.66'

S 00° 01' 48" E 22.79'

Back Of Curb Is 0.39'E

Back Of Curb Is 0.32'E

Sw'rly Line Of Lot 2 & NE'rly Line Of Lot 3

S 47° 58' 11" E 312.35'

PT. OF PARCEL 2
Area= 70,096 S.F.
= 1.6092 Acres

25' Building Set Back Line Per Doc. No. 2709032-21

N 00° 01' 11" W 265.12'

Bldg. Canopy

1.35'x2.35' Column (Typ.)

Bituminous Pavement

LOT 3

5' IBT & CE CO. Easement Per Doc. No. 89558367

10' Public Utility Easement Per Doc. No. 27090321

Sw'rly Line Of Lot 3 & NE'rly Line Of Rand Road

N 47° 58' 11" W 395.24'

25' Building Set Back Line Per Doc. No. 2709032-21

L.S. (Typ.)

Conc. Walk

Bituminous Pavement

Back Of Walk Is 2.52'SW

Back Of Walk Is 1.18'SW

R A N D R O A D

110'

OHW

Conc. Walk

Metal & Brick Sign

Trans Pad

10' IBT & CE CO. Easement

N 42° 11' 49" E 77.07'

R=12.00' L=113.09' Ch.=101.82' Ch Brg. = S 87° 11' 49" W

HERETOFORE DEDICATED PER DOC. NO. 92512223 FOR PUBLIC STREET

S 47° 48' 11" E 38.75'

Back Of Curb Is 2.18'N

R=75.00' L=54.84' Ch.=53.63' Ch Brg.= S 68° 44' 57" E

Conc. Walk

S'rly Most Corner Of Lot 3

Landscaped

20' IBT & CE CO. Easement Per Doc. No. 89558367

Fence Corner Is 0.73'N & 0.63'W

S 89° 41' 42" E 147.59'

S. Line Of Lot 58 & N. Line Of Jane Ave.

JANE AVENUE

99'

Bituminous Pavement

Fnd PK Nail

LOT 58

L.S. (Typ.)

Bituminous Pavement

POINT OF BEGINNING EXCEPTION TO PARCEL 3

NOT INCLUDED EXCEPTION PARCEL 3

EXCEPTION TO PARCEL 3

PRAIRIE AVENUE
Per Doc No. 88576174

VACATED

C. A. ARLINGTON GARDENS

HEIGHTS

GOELZ'S SUBDIVISION

LOT 59

780-832 E. Rand Rd.
1 Story Brick & Block
Area= 31,775 S.F.

LOT 60

PT. OF PARCEL 3
Area= 93,245 S.F.
= 2.1406 Acres

10' IBT & CE CO. Easement Per Doc. No. 89558367

Trans Pad

Bldg. Canopy

1.35'x2.35' Column (Typ.)

Conc.

Wood Fence

Conc. Refuge Area

Bituminous Pavement

Concrete Retaining Wall

Retaining Wall Is 0.51'W

Fnd Iron Pipe At Corner

Fence Corner Is 0.56'W

Fence Corner Is 0.51'W

Ingress - Egress & Utilities Easement Per Doc. No. 88046282 Amended per Doc. No. 88409221

Bldg. Corner Is O.L. & 36.03'W

Property Line Is Center Of 8" Party Wall

S 89° 58' 12" W 120.14'

Bldg. Corner Is 0.33'S & 1.80'E

Bldg. Corner Is O.L. & 0.45'E

N 00° 01' 48" W 0.33'

S 89° 58' 12" W 204.61'

S 00° 01' 48" E 318.75'

Fnd Cross Notch 1.47'N & O.L.

Fnd Iron Pipe At Corner

NE Corner Lot 62 POINT OF BEGINNING EXCEPTION TO PARCEL 3

Fence Corner Is 1.76'N

End Of Retaining Wall Is 2.15'N

Conc. Retaining Wall

Fence Is 1.84'N

Fence End Is 1.69'N & 1.79'W

N 89° 41' 45" W 279.96'

Fnd Iron Pipe At Corner

66'

Conc. Retaining Wall Is 1.53'W

10' IBT & CE CO. Easement Per Doc. No. 89558367

VACATED

NW Corner Lot 61

POINT OF BEGINNING EXCEPTION TO PARCEL 3

EXCEPTION TO PARCEL 3

62

61

63

64

65

750 E. Rand Rd.
1 Story Masonry

Back Of Curb Is 0.39'E

Back Of Curb Is 0.32'E

Back Of Curb Corner Is 0.12'N

Back Of Curb Corner Is 0.08'S

Back Of Curb Corner Is 0.14'W

Back Of Curb Corner Is 1.33'E

Fnd Iron Pipe At Corner

S 00° 01' 48" E 22.79'

S 89° 58' 12" W 305.66'

Sw'rly Line Of Lot 2 & NE'rly Line Of Lot 3

S 47° 58' 11" E 312.35'

Back Of Curb Is 1.62'S

Back Of Walk Is 1.92'SW

POINT OF BEGINNING EXCEPTION TO PARCEL 2

10'

S 47° 58' 11" W 62.50'

Bituminous Pavement

Conc. Walk

Back Of Walk Is 2.52'SW

Back Of Walk Is 1.18'SW

Metal & Brick Sign

Trans Pad

N 42° 11' 49" E 77.07'

S'rly Most Corner Of Lot 3

Conc. Walk

OHW

Bldg. Canopy

Bldg. Canopy

Conc.

Conc.

Bituminous Pavement

Landscaped

Fence Corner Is 0.56'W

Bituminous Pavement

Fence Corner Is 0.51'W

S 00° 01' 48" E 318.75'

Ingress - Egress & Utilities Easement Per Doc. No. 88046282 Amended per Doc. No. 88409221

10' IBT & CE CO. Easement Per Doc. No. 89558367

35.99'

258.96'

36.07'

Fnd Iron Pipe At Corner

Concrete Retaining Wall

Bituminous Pavement

Retaining Wall Is 0.51'W

Fnd Iron Pipe At Corner

Fence Corner Is 0.56'W

Fence Corner Is 0.51'W

Fnd PK Nail

Bituminous Pavement

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EXHIBIT A

SHOPPING CENTER SITE PLAN

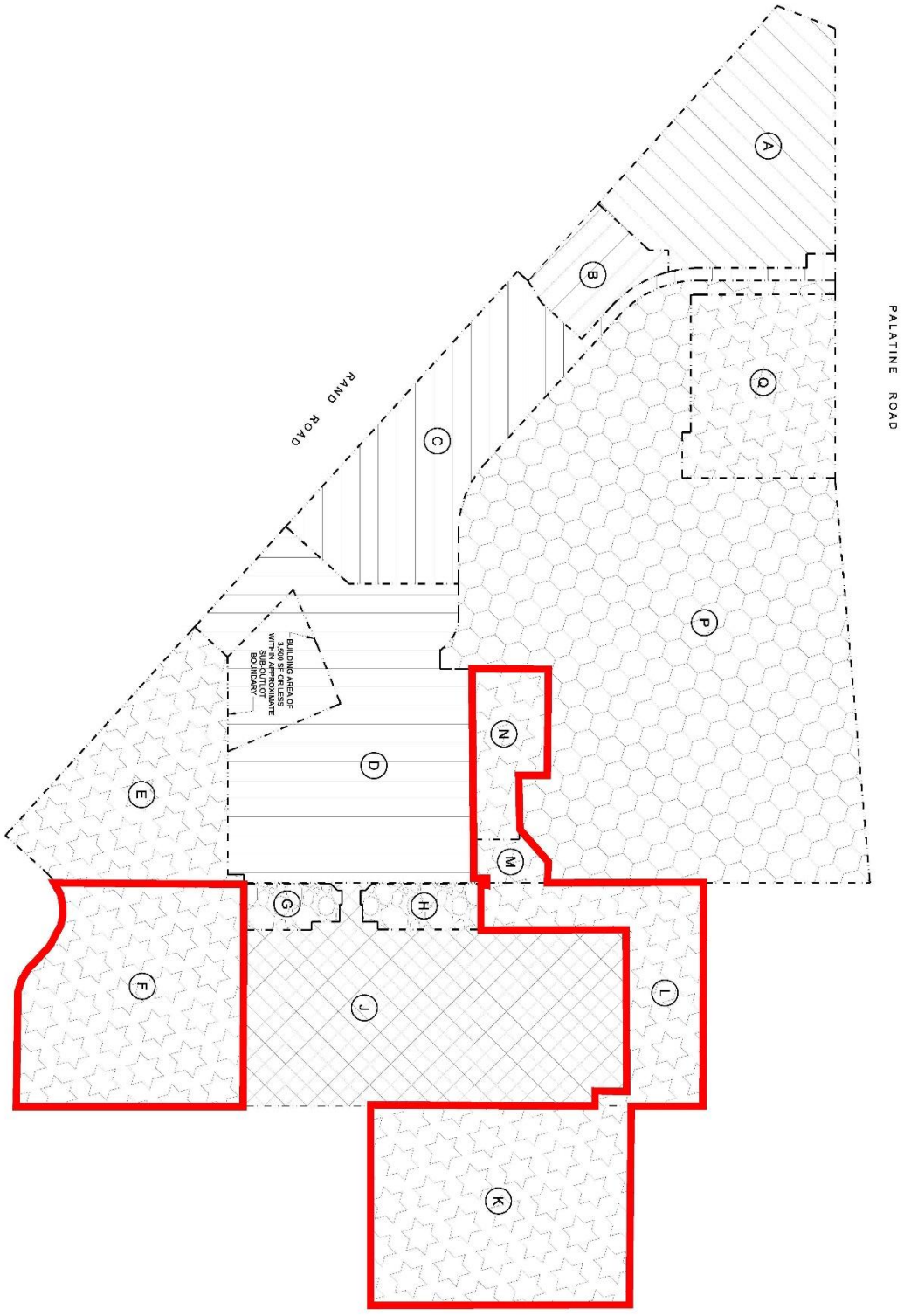

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EXHIBIT A-1

PREMISES AND EMPLOYEE PARKING

Special Use Criteria:

1. Public Convenience: Golf VX's special use is deemed necessary for the public convenience at this location. Arlington Heights lacks an all-season golfing facility that provides a year-round golfing experience. By offering a state-of-the-art golf simulator facility with additional amenities such as culinary options, Youth Summer Camps, and membership options, Golf VX will serve as a valuable recreational resource for the local community, promoting a fun and healthy lifestyle.

2. No Detriment: The operation of Golf VX will not, under any circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity. The facility will adhere to all safety regulations and will maintain a noise level that does not disrupt the surrounding area. Moreover, by encouraging physical activity and outdoor enjoyment, Golf VX will contribute to a healthier and more active lifestyle among residents.

3. Regulatory Compliance: Golf VX is committed to complying with all regulations and conditions specified in this ordinance for such use, and will adhere to any stipulations and conditions made a part of the authorization granted by the Village Board of Trustees. We will work closely with local authorities to ensure that our operations promote healthy living and well-being within the community.

Land Use Variation Criteria:

1. Compatibility: The proposed use of Golf VX will not alter the essential character of the locality. It is designed to be compatible with existing uses and the zoning of nearby properties. The facility will harmoniously blend with the commercial and recreational elements of the community while promoting a healthy and active lifestyle.

2. Unique Circumstances: The need for a golf simulator facility in Arlington Heights is driven by unique circumstances, including the limited availability of year-round golfing options and the absence of a similar establishment. Golf VX will address this gap in the market by offering a facility that promotes physical activity and healthy living while providing a new and much-needed amenity to the community.

3. Harmony with Intent: The proposed variation is in perfect harmony with the spirit and intent of the local zoning ordinances. It aligns with the broader goal of providing recreational opportunities that encourage residents to lead active and health-conscious lives.

4. Minimum Variance: The variances requested by Golf VX represent the minimum necessary to allow for the reasonable use of the property while fostering a more fun and healthy lifestyle for Arlington Heights residents. These variations are essential to create a facility that fulfills the recreational needs of the community without causing undue disruption or conflict with existing regulations.

In summary, the establishment of Golf VX as a special use and the granting of land use variations are justified by the facility's potential to enhance public convenience, promote a fun and healthy lifestyle, and improve the overall well-being of the community. Golf VX's unique offerings, commitment to regulatory compliance, and alignment with zoning intent make it a valuable addition to Arlington Heights that encourages active living and recreational enjoyment. The variations requested are the minimum necessary to facilitate a reasonable and harmonious use of the property, further supporting the community's pursuit of a healthier lifestyle.

PARKING HOURLY OBSERVED PARK FOR 644 E RAND ROAD, ARLINGTON HEIGHTS

TIME	FRIDAY 9/8/2023 (10AM-11PM)	SAT 9/9/2023(10 AM-11PM)	Sunday 9/10/2023 (10AM-8PM)	FRIDAY 9/15/2023 (10AM-11PM)	SAT 9/16/2023 (10AM-11PM)	SUNDAY 9/17/2023 (10AM-8PM)
10AM Parking #1	16	19	6	15	13	9
10AM Parking #2	0	0	0	1	0	0
11AM Parking #1	19	27	18	14	20	16
11AM Parking #2	0	0	0	0	0	0
12PM Parking #1	15	17	21	16	20	21
12PM Parking #2	0	0	0	0	0	0
1PM Parking #1	19	21	28	16	29	21
1PM Parking #2	0	0	0	0	0	0
2PM Parking #1	22	28	32	24	30	34
2PM Parking #2	0	0	0	0	0	0
3PM Parking #1	22	32	23	17	36	34
3PM Parking #2	0	0	0	0	0	0
4PM Parking #1	26	25	25	14	30	26
4PM Parking #2	0	0	0	0	0	0
5PM Parking #1	11	32	22	13	33	32
5PM Parking #2	0	0	0	0	0	0
6PM Parking #1	19	21	22	12	22	19
6PM Parking #2	0	0	0	0	0	0

PARKING HOURLY OBSERVED PARK FOR 644 E RAND ROAD, ARLINGTON HEIGHTS

TIME	FRIDAY 9/8/2023 (10AM-11PM)	SAT 9/9/2023(10 AM-11PM)	Sunday 9/10/2023 (10AM-8PM)	FRIDAY 9/15/2023 (10AM-11PM)	SAT 9/16/2023 (10AM-11PM)	SUNDAY 9/17/2023 (10AM-8PM)
7PM Parking #1	19	18	13	15	23	22
7PM Parking #2	0	0	0	0	0	0
8PM Parking #1	13	14	17	16	12	14
8PM Parking #2	0	0	0	0	0	0
9PM Parking #1	9	10		11	8	
9PM Parking #2	0	0		0	0	
10PM Parking #1	0	0		0	0	
10PM Parking #2	0	0		0	0	
11PM Parking #1	0	0		0	0	
11PM Parking #2	0	0		0	0	

Marketing Study:

Elevating Arlington Heights with Golf VX:

Golf VX's Unparalleled Impact and Distinct Advantages

Our core goals revolve around creating a golfing haven that transcends traditional barriers, warmly welcoming individuals of all ages and skill levels. We aspire to foster accessibility while offering an unparalleled entertainment destination for corporate events, social gatherings, and community engagements. Our flagship facility will feature 12 Golf VX T2 Simulator bays, a large putting green space, an arcade game area, and lastly a wide variety of delectable food and beverage options. Based on our future offerings, we believe that there is something for everybody to enjoy!

We are thrilled to introduce Golf VX, a golf simulator facility that promises an exceptional golfing experience while also offering an enticing range of food and beverage options. In this proposal, we will outline the numerous positive impacts Golf VX will bring to Arlington Heights, showcasing how we will enrich the lives of residents. We will also underscore the distinct advantages that set us apart from other offerings in the area.

Positive Impact of Golf VX:

1. Community Access and Inclusivity:

Golf VX is dedicated to fostering inclusivity within the community. We will provide access to golf for all residents and non-residents, regardless of their experience level or ability, without imposing membership requirements or prohibitive fees. Our facility actively encourages participation from seasoned golfers and newcomers alike, fostering community engagement and building bonds.

To further strengthen our commitment to Arlington Heights families, Golf VX plans to introduce children's educational/instructional programs. This initiative exemplifies our dedication by offering children an enjoyable and educational golfing experience. Our aim is to create enduring memories for young residents and ignite their passion for the game. We look forward to partnering with local programs such as First Tee Chicago, Western Golf Association, and the Boys & Girls Club.

2. Weather-Resistant Recreation:

Chicago’s climate can often limit traditional golfing opportunities, with an average of 133 days (about 4 and a half months)/year of rain. Nevertheless, Golf VX provides a year-round golfing

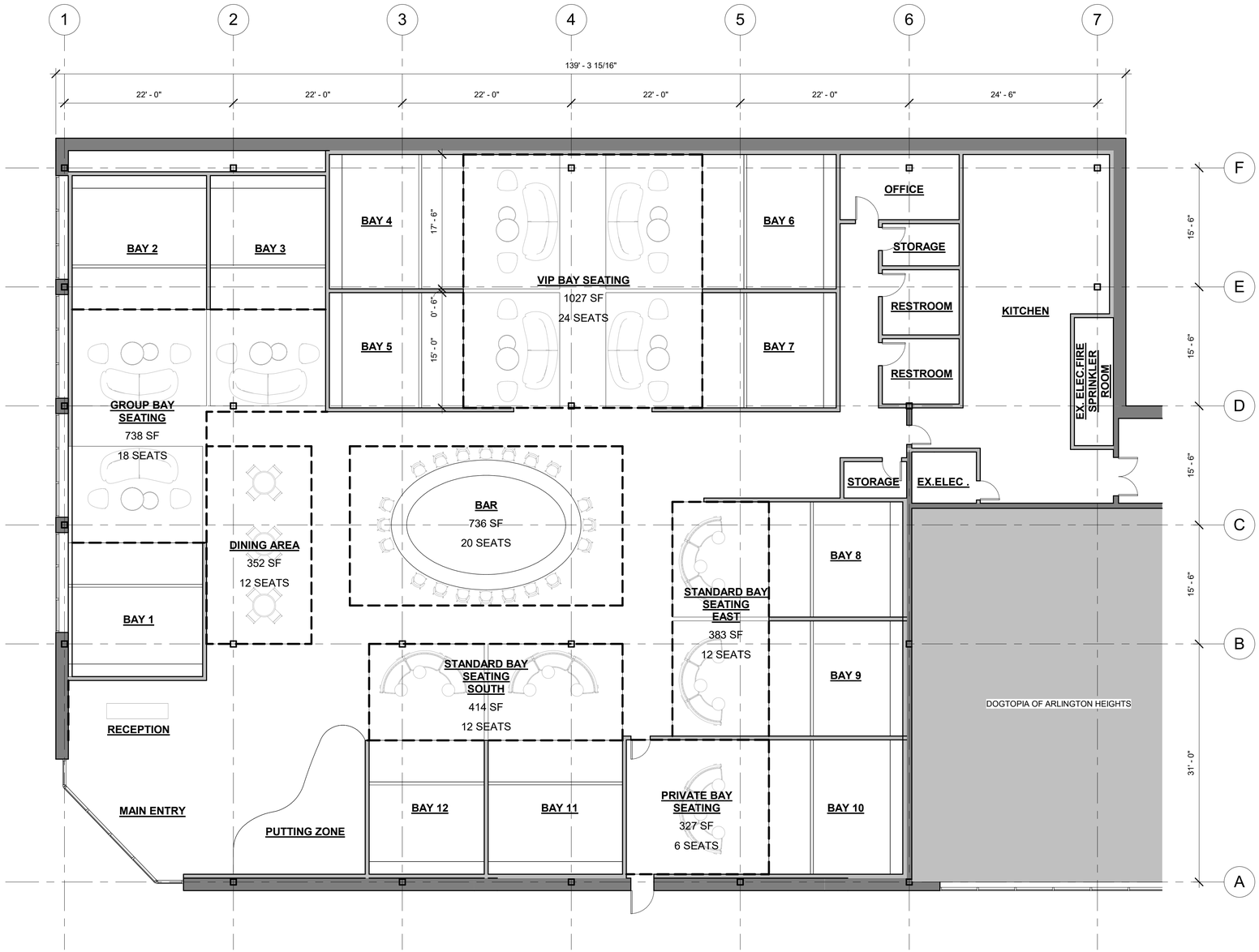
experience that remains immune to all weather conditions, offering residents the freedom to enjoy their beloved sport at their leisure. Our unwavering commitment to all-season accessibility guarantees that Arlington Heights residents can tee off whenever they choose, regardless of the prevailing weather conditions.

3. Culinary Excellence:

At Golf VX, our commitment to excellence extends beyond golf. Our restaurant offers a vast array of delightful dishes that are both tasty and fun for both inside the bay and in the common area, ensuring an enjoyable dining experience while you immerse yourself in your golf game or spend quality time with friends and family. Our diverse menu is sure to tantalize your taste buds, with beverage pairings from Arlington Heights first ever robotic bartender, the Makr Shakr. The Makr Shakr manages an impressive array of 158 bottles of spirits and juices, all elegantly hanging from a ceiling above the bar. Its sheer capabilities make it more than just a bartender; it's a seamless blend of technology, innovation, and craftsmanship.

4. Innovative Technology Meets Superior Quality:

Golf VX utilizes cutting-edge simulator technology to faithfully recreate the landscape of prestigious golf courses from around the world. Allow me to provide some exciting details about our facility's main attraction: the Golf VX T2 Simulator. This advanced simulator features a motor-controlled motion swing plate that accurately replicates the different inclines golfers often face when playing outdoors. Additionally, it boasts an auto tee-ball retrieval feature and two 3D motion sensor cameras that measure ball flight data at a best-in-class rate of 3800 frames per second. These cutting-edge features ensure an unparalleled golfing experience that closely mirrors the challenges and dynamics of playing on an outdoor golf course. While competitors may offer basic golf simulator services, our technology propels us to a level of realism that is simply unrivaled. Winners Golf, another indoor golf facility located in Arlington Heights, utilizes the Uneekor simulator system which does not include this motion swing plate and auto-tee retrieval system. Golf VX's commitment to offering the most comprehensive and immersive player experience will captivate seasoned golf enthusiasts while also extending a warm welcome to newcomers. We (Golf VX) take great pride in introducing Arlington Heights to the future of indoor golf entertainment.



1 FURNITURE FLOOR PLAN
1/8" = 1'-0"

GLAD STUDIO

Architecture | Interior Design | Sustainable Design

Revision	Description	Date

Client:

Golf VX Corp.

Project Description:

GOLF VX ARLINGTON HEIGHTS

644 E Rand Rd, Arlington Heights, IL 60004

Drawing Description:

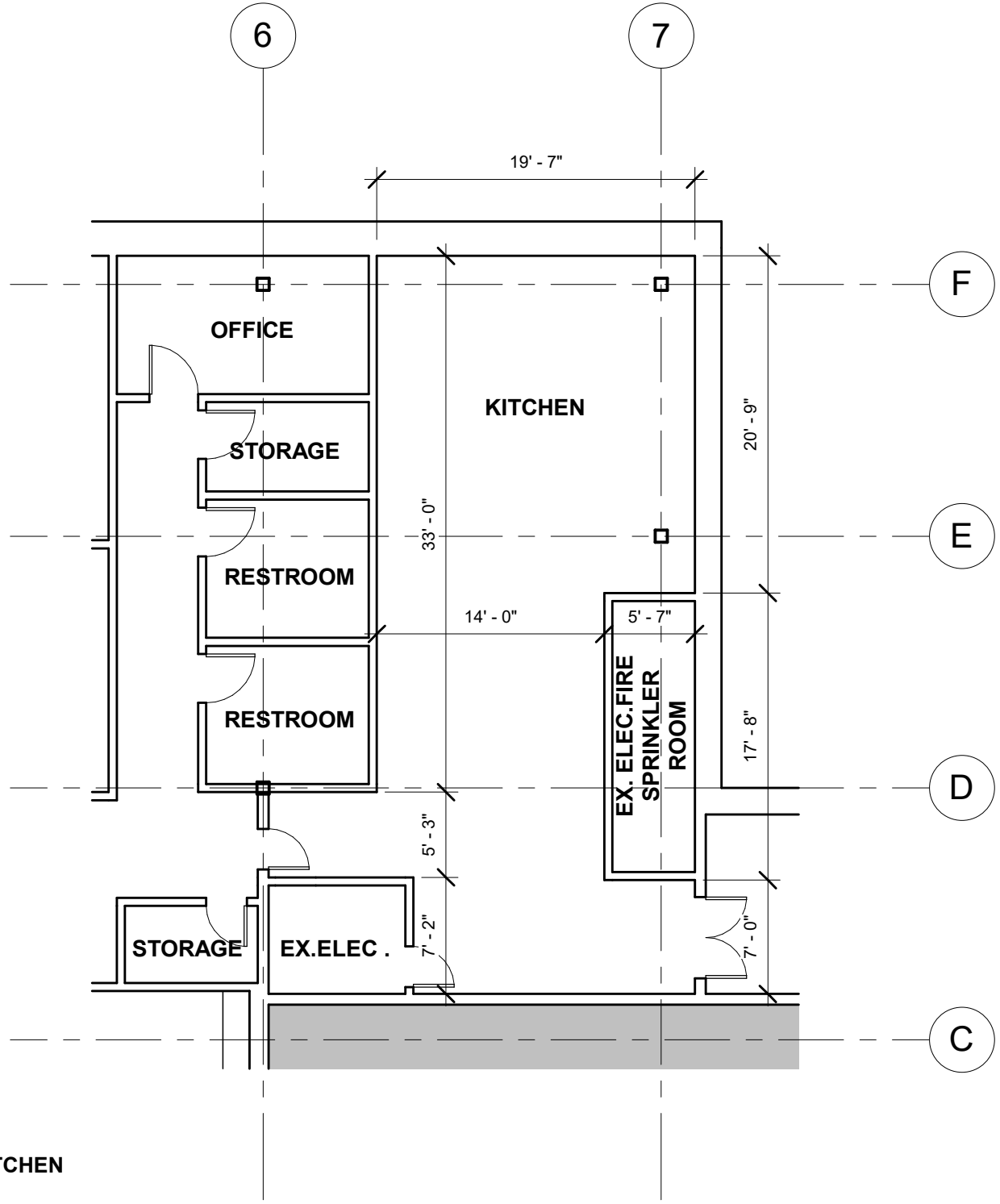
Furniture Floor Plan

Project Number	23-001
Date	09/08/2023
Drawn By	JP
Checked By	JP

Drawing No.

ASK-003

Scale at ANSI Standard D 1/8" = 1'-0"



2023.08.29

ASK-002 FLOOR PLAN_KITCHEN

SCALE: 1/8" = 1'-0" (Letter)

1 SOUTHWEST ELEVATION
1" = 10'-0"

2 WEST ELEVATION
1" = 10'-0"

3 SOUTH ELEVATION
1" = 10'-0"

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667

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ILLINOIS DESIGN FIRM # 184003287

MJK REAL ESTATE
HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093
CLIENT

SOUTHPOINT
SHOPPING CENTER
REDEVELOPMENT
660, 664, 668, 676 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

PROJECT

CONSULTANT

	TENANT COORDINATION	2023-08-22

NO.	ISSUE	DATE

SEAL

CURSORY REVIEW

DATE	JULY 25, 2019
PROJECT NO.	17 MJ 048
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

EXTERIOR
ELEVATIONS

SHEET

A2

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Golf VX_1

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667

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ILLINOIS DESIGN FIRM # 184003287

CLIENT

MJK REAL ESTATE
HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

PROJECT

SOUTHPOINT
SHOPPING CENTER
REDEVELOPMENT
660, 664, 668, 676 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

CONSULTANT

	TENANT COORDINATION	2023-08-22

NO.	ISSUE	DATE

SEAL

CURSORY REVIEW

DATE	JULY 25, 2019
PROJECT NO.	17 MJ 048
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

PERSPECTIVE

SHEET

A3

8/22/2023 10:24:04 AM C:\Revit\MJK_ArlingtonHeights_CENTRAL 5_ovivacqua@soosarchitects.com.rvt

Golf VX_2

Golf VX_3

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667

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ILLINOIS DESIGN FIRM # 184003287

MJK REAL ESTATE
HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

CLIENT

SOUTHPOINT
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REDEVELOPMENT
660, 664, 668, 676 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

PROJECT

CONSULTANT

	TENANT COORDINATION	2023-08-22

NO.	ISSUE	DATE

SEAL

CURSORY REVIEW

DATE	JULY 25, 2019
PROJECT NO.	17 MJ 048
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

PERSPECTIVES

SHEET

A4

8/22/2023 10:24:16 AM C:\Revit\MJK_ArlingtonHeights_CENTRAL 5_ovivacqua@soosarchitects.com.rvt

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Jorge Torres, Director of Building & Life Safety**

From: **Elliot Eldridge, Assistant Building Official, Building & Life Safety Department**

Subject: **SDC Repot - PC 23-013 (Golf VX) - 644 E. Rand Rd.**

Date: **October 2, 2023**

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. Interior remodel of space shall comply with the following adopted codes:
    a. 2018 International Building Code with amendments
    b. 2018 International Existing Building Code with amendments
    c. 2018 International Fire Code with amendments
    d. 2018 International Fuel Gas Code with amendments
    e. 2018 International Mechanical Code with amendments
    f. 2018 Illinois Energy Conservation Code with state amendments
    g. 2018 Illinois Accessibility Code
    h. 2014 Illinois Plumbing Code with amendments
    i. 2017 National Electrical Code with amendments

2. Drawings produced by an Illinois licensed architect are required for permit submittal. The plans do not appear to conform to this requirement.

3. Restroom shall provide adequate fixtures for the occupant load of the space. Unable to verify without an occupant load calculation. Please see attached State of Illinois Plumbing Code 2014 - Rest Room Requirements. The plans do not appear to conform to this requirement.

4. The height of transitions at the doors to the exterior cannot exceed ½-inch. In order to verify compliance, provide cross section of the door openings.

5. Provide documentation that the Interior wall and ceiling finish including sound panels shall have a flame spread index not greater than that specified in Table 803.3 for the group and location designated. Interior wall and ceiling finish materials tested in accordance with NFPA 28. The plans do not appear to conform to this requirement.

6. Means of egress sizing shall be based on the occupant load of the entire space. No details provided on door sizes.

7. Information on fire alarm and/or fire suppression systems not provided. If they exist and changes are required, separate permits are required.

8. Panic hardware shall be provided on required exit doors leading to the exterior of the building. The plans do not appear to conform to this requirement.

9. If table and chairs are provided, a portion must be accessible. 5% of all tables (dining or bar), or at least 1 must be wheelchair accessible. All accessible dining tables must be provided at a height between 28 inches and 34 inches measured from the floor to the top of the dining surface. There should be a clear floor area of 30 inches by 48 inches provided at each accessible seating location. The plans do not appear to conform to this requirement.

10. Since game "Tee Boxes Mats" are provided, a portion must be accessible. 5% of all the gaming mats or at least 1 must be wheelchair accessible. All accessible gaming mats controls must be provided at a height between 28 inches and 34 inches measured from the floor to the top of the control surface. There should be a clear floor area of 30 inches by 48 inches provided at each accessible location. The plans do not appear to conform to this requirement.

11. Since PC controls and Console cases are provided, a portion must be accessible. 5% of all the PC controls and Console cases or at least 1 must be wheelchair accessible. All accessible PC controls and Console cases controls must be provided at a height between 28 inches and 34 inches measured from the floor to the top of the control surface. There should be a clear floor area of 30 inches by 48 inches provided at each accessible location. The plans do not appear to conform to this requirement.

12. Provide locations of exit signs and emergency lighting. The bottom of new egress markings shall be located at a vertical distance of not more than 6 ft 8 in. (2030 mm) above the top edge of the egress opening intended for designation by that marking. The plans do not appear to conform to this requirement.

13. Emergency illumination shall be provided for a minimum of 1 1/2 hours in the event of failure of normal lighting. Emergency lighting facilities shall be arranged to provide initial illumination that is not less than an average of 1 ft-candle (10.8 lux) and, at any point, not less than 0.1 ft-candle (1.1 lux), measured along the path of egress at floor level. The plans do not appear to conform to this requirement.

14. As discussed earlier, please find attached the Illinois Accessibility Code (IAC) sections 203 & 206.2.3. which discuss General Exceptions to the IAC. Since, none of the referenced Exceptions apply to the Golf VX Corp project, the new Accessible stage / platform will be required to have permanent vertical accessibility via ramp or lift. The plans do not appear to conform to this requirement.

15. Note: "A transmittal letter detailing all the changes from the initial review will be required for any additional reviews"

RESTAURANT REQUIREMENTS

STATE OF ILLINOIS PLUMBING CODE 2014
APPENDIX A

Food Service Establishments, Pubs, Lounges, Nightclubs, and Places that serve Food or Liquid to be consumed on the Premises[8]

Male	Female
1: 1-100	1: 1-50
2: 101-300	2: 51-100
	3: 101-150
	4: 151-300

8. Food Service Establishments with no more than 10 combined employees and seats (for patrons) at any one time need not provide public restrooms, provided that the employee restrooms are accessible and made available to the public.

B. Additional Requirements for Special Building Types

(i) All food service establishments that sell or serve food or beverages to be consumed on the premises (regardless of their gross area) shall provide readily accessible restroom facilities for the public. If public restrooms are not provided within the premises of the food service establishment, they shall be located within the same building, on the same floor/level and within 100 feet of an entrance to the food service establishment, and they shall be available for public use at all times that the food service establishment is open.

Exception: Food service establishments with no more than 10 combined employees and seats (for patrons) at any one time need not provide public restrooms, provided that the employee restrooms are accessible and made available to the public.

Employees	Seats
1	9
2	8
3	7
4	6
5	5

(i) If there are more than five employees working at any one time, separate restrooms for men and women shall be provided.

Section 750-1350(d) of the Illinois Department of Public Health Food Service Sanitation Code prohibits the travel of unnecessary persons through the food preparation and utensil washing areas.

03 - 20 - 200-018

ENGINEERING DEPARTMENT 03-202-00008 3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

03-202-000-18

Petition #: P.C.23-013
Petitioner: AHTIL GVX, LLC (d.b.a Golf VX)

Owner: Richard Silverman

Contact Person: Gina Choi
Address: 1945 Techny Road #8, Northbrook

Phone #: 773-757-4874
Fax #:
Email:

P.I.N.# ~~93-1880716~~
Location: 622, 626, and 644 E Rand Road, Ar
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: 1247 Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: x For: Amusement Facilit
Land Use Variation: x For: Waiver of Traffi
Land Use: B3 Current: Vacant
Proposed: Amusement F
Site Gross Area: 11,938 square foot
# of Units Total: 3
1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

	YES	NO	COMMENTS
1. PUBLIC IMPROVEMENTS REQUIRED:			
a. **Underground Utilities**			
Water		X	
Sanitary Sewer		X	
Storm Sewer		X	
b. **Surface Improvement**			
Pavement		X	
Curb & Gutter		X	
Sidewalks		X	
Street Lighting		X	
c. **Easements**			
Utility & Drainage		X	
Access		X	

2. PERMITS REQUIRED OTHER THAN VILLAGE:
   a. MWRDGC _____ b. IDOT _____
   c. ARMY CORP _____ d. IEPA _____
   e. CCHD _____

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?		X	
4. SITE PLAN ACCEPTABLE?	X		
5. PRELIMINARY PLAT ACCEPTABLE?		X	
6. TRAFFIC STUDY ACCEPTABLE?	N/A		
7. STORM WATER DETENTION REQUIRED?	N/A		
8. CONTRIBUTION ORDINANCE EXISTING?	X		79-159 PD
9. FLOOD PLAIN OR FLOODWAY EXISTING? ...		X	
10. WETLAND EXISTING?		X	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: _____
DATE OF PLANS: _____

~~Director~~ VILLAGE ENGINEER 10/3/23
Date

PLAN COMMISSION PC #23-013
Golf VX
622-644 E Rand Road
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

12. If an external grease trap is required for the kitchen, an MWRD permit will be required for any external grease traps. This can be addressed at permit.

Michael L. Pagones, P.E. Date 10/3/23
Village Engineer

Arlington Heights Fire Department

David Roberts, Division Chief
droberts@vah.com
Telephone 847/368-5457 · Facsimile 847/368-5995

P.C. Number 23-013
Project Name Golf VX
Project Location 644 E Rand Rd
Planning Department Contact Hailey Nicholas

October 10th, 2023

1. Provide updated keys to place in the Knox box (key box) for emergency access by the fire department.
2. Ensure that alarm and/or fire protection systems are tested and in working order.

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Golf VX

644 E. Rand Rd

Round 1 Review Comments **08/11/2023**

1. **Character of use:**
   This is the first Golf VX to open in the region, the character of use for this property is consistent with the area and is not a concern. Golf VX is a similar concept to X-Golf which has several locations in the Chicagoland area, most notably Schaumburg, Kildeer, and Glenview. I contacted Schaumburg PD, Kildeer PD and Glenview PD, none of these agencies have had any significant calls for service since opening.

2. **Are lighting requirements adequate?**
   Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. **Present traffic problems?**
   There are no traffic problems at this location.

4. **Traffic accidents at particular location?**
   This is not a problem area in relation to traffic accidents.

5. **Traffic problems that may be created by the development.**
   This development should not create any additional traffic problems.

6. **General comments:**
   - Please ensure extra measures are taken to prevent/discourage underage drinking. It is recommended that ID scanners are installed, signage is posted, and all employees who serve alcoholic beverages have completed BASSAT training and their certificates are up to date.
   - Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

Submitted by: #358
Steven Dinov, Problem Oriented Policing Coordinator

Approved by: 583
Supervisor's Signature

HEALTH SERVICES DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.23-013
Petitioner: AHTIL GVX, LLC (d.b.a Golf VX)

Owner: Richard Silverman

Contact Person: Gina Choi
Address: 1945 Techny Road #8, Northbrook

Phone #: 773-757-4874
Fax #:
Email:

P.I.N.# 93-1880716
Location: 622, 626, and 644 E Rand Road, A
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: 1247 Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: x For: Amusement Facilit
Land Use Variation: x For: Waiver of Traffi

Land Use: B3 Current: Vacant
Proposed: Amusement F
Site Gross Area: 11,938 square foot
# of Units Total: 3
1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

The kitchen and bar must be built in compliance with the Food Service Plan Review Requirements (see attached). This will be reviewed at the permit stage.

10-10-23
Environmental Health Officer Date

Director Date

Village of Arlington Heights
Health & Human Services Department
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
(847) 368-5760

Food Service Plan Review Requirements

The Village of Arlington Heights has adopted the Illinois Department of Public Health Food Code. Copies may be obtained by visiting www.idph.state.il.us or calling 630/293-6800.

For a complete plan review, drawings to scale must be submitted containing the information noted below. This list, while not necessarily complete, highlights areas of concern and common reasons for plan rejection.

1. Floor Plan for Operation. Designation of various areas (service areas, food preparation, dry storage, numbers and locations of seats, restrooms, break areas, etc).

2. General Layout. Location of equipment fixtures (cross-reference to an equipment schedule) including distances above the floor, between other pieces of equipment, whether on legs or casters, etc.

3. Food Service Equipment. All equipment must be commercial and listed with NSF or equivalent in both construction and installation. Used equipment must be inspected for approval prior to installation. Equipment schedules must contain manufacturer and model numbers for each piece of food service equipment. Equipment spec sheets are required for all new equipment.

4. Plumbing fixtures. Location and type must be shown in overhead and schematic design. Include provisions for drainage from condensate for refrigerators and freezers, ice machines, soda or water stations, steam tables, etc. The location of all floor drains and sinks must also be shown. All 3 compartment sinks, dish machines, prep sinks, ice machines, steam tables, and condensate lines must have an air-gap (open-site drain) on the waste line. All hub drains, floor sinks, and floor drains must be located on the toe-edge of, or adjacent to, the equipment to facilitate cleaning. Facilities cooking or performing food prep must have a grease trap. Newly constructed facilities having cooking that produces grease or vapors, or where 3 compartment sinks or food prep sinks are located in two or more areas are required to have an exterior grease trap. Dish machines and garbage grinders may not drain through the grease trap. All ice machines must be air cooled.

5. Sinks. Sinks that are mandatory to be installed include:

- three compartment sink with integral drain boards
- mop/utility sink
- hand sink in preparation areas (including bars) and dish areas (more than one may be required)
- food prep sink (depending on type of operation)

Hot and cold running water are required at all sinks. The water must be tempered by means of a mixing valve. A metering faucet must provide at least 10 seconds of running water.

6. Ventilation Requirements. Adequate ventilation must be provided throughout the facility to remove excessive heat, steam, vapors, smoke, fumes, and noxious odors. Submit specifics on ventilation hoods for Fire Code review.

7. Floors, Walls, and Ceilings. The surfaces in all food preparation, dishwashing rooms, and toilet rooms must be smooth, light colored, non-porous, and easily cleanable. Ceiling tiles may not contain fissures, and must be vinyl coated above food prep areas. Cove base must be provided at all floor/wall junctures. Grouting for all floor tiles must be sealed to be non-porous. Non-slip finishes may only be installed in traffic areas, not under equipment.

8. Lighting. Artificial light sources must be installed to provide at least 20 footcandles of light in all food prep areas, dish areas, and wash rooms. All walk-in refrigeration/freezer units, dry storage areas, dining rooms during cleaning, and other areas must be provided with at least 10 footcandles of light. All light fixtures over, near, or within food preparation, display, or service areas, and dish areas, must be shielded to prevent broken glass from falling onto food. This includes heat lamps.

9. Dry Storage Areas. A minimum of 25% of the food preparation area must be set aside for dry storage. Provide calculations showing how the dry storage requirement is met. Show dimensions and numbers of tiers for each shelving unit. All shelving must be at least 6 inches above the floor, and 18 inches below the ceiling. Remember that carry-out operations require more storage space for disposable containers.

10. Other Storage Areas. Provide storage for the following and indicate their locations: refrigerated and frozen storage, both clean and dirty dish storage, kitchen utensils, employee belongings and coats, and all cleaning supplies and toxic chemicals. Provide a mop and broom storage rack over the mop/utility sink.

11. Garbage and Refuse Disposal. An adequately sized solid waste storage site must be provided. The area must be paved, curbed, and graded to the front to prevent the accumulation of liquids. Visual screening for the area must be provided.

12. Outer Openings. No doors or windows may be left open and unscreened. All doors must be self-closing and tight-fitting. Provide screening of at least 16 mesh per inch for any windows to be opened. Air curtains and self-closing automatic windows must be installed on drive-through windows. Doors to outdoor dining areas must have operable air curtains installed above if outdoor wait staff are provided.

13. Other Concerns. All conduits and plumbing pipes must be installed inside the walls. If this is not possible, they must be at least 1 inch from the wall and 6 inches above the floor to facilitate cleaning.

14. Menu. A copy of the proposed menu must be submitted.

15. Smoking. No smoking is allowed in any enclosed space, including bars, private offices, or outdoor dining areas. Smoking is not allowed within 15 feet of any door, and ashtrays and other smoking materials may not be within 15 feet of the doors.

16. Certified Food Service Manager. At least one IDPH certified Food Service Manager must be present at all times foods are handled in high-risk establishments. Medium risk establishments need at least one certified Manager on staff.

Installation Standards for Food Service Equipment

Equipment must be mounted with a minimum of 6 inches of clear space underneath. In lieu of the clear space, equipment may be equipped with casters or placed on a raised solid masonry or sealed metal platform. The platform must be at least 2 inches high, sealed at all edges, and sealed to the floor. Necessary space for air intake must be provided for any units that need ventilation. If fresh air if provided, any air intake openings must be screened with a minimum of 16 mesh per inch screening.

Equipment that is not easily moveable must also be sealed to the wall, or meet the following minimum clearances to facilitate cleaning:

- When the distance to be cleaned is less than 2 feet in length, the width of the clear unobstructed space must not be less than 5 inches.
- When the distance to be cleaned is between 2 and 4 feet, the width of the clear unobstructed space must not be less than 8 inches.
- When the distance to be cleaned is greater than 4 feet, the width of the clear unobstructed space must not be less than 12 inches.

Other Considerations

A valid Business License is required to operate a food service facility in the Village of Arlington Heights. Contact the Licensing Coordinator in the Building Department at 847/368-5560.

A special use permit may be required for your location. Contact the Planning & Community Development Department at 847/368-5200 to inquire about the requirements.

No alcoholic beverages may be sold without first obtaining a Village Liquor License. Contact the Liquor License Officer at 847/368-5100.

Other licenses may be required as well. It is up to the owner and/or operator of each facility to obtain all of the required State and Local licenses prior to opening.

An early consultation between the Health & Human Services Department and the persons planning to build and/or operate a food service establishment can be beneficial. We may also be able to answer any questions you may have during the process. Contact the Health & Human Services Department at 847/368-5760 or by fax at 847/368-5980.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.23-013
Petitioner: AHTIL GVX, LLC (d.b.a Golf VX)

Owner: Richard Silverman

Contact Person: Gina Choi
Address: 1945 Techny Road #8, Northbrook
Phone #: 773-757-4874
Fax #:
Email:

P.I.N.# 93-1880716
Location: 622, 626, and 644 E Rand Road, Ar
Rezoning: _____ Current: _____ Proposed: ____
Subdivision: _____
# of Lots: 1247 Current: _____ Proposed: ____
PUD: _____ For: _____
Special Use: x For: Amusement Facilit
Land Use Variation: x For: Waiver of Traffi

Land Use: B3 Current: Vacant
Proposed: Amusement F
Site Gross Area: 11,938 square foot
# of Units Total: 3
1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

	YES	NO	
1.	X		COMPLIES WITH COMPREHENSIVE PLAN?
2.	X		COMPLIES WITH THOROUGHFARE PLAN?
3.	X		VARIATIONS NEEDED FROM ZONING REGULATIONS? (See below.)
4.		X	VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS? (See below.)
5.		X	SUBDIVISION REQUIRED?
6.		X	SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED? (See below.)

Comments:
See attached comments.

Hailey Nicholas 10/10/23
Coordinator Date

Planning & Community Development Department Review

October 6, 2023

REVIEW ROUND 1

Project: Golf VX
622, 626, & 644 E Rand Rd

Case Number: PC 23-013

General:

7) The following approvals are required:
    a. Special Use Permit for a Restaurant in the B-3 District.
    b. Special Use Permit for an Amusement Facility, Large in the B-3 District.
    c. Variation to Chapter 28 of the Municipal Code, Section 6.12-1, to waive the requirement for a Traffic and Parking Study.
8) Please provide a sample menu to show the type of food and drink that will be offered.
9) Please clarify the scope of exterior work/design changes to the storefront/façade. Depending on the extent of the work, a Design Commission application may be required to be submitted for review.
10) Signage will not be reviewed as part of the Plan Commission process. However, based on the conceptual elevations proposed, the signage does not comply with code. Please be aware of the following sign regulations:
    a. Wall Signs. Per code, only one sign is allowed per street frontage. This location has two street frontages, so a maximum of two wall signs are allowed. Each sign is limited in size to 25% of the wall area that it is mounted on. The proposed amount of wall signage is excessive and does not comply with code.
    b. Window Signs. Window signage is limited to 40% of each individual window pane. Window signs shall not be combined together to form larger signs. If needed, windows can be blacked out 100%, but the amount of signage on the blacked-out window is limited to 40% of each window.
    c. Refer to Chapter 30 of the municipal code for complete sign code requirements.
11) With your location next to Dogtopia, a dog boarding facility, a noise buffer should be provided to prevent excess noise from disturbing your customers and employees. Please outline how you plan to address the noise issue. The addition of sound attenuation equipment may be required.
12) The parking survey provided includes areas designated #1 and #2. Please provide clarification on the parking areas, including a map that designates the corresponding areas.
13) Two bicycle parking spots must be provided. Please indicate where bicycle parking will be located on-site.
14) The parking lot adjacent to the unit is in disrepair, and needs to be repaved and restriped to account for the additional parking demand that will be created by your business. Please provide a timeline for when the parking lot will be improved with details on who is responsible for repairing the parking lot according to the Reciprocal Easement Agreement (REA) for the shopping center.
15) Modify the existing ADA curb ramp to be oriented in-line with any required ADA parking adjacent to the building with the corresponding continental style crosswalk.
16) Please explore incorporation of an entryway treatment/architectural enhancement at the corner of the building/main entrance that would serve as a gateway feature to the business.
17) Please provide a formal response to all Round 1 Department Review Comments in electronic format, either via a USB/flash drive or via email (if the files are small enough to email), along with one hard copy. Plans must be to-scale, full-size.
18) On all plans that are revised as a result of these comments, please be sure to add a revision date.

Prepared by: Hailey Nicholas

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.23-013
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Owner: Richard Silverman

Contact Person: Gina Choi
Address: 1945 Techny Road #8, Northbrook,

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P.I.N.# 93-1880716
Location: 622, 626, and 644 E Rand Road, Ar
Rezoning: _____ Current: _____ Proposed: ____
Subdivision: _____
# of Lots: 1247 Current: _____ Proposed: ____
PUD: _____ For: _____
Special Use: x For: Amusement Facility
Land Use Variation: x For: Waiver of Traffic

Land Use: B3 Current: Vacant
Proposed: Amusement F
Site Gross Area: 11,938 square foot
# of Units Total: 3
1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

	YES	NO
1. Complies with Tree Preservation Ordinance	N/A	
2. Complies with Landscape Plan Ordinance	X	
3. Parkway Tree Fee Required (See below.)		X

Comments:

No Comments

9/26/23
Coordinator Date

	Round 1 Review from Departments.	Feed Back
1	Interior remodel of space shall comply with the following adopted codes: a. 2018 International Building Code with amendments b. 2018 International Existing Building Code with amendments c. 2018 International Fire Code with amendments d. 2018 International Fuel Gas Code with amendments e. 2018 International Mechanical Code with amendments f. 2018 Illinois Energy Conservation Code with state amendments g. 2018 Illinois Accessibility Code h. 2014 Illinois Plumbing Code with amendments i. 2017 National Electrical Code with amendments	10/3: Yes, architect will be working on this project to fit the code with amendments.
2	Drawings produced by an Illinois licensed architect are required for permit submittal. The plans do not appear to conform to this requirement.	(See attachment)
3	Restroom shall provide adequate fixtures for the occupant load of the space. Unable to verify without an occupant load calculation. Please see attached State of Illinois Plumbing Code 2014 - Rest Room Requirements. The plans do not appear to conform to this requirement.	Permit Process: Will follow the coding
4	The height of transitions at the doors to the exterior cannot exceed 1⁄2-inch. In order to verify compliance, provide cross section of the door openings.	Permit Process: Will follow the coding
5	Provide documentation that the Interior wall and ceiling finish including sound panels shall have a flame spread index not greater than that specified in Table 803.3 for the group and location designated. Interior wall and ceiling finish materials tested in accordance with NFPA 28. The plans do not appear to conform to this requirement.	Permit Process: Will follow the coding
6	Means of egress sizing shall be based on the occupant load of the entire space. No details provided on door sizes.	Permit Process: Will follow the coding
7	Information on fire alarm and/or fire suppression systems not provided. If they exist and changes are required, separate permits are required.	Permit Process: Will follow the coding
8	Panic hardware shall be provided on required exit doors leading to the exterior of the building. The plans do not appear to conform to this requirement.	Permit Process: Will follow the coding

9	If table and chairs are provided, a portion must be accessible. 5% of all tables (dining or bar), or at least 1 must be wheelchair accessible. All accessible dining tables must be provided at a height between 28 inches and 34 inches measured from the floor to the top of the dining surface. There should be a clear floor area of 30 inches by 48 inches provided at each accessible seating location. The plans do not appear to conform to this requirement.	Permit Process: Will follow the coding
10	Since game “Tee Boxes Mats” are provided, a portion must be accessible. 5% of all the gaming mats or at least 1 must be wheelchair accessible. All accessible gaming mats controls must be provided at a height between 28 inches and 34 inches measured from the floor to the top of the control surface. There should be a clear floor area of 30 inches by 48 inches provided at each accessible location. The plans do not appear to conform to this requirement.	Permit Process: Bay 1 will be set up to access the wheelchair. Will make sure to comply with coding.
11	Since PC controls and Console cases are provided, a portion must be accessible. 5% of all the PC controls and Console cases or at least 1 must be wheelchair accessible. All accessible PC controls and Console cases controls must be provided at a height between 28 inches and 34 inches measured from the floor to the top of the control surface. There should be a clear floor area of 30 inches by 48 inches provided at each accessible location. The plans do not appear to conform to this requirement.	Kiosk will be operated by the staffs mainly to set it up in the beginning. The PC controls are on the floor plate, where anyone will be able to access with clubs. Wireless keypads are given to each bay so they can control if they needed to.
12	Provide locations of exit signs and emergency lighting. The bottom of new egress markings shall be located at a vertical distance of not more than 6 ft 8 in. (2030 mm) above the top edge of the egress opening intended for designation by that marking. The plans do not appear to conform to this requirement.	Permit Process: Will follow the coding
13	Emergency illumination shall be provided for a minimum of 1 1/2 hours in the event of failure of normal lighting. Emergency lighting facilities shall be arranged to provide initial illumination that is not less than an average of 1 ft-candle (10.8 lux) and, at any point, not less than 0.1 ft-candle (1.1 lux), measured along the path of egress at floor level. The plans do not appear to conform to this requirement.	Permit Process: Will follow the coding

14	As discussed earlier, please find attached the Illinois Accessibility Code (IAC) sections 203 & 206.2.3. which discuss General Exceptions to the IAC. Since, none of the referenced Exceptions apply to the Golf VX Corp project, the new Accessible stage / platform will be required to have permanent vertical accessibility via ramp or lift. The plans do not appear to conform to this requirement.	Permit Process: Will follow the coding
15	Fire Department: Provide updated keys to place in the Knox box (key box) for emergency access by the fire department.	Permit Process: Will follow the coding
16	**Fire Department:** Ensure that alarm and/or fire protection systems are tested and in working order.	Permit Process: Will follow the coding
17	**503.2.1 Dimensions. Fire department:** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders. Also, the "auto-turn" diagram with the proposed changes to the east access has overhangs as noted below. Finally, any response during school hours with the proposed access limitations, especially during drop-off or pick-up times, would be severely delayed and/or increase the risk of an incident. The School District's original proposal to keep the access point open, but with some sort of "grass paving" and blocked off with a gate may be acceptable but we will need further information to evaluate.	10/17-Fire department dropped this review. I just checked the Fire Department's review, and please disregard the last two pages. They must have included comments from a previous project into your review, so you do not need to address the comment on the fire apparatus access roads.
18	**Engineer department:** If an external grease trap is required for the kitchen, an MWRD permit will be required for any external grease traps. This can be addressed at permit.	10/19:Fred, is in charge of grease trap evaluation. Waiting for his confirmation. Permit Process: Will follow the coding
19	**Health Department:** The kitchen and bar must be built in compliance with the Food Service Plan Review Requirements (see attached). This will be reviewed at the permit stage	10/19-Permit Process: Will follow the coding
	1. Floor Plan for Operation. Designation of various areas (service areas, food preparation, dry storage, numbers and locations of seats, restrooms, break areas, etc).	Permit Process: Will follow the coding
	2. General Layout. Location of equipment fixtures (cross-reference to an equipment schedule) including distances above the floor, between other pieces of equipment, whether on legs or casters, etc.	Permit Process: Will follow the coding

	3. Food Service Equipment. All equipment must be commercial and listed with NSF or equivalent in both construction and installation. Used equipment must be inspected for approval prior to installation. Equipment schedules must contain manufacturer and model numbers for each piece of food service equipment. Equipment spec sheets are required for all new equipment.	10/19: See attachement
	4. Plumbing fixtures. Location and type must be shown in overhead and schematic design. Include provisions for drainage from condensate for refrigerators and freezers, ice machines, soda or water stations, steam tables, etc. The location of all floor drains and sinks must also be shown. All 3 compartment sinks, dish machines, prep sinks, ice machines, steam tables, and condensate lines must have an air-gap (open-site drain) on the waste line. All hub drains, floor sinks, and floor drains must be located on the toe-edge of, or adjacent to, the equipment to facilitate cleaning. Facilities cooking or performing food prep must have a grease trap. Newly constructed facilities having cooking that produces grease or vapors, or where 3 compartment sinks or food prep sinks are located in two or more areas are required to have an exterior grease trap. Dish machines and garbage grinders may not drain through the grease trap. All ice machines must be air cooled.	Permit Process: Will follow the coding
	5. Sinks. Sinks that are mandatory to be installed include: three compartment sink with integral drain boards mop/utility sink hand sink in preparation areas (including bars) and dish areas (more than one may be required) food prep sink (depending on type of operation) Hot and cold running water are required at all sinks. The water must be tempered by means of a mixing valve. A metering faucet must provide at least 10 seconds of running water.	Permit Process: Will follow the coding
	6. Ventilation Requirements. Adequate ventilation must be provided throughout the facility to remove excessive heat, steam, vapors, smoke, fumes, and noxious odors. Submit specifics on ventilation hoods for Fire Code review.	Permit Process: Will follow the coding

	7. Floors, Walls, and Ceilings. The surfaces in all food preparation, dishwashing rooms, and toilet rooms must be smooth, light colored, non-porous, and easily cleanable. Ceiling tiles may not contain fissures, and must be vinyl coated above food prep areas. Cove base must be provided at all floor/wall junctures. Grouting for all floor tiles must be sealed to be non-porous. Non-slip finishes may only be installed in traffic areas, not under equipment.	Permit Process: Will follow the coding
	8. Lighting. Artificial light sources must be installed to provide at least 20 footcandles of light in all food prep areas, dish areas, and wash rooms. All walk-in refrigeration/freezer units, dry storage areas, dining rooms during cleaning, and other areas must be provided with at least 10 footcandles of light. All light fixtures over, near, or within food preparation, display, or service areas, and dish areas, must be shielded to prevent broken glass from falling onto food. This includes heat lamps.	Permit Process: Will follow the coding
	9. Dry Storage Areas. A minimum of 25% of the food preparation area must be set aside for dry storage. Provide calculations showing how the dry storage requirement is met. Show dimensions and numbers of tiers for each shelving unit. All shelving must be at least 6 inches above the floor, and 18 inches below the ceiling. Remember that carry-out operations require more storage space for disposable containers.	Permit Process: Will follow the coding
	10. Other Storage Areas. Provide storage for the following and indicate their locations: refrigerated and frozen storage, both clean and dirty dish storage, kitchen utensils, employee belongings and coats, and all cleaning supplies and toxic chemicals. Provide a mop and broom storage rack over the mop/utility sink.	Permit Process: Will follow the coding
	11. Garbage and Refuse Disposal. An adequately sized solid waste storage site must be provided. The area must be paved, curbed, and graded to the front to prevent the accumulation of liquids. Visual screening for the area must be provided.	Permit Process: Will follow the coding

	12. Outer Openings. No doors or windows may be left open and unscreened. All door s must be self-closing and tight-fitting. Provide screening of at least 16 mesh per inch for any windows to be opened. Air curtains and self-closing automatic windows must be installed on drive-through windows. Doors to outdoor dining areas must have operable air curtains installed above if outdoor wait staff are provided.	10/0: Permit Proces: Will follow the coding. We do not have drive through windows. No outdoor dinning.
	13. Other Concerns. All conduits and plumbing pipes must be installed inside the walls. If this is not possible, they must be at least 1 inch from the wall and 6 inches above the floor to facilitate cleaning.	Permit Process: Will follow the coding
	14. Menu. A copy of the proposed menu must be submitted.	Permit Process: Will follow the coding. 10/18-See Attachment (This is just a rough draft)
	15. Smoking. No smoking is allowed in any enclosed space, including bars, private offices, or outdoor dining areas. Smoking is not allowed within 15 feet of any door, and ashtrays and other smoking materials may not be within 15 feet of the doors.	No smoking sign will be posted.
	16. Certified Food Service Manager. At least one IDPH certified Food Service Manager must be present at all times foods are handled in high-risk establishments. Medium risk establishments need at least one certified Manager on staff.	Permit Process: Will follow the coding

20	**Installation Standards for Food Service Equipment** Equipment must be mounted with a minimum of 6 inches of clear space underneath. In lieu of the clear space, equipment may be equipped with casters or placed on a raised solid masonry or sealed metal platform. The platform must be at least 2 inches high, sealed at all edges, and sealed to the floor. Necessary space for air intake must be provided for any units that need ventilation. If fresh air if provided, any air intake openings must be screened with a minimum of 16 mesh per inch screening. Equipment that is not easily moveable must also be sealed to the wall, or meet the following minimum clearances to facilitate cleaning: 1-When the distance to be cleaned is less than 2 feet in length, the width of the clear unobstructed space must not be less than 5 inches. 2-When the distance to be cleaned is between 2 and 4 feet, the width of the clear unobstructed space must not be less than 8 inches. 3-When the distance to be cleaned is greater than 4 feet, the width of the clear unobstructed space must not be less than 12 inches.	Permit Process: Will follow the coding

21	**Other Considerations** A valid Business License is required to operate a food service facility in the Village of Arlington Heights. Contact the Licensing Coordinator in the Building Department at 847/368-5560. A special use permit may be required for your location. Contact the Planning & Community Development Department at 847/368-5200 to inquire about the requirements. No alcoholic beverages may be sold without first obtaining a Village Liquor License. Contact the Liquor License Officer at 847/368-5100. Other licenses may be required as well. It is up to the owner and/or operator of each facility to obtain all of the required State and Local licenses prior to opening. An early consultation between the Health & Human Services Department and the persons planning to build and/or operate a food service establishment can be beneficial. We may also be able to answer any questions you may have during the process. Contact the Health & Human Services Department at 847/368-5760 or by fax at 847/368-5980.	Working on getting the application together for liquor/special permit for food/amusement facility. Planning to summit after public hearing.
22	**PLANNING DEPARTMENT: The following approvals are required:** a. Special Use Permit for a Restaurant in the B-3 District. b. Special Use Permit for an Amusement Facility, Large in the B-3 District. c. Variation to Chapter 28 of the Municipal Code, Section 6.12-1, to waive the requirement for a Traffic and Parking Study.	9/22:Application applied for this permits. Public hearing is scheduled on 11/08.
23	Please provide a sample menu to show the type of food and drink that will be offered.	10/18: Permit Process: Menus can be slitghtly alternate as we get the kitchen set up. (See attachment)

24	Please clarify the scope of exterior work/design changes to the storefront/façade. Depending on the extent of the work, a Design Commission application may be required to be submitted for review.	10/19: The Landlord is already working on a design to replace the entire storefront for the proposed space. The new design will be a modern architectural feature for the gateway to this wonderful new business. Please see our renderings for this proposal
25	Signage will not be reviewed as part of the Plan Commission process. However, based on the conceptual elevations proposed, the signage does not comply with code. Please be aware of the following sign regulations: Wall Signs. Per code, only one sign is allowed per street frontage. This location has two street frontages, so a maximum of two wall signs are allowed. Each sign is limited in size to 25% of the wall area that it is mounted on. The proposed amount of wall signage is excessive and does not comply with code. Window Signs. Window signage is limited to 40% of each individual window pane. Window signs shall not be combined together to form larger signs. If needed, windows can be blacked out 100%, but the amount of signage on the blacked-out window is limited to 40% of each window. Refer to Chapter 30 of the municipal code for complete sign code requirements.	Permit Process: Will follow the coding
26	With your location next to Dogtopia, a dog boarding facility, a noise buffer should be provided to prevent excess noise from disturbing your customers and employees. Please outline how you plan to address the noise issue. The addition of sound attenuation equipment may be required.	10/18: Permit Process: Will follow the coding
27	The parking survey provided includes areas designated #1 and #2. Please provide clarification on the parking areas, including a map that designates the corresponding areas.	10/18: Permit Process: Will follow the coding

28	Two bicycle parking spots must be provided. Please indicate where bicycle parking will be located on-site.	10/24: We can place it on the space between 622 E Rand building and Floor decor: See attachment for picuture of the space. Achitect will mark that on the final drawings, if it gets approved. (See attachment)
29	The parking lot adjacent to the unit is in disrepair, and needs to be repaved and restriped to account for the additional parking demand that will be created by your business. Please provide a timeline for when the parking lot will be improved with details on who is responsible for repairing the parking lot according to the Reciprocal Easement Agreement (REA) for the shopping center.	10/12: The parking lot will be repaved/restriped in the spring to bring it up to current safety standards.
30	Modify the existing ADA curb ramp to be oriented in-line with any required ADA parking adjacent to the building with the corresponding continental style crosswalk.	10/12:The parking lot is owned by Floor & Décor and they are responsible for maintenance to the property. They are not interested in adding a continental style crosswalk at this time.
31	Please explore incorporation of an entryway treatment/architectural enhancement at the corner of the building/main entrance that would serve as a gateway feature to the business.	10/12:The Landlord is already working on a design to replace the entire storefront for the proposed space. The new design will be a modern architectural feature for the gateway to this wonderful new business. (Just a suggestion)
32	Please provide a formal response to all Round 1 Department Review Comments in electronic format, either via a USB/flash drive or via email (if the files are small enough to email), along with one hard copy. Plans must be to-scale, full-size.	Finalized 10/25

Question Number 2:

State of Illinois

Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSE NO.
001.023636

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
11/30/2024

LICENSED ARCHITECT

JONGPIL PARK
2841 N TALMAN AVE
CHICAGO, IL 60618-7812

MARIO TRETO, JR.
SECRETARY

CECILIA ABUNDIS
DIRECTOR

The official status of this license can be verified at IDFPR.illinois.gov

17407308

Cut on Dotted Line

For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 4035474

LICENSE NO.
001.023636

Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSED ARCHITECT

JONGPIL PARK

EXPIRES:
11/30/2024

MARIO TRETO, JR.
SECRETARY

CECILIA ABUNDIS
DIRECTOR

The official status of this license can be verified at IDFPR.illinois.go

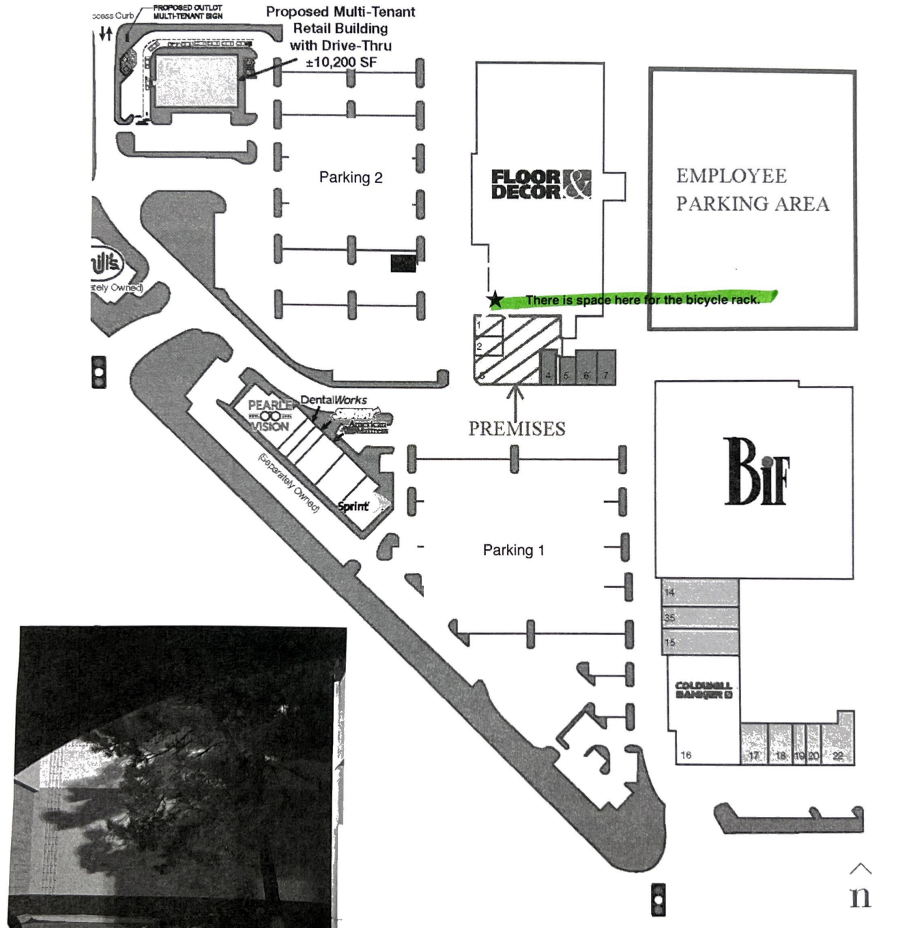
Cut on Dotted Line

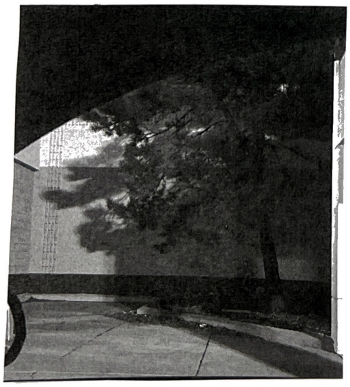
Question:28

DocuSign Envelope ID: 44122FCF-A882-442B-B1BF-839C1AED5E98

EXHIBIT A-1

PREMISES AND EMPLOYEE PARKING





Question 19-3

Table 1

		Vent Option	
Ventless Option		**Item**	**Size**
Item	**Size**	Fryer	W 21" x D 34 1/4" x H 47 1/8"
Power Fryer	17" x 27" x 30"	Combi Rational	W 42 1/4" x D 41" x H 41 7/8"
Turbo Chef	23" x 15 1/2" x 23"	Microwave	
Microwave		Stove	24" x 30 1/2" x 16 7/8"
Stove	Portable	Fryer Filter Machine	
Fryer Filter Machine		Air Fryer	
Air Fryer		3 Comp-Sink	L 91" x W 22 1/2" x H 44 3/4"
3 Comp-Sink	91 x 22 1/2 x 44 3/4	Mop Sink	L 24" x W 24" x H 10"
Mop Sink	24" x 24" x 10"	Water Boiler	W 20" x H 61.75"
Water Boiler	20" x 61.75"	Food Processor??	500-4000 Depends
Food Processor??	500-4000 Depends	Kinfe	
Kinfe		Cutting Board	
Cutting Board		Dishes	
Dishes		Silverware	
Silverware		Food Containers	
Food Containers		Glass	
Glass		Trays	Pack of 12
Trays	Pack of 12	Shelving + Post	24" x 60" x 80"
Shelving + Post	24" x 60" x 80"	Trash Bin	need 2 @ 59.99 each
Trash Bin	need 2 @ 59.99 each	Cooler	W 81" x D 32 1/4" x H 82 1/2"
Cooler	81" x 32 1/4" x 82 1/2"	Freezer	W 54" x D 32 1/4" x H 82 1/2"
Freezer	54" x 32 1/4" x 82 1/2"	Food Warmer	

Question 14

MENU

APPETIZERS

JUMBO PRETZEL 12
Jumbo Pretzel, Beer Cheese, Spicy Brown Mustard

KOREAN BBQ TACOS 12
Soft corn tortillas filled with your choice of Korean BBQ (beef, chicken, or pork), fresh slaw, and a sesame soy glaze

KIMCHI FRIES 12
kimchi Powder Seasoning with sliced green onions

TTEOKBOKKI 12
Chewy rice cakes cooked in a spicy gochujang-based sauce

DESSERTS

CHOCOLATE CAKE 5
Chocolate cake with ice cream and strawberry

STRAWBERRY CHEESECAKE 7
Strawberry cheesecake and vanilla ice cream

MATCHA GREEN TEA TIRAMISU 9
A Korean twist on the classic Italian dessert, featuring matcha green tea-soaked ladyfingers and mascarpone cheese

MAIN

BULGOGI SLIDERS 13
Miniature burgers featuring marinated bulgogi beef, lettuce, and a special gochujang mayo

BIBIMBAP SALAD 8
A deconstructed bibimbap featuring mixed greens, sautéed vegetables, choice of protein, and gochujang dressing

K-TOWN FRIED CHICKEN 18
Crispy Korean-style fried chicken served with a choice of sweet and spicy sauce, soy garlic sauce, or classic BBQ

BOGEY BEEF 14
Sweet or Hot Peppers

BIRDIE MACHINE 12
Roasted Turkey, Bacon, Roma Tomato, Lettuce, Cheddar Cheese, Mayo

BACON-WRAPPED PORK 12
Bacon-wrapped pork with spinach and peach sauce

FLATBREADS

THREE CHEESE 10
Mozzarella Cheese, Cheddar Cheese, Parmesan Cheese

MARGHERITA 12
Fresh Mozzarella, Roma Tomato, Balsamic Reduction, Fresh Basil

PEPPERONI 14
Pepperoni, Mike’s Hot Honey, Italian Seasoning

WINDY CITY 14
Italian Beef, Sweet Peppers, Hot Peppers

BBQ 14
BBQ Sauce, Cheddar Cheese, Mozzarella Bacon, Red Onion, Jalapenos

TOFU AND KIMCHI FLATBREAD 15
Flatbread with crispy tofu, sautéed kimchi, fresh cucumber, and a drizzle of vegan sesame sauce

GOLF VX

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: Jorge Torres, Director of Building & Life Safety

From: Elliot Eldridge, Assistant Building Official, Building & Life Safety Department

Subject: Round 2 Submission: PC 23-013 (Golf VX)

Date: October 30, 2023

General Comments:

Based on the applicant's response finalized on October 25, 2023, the Building & Life Safety Department have no further review comments.

PLAN COMMISSION PC #23-013
Golf VX
622-644 E Rand Road
Round 2

13. The petitioner's response to comments 11-12 are acceptable. The Public Works Department and Engineering Division have no further comments.

10-30-23

Michael L. Pagones, P.E. Date
Village Engineer

Arlington Heights Fire Department

David Roberts, Division Chief
droberts@vah.com
Telephone 847/368-5457 · Facsimile 847/368-5995

P.C. Number	23-013
Project Name	Golf VX
Project Location	644 E Rand Rd
Planning Department Contact	Hailey Nicholas

October 30th, 2023

The Fire Department has no further comments on this project.

Nicholas, Hailey

From: Biskner, Terese
Sent: Thursday, November 2, 2023 4:52 PM
To: Nicholas, Hailey
Subject: RE: Plan Commission Round 2 Submission: PC 23-013 (Golf VX)

Follow Up Flag: Follow up
Flag Status: Flagged

No further comments. Thanks

Terese Biskner, LEHP
Environmental Health Officer
Health and Human Services Department
Village of Arlington Heights
847-368-5785
tbiskner@vah.com

Please consider the environment before printing this email, thank you.

Planning & Community Development Department Review

October 30, 2023

REVIEW ROUND 2

Project: Golf VX
622, 626, & 644 E Rand Rd

Case Number: PC 23-013

General:

19) The response to the following comments is acceptable: #7, #8, #17, and #18.
20) The responses to #9 and #16 are noted. The conceptual elevation does not include sufficient detail to evaluate the proposed exterior modifications. Both Golf VX and the property owner shall collaborate on exterior enhancements to the façade, including architectural upgrades to the building entry to create an enhanced gateway to this portion of the shopping center, which shall be subject to Village review and approval and will likely require Design Commission approval. A building permit for said enhancements must be obtained no later than occupancy of the site by Gold VX, and shall be completed no later than 6 months after issuance of an occupancy permit for the subject property.
21) The response to #10 is noted. All future signage shall comply with code requirements or a variation must be sought.
22) The response to #11 is not sufficient. As part of Plan Commission review, staff will recommend a condition of approval that requires appropriate sound attenuation (which shall be at the discretion of the Village) be provided as part of your interior remodel permit.
23) The response to #12 is not sufficient. The parking survey that was provided includes areas designated #1 and #2. Please clarify these parking areas with a labeled map. This comment was not previously addressed, but will need to be addressed in order for staff to interpret your parking survey correctly.
24) The response to #13 is not sufficient. Please provide additional detail on the proposed location and specifications of the bicycle rack. If the location is on Floor & Décor property, please confirm that the Reciprocal Easement Agreement (REA) grants the authority to locate the bike rack on that property. Alternatively, you can propose another location for the bicycle rack that is located on your landlord's property. Please provide an image of the bicycle rack you will purchase and install.
25) The responses to #14 and #15 are noted. The existing ADA curb ramp, which is located on your landlord's property, does not comply with current requirements and must be reconstructed for code compliance. In order to verify a code compliant location, a striping plan for the parking lot improvements must be provided, including the proposed ADA parking stall locations. Prior to bringing this project before the Village Board, a paving and striping plan for the parking lot adjacent to the unit must be provided. This will be a staff recommendation as a condition of approval for the Plan Commission. This should include a timeline for when the parking lot will be improved, details on who is responsible for repairing the parking lot according to the Reciprocal Easement Agreement (REA) for the shopping center, the total number of parking spots, the location and number of ADA parking spots, and installation of an ADA curb ramp that is oriented in-line with ADA parking with a corresponding continental style crosswalk.
26) You must apply for a liquor license and indicate that your business will be in compliance with all Village regulations regarding alcohol sales and consumption prior to your Village Board hearing. Application for a liquor license must be completed well in advance of appearing before the Village Board for final approval. This will be a staff recommendation as a condition of approval for the Plan Commission.
27) **Comments that are not addressed adequately will cause your Plan Commission public hearing to be continued.**

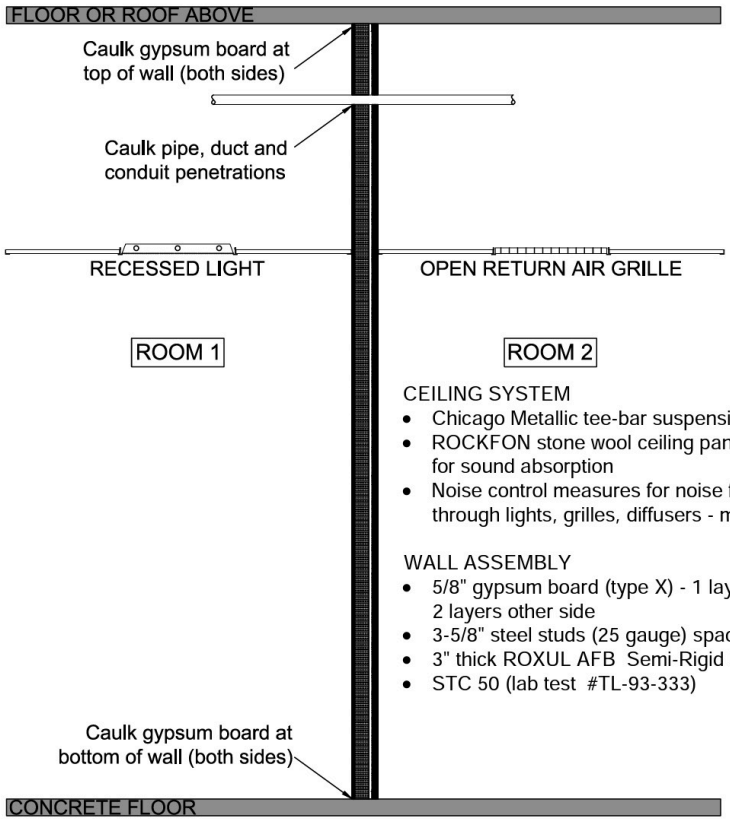
Prepared by: Hailey Nicholas

Table 1

Question #	2nd Round Comments:	Responses:					
19	The response to the following comments is acceptable: #7, #8, #17, and #18.	10/30: Acceptable-Proceed	#7:Information on fire alarm and/or fire suppression systems not provided. If they exist and changes are required, separate permits are required.	#8: Panic hardware shall be provided on required exit doors leading to the exterior of the building. The plans do not appear to conform to this requirement.	#17:503.2.1 Dimensions. Fire department: Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders. Also, the "auto-turn" diagram with the proposed changes to the east access has overhangs as noted below. Finally, any response during school hours with the proposed access limitations, especially during drop-off or pick-up times, would be severely delayed and/or increase the risk of an incident. The School District's original proposal to keep the access point open, but with some sort of "grass paving" and blocked off with a gate may be acceptable but we will need further information to evaluate.	#18:Engineer department: If an external grease trap is required for the kitchen, an MWRD permit will be required for any external grease traps. This can be addressed at permit.	
20	The responses to #9 and #16 are noted. The conceptual elevation does not include sufficient detail to evaluate the proposed exterior modifications. Both Golf VX and the property owner shall collaborate on exterior enhancements to the façade, including architectural upgrades to the building entry to create an enhanced gateway to this portion of the shopping center, which shall be subject to Village review and approval and will likely require Design Commission approval. A building permit for said enhancements must be obtained no later likely require Design Commission approval. A building permit for said enhancements must be obtained no later than occupancy of the site by Gold VX, and shall be completed no later than 6 months after issuance of an occupancy permit for the subject property.	10/30 Noted: Will include in the final drawings to make sure to follow the code for approval.	#9: If table and chairs are provided, a portion must be accessible. 5% of all tables (dining or bar), or at least 1 must be wheelchair accessible. All accessible dining tables must be provided at a height between 28 inches and 34 inches measured from the floor to the top of the dining surface. There should be a clear floor area of 30 inches by 48 inches provided at each accessible seating location. The plans	#16: **Fire Department:** Ensure that alarm and/or fire protection systems are tested and in working order.			
21	The response to #10 is noted. All future signage shall comply with code requirements or a variation must be sought.	10/30 Noted-Yes, we will make sure the signage will comply with code when in process.					
22	The response to #11 is not sufficient. As part of Plan Commission review, staff will recommend a condition of approval that requires appropriate sound attenuation (which shall be at the discretion of the Village) be provided as part of your interior remodel permit.	10/30 Not sufficient: we will have at least STC 50 wall added to the existing demising wall. See attachment for detail.	Please clarify the scope of exterior work/design changes to the storefront/façade. Depending on the extent of the work, a Design Commission application may be required to be submitted for				
23	he response to #12 is not sufficient. The parking survey that was provided includes areas designated #1 and #2. Please clarify these parking areas with a labeled map. This comment was not previously addressed, but will need to be addressed in order for staff to interpret your	10/30 Not sufficient: Parking # 1 is the the parking facing the Floor and Decor. Parking #2 is the parking facing the Dogtopia. See attachment.					
24	The response to #13 is not sufficient. Please provide additional detail on the proposed location and specifications of the bicycle rack. If the location is on Floor & Décor property, please confirm that the Reciprocal Easement Agreement (REA) grants the authority to locate the bike rack on that property. Alternatively, you can propose another location for the bicycle rack that is located on your landlord's property. Please provide an image of the bicycle rack you will	10/30 Not sufficient :I have confirmed from Landlord that the location we are looking at is in their property. Will make that mark on our final drawing on permit process. See attachment for the picture of the bike rack type.					
25	he responses to #14 and #15 are noted. The existing ADA curb ramp, which is located on your landlord's property, does not comply with current requirements and must be reconstructed for code compliance. In order to verify a code compliant location, a striping plan for the parking lot improvements must be provided, including the proposed ADA parking stall locations. Prior to bringing this project before the Village Board, a paving and striping plan for the parking lot adjacent to the unit must be provided. This will be a staff recommendation as a condition of approval for the Plan Commission. This should include a timeline for when the parking lot will be improved, details on who is responsible for repairing the parking lot according to the Reciprocal Easement Agreement (REA) for the shopping center, the total number of parking spots, the location and number of ADA parking spots, and installation of an	10/30 Noted: Will make to comply with current requirement. Landlord is working on more specifics.					
26	You must apply for a liquor license and indicate that your business will be in compliance with all Village regulations regarding alcohol sales and consumption prior to your Village Board hearing. Application for a liquor license must be completed well in advance of appearing before the Village Board for final approval. This will be a staff recommendation as a condition of approval for the Plan Commission.	10/30 Noted: Yes, will make sure to take the advice and process it right away.					

12:59
◀ Chrome
5G

FULL HEIGHT WALL: BEST BLOCKING STC 50



CEILING SYSTEM

- Chicago Metallic tee-bar suspension grid
- ROCKFON stone wool ceiling panels - optimized for sound absorption
- Noise control measures for noise flanking paths through lights, grilles, diffusers - may be required

WALL ASSEMBLY

- 5/8" gypsum board (type X) - 1 layer each side 2 layers other side
- 3-5/8" steel studs (25 gauge) spaced 16" on center
- 3" thick ROXUL AFB Semi-Rigid Batt Insulation
- STC 50 (lab test #TL-93-333)

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techservices@rockfon.com

Full Height Wall BEST BLOCKING - STC 50	REV.:
	REV. DATE:
ORIG. DWG. DATE: 7/22/2017	SCALE: 1/2" = 1'-0"
DWG. BY: JLS	
APPROVAL: _____	DWG. NO.: STC 50 FH

Comment Highlight Draw Text Fill & Sign More tools

Village Board
11/20/2023

Item: Resolution Approving an Memorandum of Understanding with Urban Street Group, LLC

Department: Planning & Community Development

In August, 2022 Urban Street, LLC presented their proposed development for TIF IV. The concept plan includes seven residential buildings consisting of 266 market rate apartments and one 37-unit affordable senior apartment building and commercial out lots along Golf Road.

Since the early review, Village staff, Village attorneys, and financial consultants have been negotiating with Urban Street, a non-binding Memorandum of Understanding (MOU) that will set the stage for negotiating the final Redevelopment Agreement (RDA). After approval of the MOU Urban Street will engage with their consultants to proceed forward with the necessary plans and documents to commence the zoning and entitlement process. During the same time the RDA will be negotiated and the final terms, conditions and timelines will be refined. The MOU consists of the following key components:

1. Designates Urban Street as the exclusive developer for a period of 180 days, which may be extended by written consent of the Village Manager and Urban Street.
2. Provides for a financial gap TIF assistance incentive for Urban Street's development, which has a total project cost of approximately $100M, setting forth a maximum internal rate of return.
3. Provides up to $3.3M cash payment to Urban Street from the existing TIF fund balance.
4. Sets forth provisions for a revenue bond, currently estimated to generate $5.3M, to be paid off by TIF increment from portions of the existing TIF and new TIF revenue generated from the development.
5. Outlines requirements of a one-time pay-as-you-go junior note or development note, currently estimated at approximately $2.79M, to be paid off by TIF increment from portions of the existing TIF and new TIF revenue generated from the development.
6. Generally, outlines the flow of funds with the TIF incentive to be placed in escrow with the developer's first draw down on its private equity of approximately $31.5M, second draw down on the TIF incentive, so long

as the construction lender has confirmed the construction loan is in balance and ready for distribution, and third drawing down on the construction loan of approximately $60.1M.

7. To incentivize Urban Street and develop the TIF district the Village owned property will be transferred to Urban Street under certain conditions. If Urban Street fails to commence construction on the project when required, the purchase and sale agreement will grant the Village right to reconveyance (take back) the Village parcels. The Village cost of acquisition and assemblage of the properties was $3,570,000 and the current estimate of value is around approximately $2,350,000.

8. With respect to the senior affordable housing component, Urban Street is currently negotiating with an affordable developer for the development of the affordable senior component. If that developer does not proceed, Urban Street will use good faith efforts to secure another affordable developer for the development. If Urban Street commences construction of the broader project, but has not conveyed the property to the affordable senior developer and they are unable to proceed with that component then the purchase and sale agreement will grant the Village the right to reconveyance (take back) of the affordable housing site. However, under such a scenario Urban Street would still have to expend funds to put the parcel in a pad ready condition for the Village to find its own affordable housing developer. Pad ready means that the site would be graded and general site infrastructure installed so that the affordable site is ready for construction. TIF increment from the affordable senior component would be retained by the Village to facilitate an affordable housing developer. Urban Street has agreed that residents of the affordable senior component will have access to exterior amenities of the market rate component with some limitations and restrictions and subject to lender approvals.

9. The revenue bond and junior lean developer note will be paid only from pledges of incremental property taxes generated by the existing TIF district during the remaining term, along with 33% of the 1% Village local sales tax generated by the project, also during the term of the existing TIF district. With respect to pledging the 33% of the 1% local sales tax, the Village has intergovernmental agreements with the taxing districts, agreeing to pledging such sales taxes in any future RDA's.

In summary, the total net proceeds of the TIF incentives that could be received by the developer are currently estimated to be $13.75 million (including land estimate) towards the proposed $100.2 million development. This is subject to change and adjustment as the development is finalized, driven by such factors as project schedule, changing interest rates, assessment values, final project costs and other variables all subject to and capped not to exceed the target IRR.

Recommendation

It is recommended that the Village Board approve the Resolution authorizing execution of the Memorandum of Understanding between the Village of Arlington Heights and Urban Street, LLC.

ATTACHMENTS:

Description	Type
Memorandum of Understanding Urban Street	Agreement
Resolution Approving an Memorandum of Understanding with Urban Street Group, LLC	Resolution

Memorandum of Understanding
between
Village of Arlington Heights
and
UrbanStreet Group, LLC

The Village of Arlington Heights ("***Village***") and UrbanStreet Group, LLC, an Illinois limited liability company, or controlled nominee ("***UrbanStreet***"; the Village and UrbanStreet are each a "***Party***" and collectively the "***Parties***") enter into this Memorandum of Understanding ("***MOU***"), related to the Project (defined below) and the Village Parcels (defined below).

1. Acknowledgment of the Parties

This MOU is not binding on either Party, except that for a period of 180 days (which may be extended by written consent of the Village Manager and UrbanStreet) following their mutual approval of this MOU ("***Negotiation Period***"), the provisions of Section 5.C will be binding. Otherwise, the Parties will be bound only if and when they enter into the Purchase and Sale Agreement and the Redevelopment Agreement (both defined below).

Moreover, the Parties acknowledge and agree that none of the details of the Project have been fully analyzed or considered by UrbanStreet and the Village Board of Trustees, or any of its boards or commissions, and by approving this MOU neither the Village, nor UrbanStreet is implying or guaranteeing approval of the Project unless and until a more complete analysis and consideration have taken place, including, without limitation, the completion of the zoning, subdivision review, and tax increment financing processes required by law. The Parties further acknowledge and agree that the execution of this MOU is not to be deemed or interpreted as the approval by the Village of any or all of the required zoning, subdivision, or financial incentive approvals for the Project, nor as an obligation for the Village to grant any or all of the required approvals. However, notwithstanding the foregoing, the MOU is a framework from which to negotiate the various agreements and approvals for the Project referenced herein.

2. UrbanStreet's Project:

A. UrbanStreet has proposed the redevelopment of approximately 17.6 acres located generally at the northeast corner of Golf and Arlington Heights Roads in the Village ("***Development Site***"), featuring a mix of uses, including a residential development, an affordable senior living development, and commercial outlots ("***Project***"). UrbanStreet is currently under contract to purchase approximately 13.5 acres of the Development Site, which is commonly known as International Plaza ("***IP Property***," which is generally depicted on the preliminary Project concept site plan in ***Exhibit A-1***). International Plaza is located in Village TIF #4 ("***Existing TIF***

District") and is developed as a shopping center that includes approximately 170,000 square feet of retail space, most of which is subject to month-to-month leases or is vacant.

B. The proposed residential development consists of six buildings with a total of 266 market rate units and on-site improvements, access and common facilities and amenities (collectively the "***Market Rate Component***").

C. The proposed affordable senior living development consists of one building with up to 37 units and on-site improvements, access and common facilities and amenities ("***Affordable Senior Component***"). UrbanStreet will make the ASC Property (defined below) "pad ready" for the Affordable Senior Component. Urban Street is currently negotiating with an affordable housing developer for the development of the Affordable Senior Component. However, if that developer does not proceed with the Affordable Senior Component, UrbanStreet will use good faith efforts to secure the development of the Affordable Senior Component by another developer. The Affordable Senior Component will be designed and incorporated into the Project in a manner similar to the Market Rate Component. Residents of the Affordable Senior Component will have access to exterior amenities in the Market Rate Component to the extent the Affordable Senior Component does not include similar facilities, pursuant to rules and restrictions developed during the land use entitlements process for the Project, which will be promulgated by the ownership or management of the Market Rate Component from time to time, and conditioned upon such access not adversely affecting the financing, marketability or use of the Market Rate Component, as reasonably determined by the owner or management of the Market Rate Component.

D. The proposed commercial outlot development consists of several outlots fronting on Golf Road (collectively the "***Commercial Outlots***"). The Village has offered, as a part of its incentive for the Project, the transfer of certain Village-owned parcels at the northeast corner of South Arlington Heights and Golf Roads to UrbanStreet for the development of portions of the Project which are located upon such parcels (collectively the "***Village Parcels***," which are generally depicted on ***Exhibit A-2*** and which have the property index numbers listed in ***Exhibit B***).

E. UrbanStreet estimates the total costs of the Project will be approximately $100,200,000, which includes all land acquisition costs and all hard costs and soft costs for development of the Market Rate Component and preparation of the sites for the Commercial Outlots and Affordable Senior Component.

F. UrbanStreet estimates that the Project is intended to be developed within the following timeline (i) acquisition of the IP Property and the Village Parcels by September 15, 2024, (ii) start of construction of the Market Rate Component by October 31, 2024, (iii) initial occupancy of the Market Rate Component December 31, 2025, (iv) start of construction of the Affordable Senior Component by September 15, 2025, (v) occupancy of the Affordable Senior Component approximately 18 months after commencement, (vi) start of construction of the

Commercial Outlots by May 31, 2025, and (vii) occupancy of the Commercial Outlots within 24 months after commencement. These estimates are based upon certain assumptions which may or may not be achieved based upon the actual timing of the conditions precedent to the acquisition of the IP Property and Village Parcels and the commencement of the Project. The Redevelopment Agreement will include a timeline for commencement and completion of the Project and its components, along with completion guaranties for the privately-owned portions of the Project similar to those required by construction lenders, and with completion guaranties for the public improvements constructed as part of the Project as required by applicable law.

3. Village Redevelopment Goals for IP Property:

The Village affirms its decades-long desire to achieve the redevelopment of the blighted IP Property with an appropriate use or uses and acknowledges that such a redevelopment is one of the Village's highest priorities. Specifically, the Village affirms, as reflected in its Redevelopment Plan and Project for the Existing TIF District, its willingness to utilize appropriate incentives, including tax increment financing incentives, to encourage such redevelopment. The Village also acknowledges that the portions of the Project to be developed on the Village Parcels are appropriate uses for the redevelopment of the IP Property.

4. Financial Gap and Request for Incentives:

A. UrbanStreet has advised the Village that, based on UrbanStreet's financial analysis and projections, the redevelopment of the IP Property with the Project would result in a below-market rate of return, and therefore results in a financial "gap". UrbanStreet's Project *pro forma* projections are in ***Exhibit C***. UrbanStreet has represented to the Village that the Project is not commercially feasible without the conveyance of the Village Parcels, the TIF Incentive (defined below), and the Pledged Taxes (defined below), because UrbanStreet would be unable to achieve its goal of an internal rate of return ("***IRR***") of 13.28% ("***Target IRR***") for the Project. UrbanStreet's IRR will be calculated according to the formula and method in ***Exhibit C***. As set forth below, the amount of the TIF Incentive will be adjusted, through the principal amount of the TIF Note (defined below), so that the Target IRR has the potential to be met.

B. Accordingly, UrbanStreet has requested economic incentives from the Village in the form of:

i. Up to a $3.3 million cash payment to UrbanStreet from the Village, from the current fund balance of the Existing TIF District (the "***Direct Incentive Payment***"), committed and disbursed by the Village into an escrow ("***Escrow***") which is established for the reimbursement of TIF Eligible Costs (defined below) and released from the escrow when permissible per Section 4.D below pursuant to joint direction of the Village and the Developer after Village approval of Developer requests for reimbursement delivered to the Village from time to time;

ii. Revenue bonds ("***Revenue Bonds***") with the following characteristics:

1. The principal amount of the Revenue Bonds ("***Actual Principal Amount***") will be determined based on a feasibility report prepared by the Village's financial consultants that will consider, among other factors, progress on the Market Rate Component, the Affordable Senior Component, and the Commercial Outlots, but the net proceeds of the Revenue Bonds payable to UrbanStreet will be the amount remaining after deductions for amounts including, without limitation, reserves and costs of issuance, which are currently estimated to be $5.3 million ("***Net Bond Proceeds***"), and the Net Bond Proceeds will be deposited into the Escrow;

2. The interest rate of the Revenue Bonds will be an amount adequate to market them, but cannot exceed 9%, calculated on a 360-day year;

3. Interest on the Revenue Bonds is expected to be exempt from taxation to the extent both permissible under the law and allowable in the opinion of the Village's bond counsel;

4. Debt service on the Revenue Bonds will paid only from pledges of the incremental property taxes generated by the Existing TIF District, excluding incremental property taxes generated by those properties listed in ***Exhibit D*** and net of the Senior Pledges (as defined in Section 4.G below), that are received by the Village from the County Treasurer (as set forth in a separate tax code from the County if permitted), along with 33% of the 1% Village's home rule sales tax generated by the Project during the term of the Existing TIF District and received by the Village from the State (collectively the "***Pledged Taxes***");

5. Debt service on the Revenue Bonds will have a minimum debt coverage ratio of 1.30:1.00;

6. The Village will use its reasonable best efforts to sell the Revenue Bonds within 180 days of UrbanStreet satisfying the conditions in Section 4.D(i) – (vi) below;

7. The Revenue Bonds will mature no later than the Village's receipt of the final payment of Pledged Taxes from the Existing TIF District; and

iii. One pay-as-you-go tax increment financing junior lien note in a principal amount currently estimated at approximately $2.79 million or such greater amount equal to the difference between the amount of total TIF Incentive necessary not to exceed the Target IRR and the sum of the Direct Incentive and the Net Bond Proceeds and in an amount supported by the Feasibility Report, bearing interest at the annual rate equal to no more than 100 basis points over the interest rate of the Revenue Bonds, calculated on a 360 day year, and payable from Pledged Taxes remaining after payment of the debt service supporting the Revenue Bonds ("***TIF Note***" and, collectively with the Direct Incentive Payment and the Net Bond Proceeds, the "***TIF***

Incentive"). The TIF Note will be issued within 90 days of final occupancy of the Market Rate Component. Interest on the TIF Note will be exempt from taxation to the extent both permissible under the law and allowable in the opinion of the Village's bond counsel. The TIF Note will mature no later than the Village's receipt of the final payment of Pledged Taxes from the Existing TIF District.

C. The TIF Incentive will be a limited obligation of the Village payable solely from the Pledged Taxes. The TIF Incentive will not be a general obligation of the Village and will not be secured by the full faith and credit of the Village. Insufficiency of the Pledged Taxes to pay the TIF Incentive when due will not be an event of default and UrbanStreet will have no recourse against the Village in the event there is an insufficient amount of Pledged Taxes to pay the TIF Incentive.

D. The TIF Incentive will be earned by UrbanStreet upon the receipt by the Village of evidence (i) that sufficient construction financing and equity funding is available for the completion of the acquisition of the Development Site, the site improvements for the entire Development Site, and the construction of the Market Rate Component and the Commercial Outlots, (ii) of executed contracts for construction of the Market Rate Component and the Commercial Outlots, (iii) of executed purchase and sale agreements, leases, or letters of intent relating to the development and use of all the Commercial Outlots, (iv) any other information required to be provided to any underwriter of the Revenue Bonds with respect to the issuance of the Revenue Bonds, (v) that all zoning, subdivision, and other land use approvals for the Project have been obtained and that building permits for the Market Rate Component and the Commercial Outlots have been obtained, and (vi) other information reasonably required by the Village with respect to the viability of the Market Rate Component and the Commercial Outlots. Project funding will be disbursed as follows: (x) first, private equity, of approximately $31,500,000, and any proceeds from the sale of any portion of the Development Site, (y) second, the TIF Incentive in the Escrow, so long as the construction lender has confirmed in writing that the construction loan is in balance and ready to be disbursed for the Project, and (z) third, construction loan proceeds, of approximately $60,131,000. Distributions of the TIF Incentive that are earned, but not paid because of a lack of revenues, such as from the TIF Note, will accrue until paid.

E. The TIF Incentive may only be used for eligible redevelopment project costs, and, with respect to TIF Incentive provided through the grant of proceeds of tax-exempt obligations, eligible redevelopment project costs that qualify to be financed with proceeds of tax-exempt obligations. The amounts of the TIF Incentive and the Target IRR are subject to revision prior to finalizing the Redevelopment Agreement based on the Parties' further review of the Project's funding sources, anticipated construction costs, IRR, and Target IRR.

F. If the Project yields a rate of return in excess of the Target IRR, then (i) during construction of the Project, UrbanStreet will bury the ComEd lines in the vicinity of the Project, at its cost ("***Undergrounding Costs***"), to the extent the Undergrounding Costs do not cause the

rate of return for the Project to be below the Target IRR, and (ii) if after paying the Undergrounding Costs, or if UrbanStreet does not bury the ComEd Lines, the Project yields a rate of return in excess of the Target IRR, the TIF Incentive will be reduced to an amount that is no greater than necessary so that UrbanStreet achieves the Target IRR, and no more. Reductions of the TIF Incentive will be accomplished first by reducing the principal amount of the TIF Note prior to its issuance, and second, if necessary, UrbanStreet will return any excess Direct Incentive Payment it received that results in the Target IRR being exceeded.

G. The Parties acknowledge that incremental property taxes from the Existing TIF District are pledged (i) first to pay student tuition assistance payments pursuant to 65 ILCS 5/11-74.4-3(q)(7.5) and library patron assistance payments pursuant to 65 ILCS 5/11-74.4-3(q)(7.7), (ii) second to pay certain amounts pursuant to Intergovernmental Agreements related to the Existing TIF District between the Village and Township High School District No. 214, the Village and Elk Grove Township, the Village and Arlington Heights Park District, and the Village and Community Consolidated School District No. 59, and (iii) third to pay the Village's administration costs for the Existing TIF District, including, without limitation, costs of issuance related to the TIF Incentive (collectively the "***Senior Pledges***"). Incremental property taxes pledged or paid as part of the TIF Incentive are subordinate to, and will be net of, the Senior Pledges.

H. UrbanStreet anticipates that the Project will commence on or prior to November 30, 2024 and to be completed, meaning all aspects have satisfied the requirements for the issuance of Village-issued certificate of occupancy on or prior to November 30, 2026. The Redevelopment Agreement will include a timeline for commencement and completion of the Project and its components.

I. The Parties' final and binding agreement related to the Project will be embodied in a redevelopment agreement approved by both the Village Board of Trustees and UrbanStreet ("***Redevelopment Agreement***"). However, the Redevelopment Agreement will be approved only after the Village has completed all necessary public hearings and meetings necessary for the Project's incentives, zoning, subdivision, and other entitlements.

5. Purchase of Village Parcels:

A. To incentivize UrbanStreet to develop the Project, the Village is willing to agree, in a purchase and sale agreement approved by both the Village Board of Trustees and UrbanStreet ("***Purchase and Sale Agreement***"), to designate UrbanStreet as the developer of the Village Parcels and to convey to UrbanStreet title to the Village Parcels in as-is where-is condition for $10. The Purchase and Sale Agreement will acknowledge the historic uses of the Village Parcels which include a gas station and a dry-cleaning facility, and that UrbanStreet accepts the Village Parcels without reservation or contingency with respect to their environmental condition. The conveyance will be conditioned on, and will occur after the later of, (i) approval of all zoning, subdivision, and other entitlements necessary for the Project, (ii) approval of the Redevelopment

Agreement, (iii) UrbanStreet satisfying the conditions in Section 4.D(i)-(vi) above. The conveyance will be at no cost to the Village. The other terms and conditions of the conveyance will be included within the Purchase and Sale Agreement. The Purchase and Sale Agreement will be approved prior to the Redevelopment Agreement. Notice of the proposed Purchase and Sale Agreement will be given, and alternative proposals for development of the Village Parcels will be considered, in accordance with 65 ILCS 5/11-74.4-4(c).

B. If UrbanStreet takes title to the Village Parcels:

i. If UrbanStreet fails to commence construction of the Project when required, the Purchase and Sale Agreement will grant the Village the right to reconveyance of the Village Parcels.

ii. If UrbanStreet commences construction of the Project when required, and if UrbanStreet has not conveyed the property on which the Affordable Senior Component will be constructed ("***ASC Property***") to the developer constructing it, and if the developer constructing it fails to receive sufficient construction financing and equity funding, on or before November 30, 2025, the Purchase and Sale Agreement will grant the Village the right to reconveyance of the ASC Property in "pad ready" condition.

C. The Village hereby designates UrbanStreet as the exclusive developer of the Village Parcels during the Negotiation Period and agrees that, during the Negotiation Period, the Village will not negotiate with any entity other than UrbanStreet or its designee concerning (i) the redevelopment of the Village Parcels, or (ii) the Village's sale or other conveyance of the Village Parcels.

6. Additional Redevelopment Agreement Provisions:

UrbanStreet will seek various zoning, subdivision, and development approvals for the Project. If such requests (as they may be supplemented or modified by UrbanStreet) are approved by the Village, they will also be incorporated in the Redevelopment Agreement. Further, the Redevelopment Agreement will include such other provisions as the Parties deem appropriate and mutually acceptable, including Project completion and performance guarantees and a list of redevelopment project costs eligible for reimbursement with the TIF Incentive (the "***TIF Eligible Costs***").

Approved:

_____

Village of Arlington Heights

_____

UrbanStreet Group, LLC

EXHIBIT A-1

PROJECT CONCEPT SITE PLAN

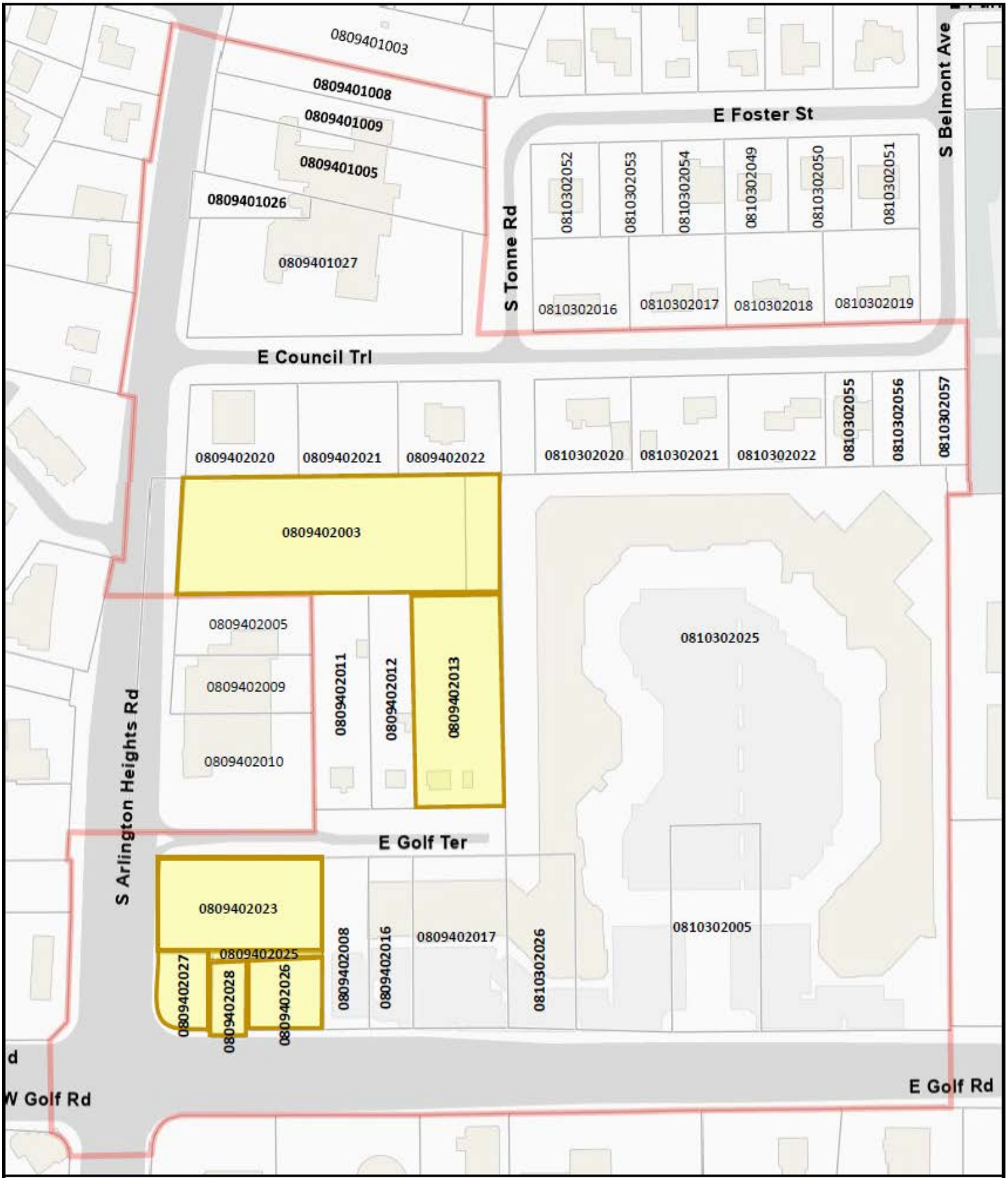
(attached)

ARLINGTON HEIGHTS ROAD
GOLF TERRACE
GOLF ROAD
Eight Foot Path Connection to Property Line of Prairie Park
Detention
Storm Water Vault
Location TBD by Civil Engineer
Secondary Entrance Sign
Future Access
Vacated ROW
Entrance Sign
Apartments
4 Story Tuck under- 306 Units Total
41 Units/ Bldg. (Building 1)
42 Units/ Bldg. (Building 2)
44 Units/ Bldg. (Buildings 3, 4, 5)
51 Units/ Bldg. (Building 6)
37 Units/Bldg. (Building 7)
8 Gar. Spaces per Building (Bldgs. 1-5)
10 Gar. Spaces per Building (Bldg. 6)
Amenities Club
7,500 SF Total
(Two- 41 Unit Buildings)
Trash Corral
Loading
Retail Endcap
Daycare
Future Corner Plaza (1,150 sf) and Monument Sign
APPROX. 9,500 RSF BUILDING
(6,500 sf in line; 3,000 Rest.)
60 PARKING STALLS
1.58 ACRE SITE
APPROX. 3500 RSF
Restaurant
Double Drive Through
60 PARKING STALLS
1.13 ACRE SITE
Five Foot Parkway / 10' Path
APPROX. 6,500 RSF BUILDING
65 PARKING STALLS
1.53 ACRE SITE
APPROX. 7,000 RSF RETAIL BUILDING AND 8,000 SF DAYCARE
65 PKG STALLS
1.89 ACRE SITE

EXHIBIT A-2

VILLAGE PARCELS DEPICTION

(attached)



Highlighted parcels are Village-owned.

11/14/2023

EXHIBIT B

VILLAGE PARCELS

Cook County Property Index Numbers[1]:

1. PIN 08-09-402-003
2. PIN 08-09-402-013
3. PIN 08-09-402-023
4. PIN 08-09-402-025
5. PIN 08-09-402-027
6. PIN 08-09-402-028
7. PIN 08-09-402-026

[1] The Village Parcels exclude the ASC Property.

EXHIBIT C

PROJECT *PRO FORMA* AND IRR FORMULA AND METHOD

(attached)

PRELIMINARY, SUBJECT TO CHANGE

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
Urban Street - International Plaza Redevelopment

PROJECT SUMMARY
Uses of Funds

USES:

	Total
Total Land Acquisition	9,564,200
Total Site Development Costs	13,257,000
Total Hard Construction Costs of Building	59,824,732
Total Soft Costs	17,566,810
Total Costs	100,212,742

PROJECT SUMMARY
Sources of Funds

SOURCES:

Without Financial Assistance		
Equity	40,080,897	40%
Debt Financing	60,131,845	60%
TOTAL SOURCES (W/O ASSISTANCE)	**100,212,742**	100%
With Financial Assistance		
Equity	24,179,048	24%
Debt Financing	60,131,845	60%
TIF Bond Proceeds	5,312,750	5%
Upfront Village TIF Assistance	3,300,000	3%
Developer Note	2,789,099	3%
Affordable Housing Site Sale	500,000	0%
Retail Land Sale	4,000,000	4%
TOTAL SOURCES (W/O ASSISTANCE)	**100,212,742**	100%

Village of Arlington Heights, Illinois **Assumptions With Public Financial Assistance (Leveraged Return)**
Preliminary IRR Review with Assumptions

Total Investment	100,212,742	
Construction Loan	60,131,845	
Village Assistance	11,401,849	
Land Sale	4,500,000	
Loan Rate (Const.)	7.50%	
Refinance Loan (2021)	60,131,845	
Loan Term	25	years
Loan Rate (Long Term)	6.50%	
Equity	24,179,048	

Project Description:
Residential 268,693 Sq. Ft.

Residential Revenue Assumptions:
Avg. Net Residential Rent/Sq.Ft./Year (2025) $30.00 $2.50 Rent/Sq.Ft./Month
Parking Revenue/Initial Year $90,000
Misc. Income/Initial Year $382,106

Apartment Expense Assumptions:
Estimated Annual Expenses (% Rev.) 33.0%

Growth Assumptions:
Annual Residential Lease Escalation (Yr. 1-3) 2.50%
Annual Residential Lease Escalation (Yr. 4-10) 3.00%
Initial Year Occupancy Level 100.0%

Year	Residential Revenues	Misc. & Parking Revenues	Total Revenues	Less: Vacancy	Less: Expenses	Total Net Resid. Revenues	Net Revenues Available For Debt Service	Debt Service	NOI	IRR Calculation NOI	Add Residual	Sch. Const. Draw	Principal	Interest	Principal Balance
Const. 2023	0	0	0	0	0	0	0	0	0	(24,179,048)	(24,179,048)	0	0	0	60,131,845
Const. 2024	0	0	0	0	0	0	0	0	0	0	0	60,131,845	0	0	60,131,845
2025	8,060,790	472,106	8,532,896	(426,645)	(2,815,856)	5,290,396	5,290,396	4,929,698	360,698	360,698	360,698	0	1,021,128	3,908,570	59,110,717
2026	8,262,310	486,269	8,748,579	(437,429)	(2,887,031)	5,424,119	5,424,119	4,929,698	494,421	494,421	494,421	0	1,087,501	3,842,197	58,023,216
2027	8,468,867	500,857	8,969,725	(448,486)	(2,960,009)	5,561,229	5,561,229	4,929,698	631,532	631,532	631,532	0	1,158,189	3,771,509	56,865,027
2028	8,722,934	515,883	9,238,816	(461,941)	(3,048,809)	5,728,066	5,728,066	4,929,698	798,369	798,369	798,369	0	1,233,471	3,696,227	55,631,557
2029	8,984,622	531,359	9,515,981	(475,799)	(3,140,274)	5,899,908	5,899,908	4,929,698	970,210	970,210	970,210	0	1,313,647	3,616,051	54,317,910
2030	9,254,160	547,300	9,801,460	(490,073)	(3,234,482)	6,076,905	6,076,905	4,929,698	1,147,208	1,147,208	1,147,208	0	1,399,034	3,530,664	52,918,876
2031	9,531,785	563,719	10,095,504	(504,775)	(3,331,516)	6,259,213	6,259,213	4,929,698	1,329,515	1,329,515	1,329,515	0	1,489,971	3,439,727	51,428,906
2032	9,817,739	580,631	10,398,369	(519,918)	(3,431,462)	6,446,989	6,446,989	4,929,698	1,517,291	1,517,291	65,479,070	0	1,586,819	3,342,879	49,842,087

IRR analysis:

Assumptions					
Cap Rate	5.50%	Value (Res.) 10 yrs.	113,803,866	IRR Calculation	13.28%
		Total Value	113,803,866		
		Less:		Return on Cost	6.27%
		Mortgage	49,842,087		
		Residual	63,961,779		

The IRR will be calculated at the time the Developer presents the Village with a fully executed guaranteed maximum price construction contract ("***GMP***") for the Project, a full Project financing commitment, and a current dated market study from a third-party approved by the Village demonstrating the Project's feasibility. The IRR calculation will be performed taking into account (i) the final GMP price, (ii) all costs of land acquisition, site improvements costs, hard costs and soft costs as identified in all contracts related to such costs that are executed by the Developer, and (iii) the rental rates identified in the market study.

The Target IRR is 13.28%.

EXHIBIT D

EXCLUDED PROPERTIES

Cook County Property Index Numbers:

1. 08-09-402-011

2. 08-09-402-012

3. ASC Property

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING WITH URBANSTREET GROUP, LLC

WHEREAS, in 2002 the Village established Tax Increment Financing District #4 ("*TIF District*") around the northeast corner of Golf Road and Arlington Heights Road; and

WHEREAS, the Village has pursued redevelopment of properties within the TIF District; and

WHEREAS, UrbanStreet Group, LLC ("*Developer*") presented the Village with a mixed-use redevelopment project proposal within the TIF District, inclusive of the International Plaza Shopping Center and certain parcels owned by the Village; and

WHEREAS, the Village and Developer desire to enter into a memorandum of understanding regarding Developer's proposed redevelopment project ("*Memorandum of Understanding*"); and

WHEREAS, the Village President and Board of Trustees have determined that approving the Memorandum of Understanding will serve and be in the best interest of the Village;

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

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

SECTION 2. APPROVAL OF MEMORANDUM OF UNDERSTANDING. The Memorandum of Understanding is hereby approved in substantially the form attached to this Resolution as Exhibit A, and in a final form to be approved by the Village Manager and the Village Attorney.

SECTION 3. EXECUTION OF MEMORANDUM OF UNDERSTANDING. The Village Manager and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Memorandum of Understanding upon receipt by the Village Clerk of at least one original copy of the Memorandum of Understanding executed by the Developer; provided, however, that if the executed copy of the Memorandum of Understanding is not received by the Village Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the President and Board of Trustees, be null and void.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED this ___ day of November, 2023.

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

MEMORANDUM OF UNDERSTANDING

Village Board
11/20/2023

Item: Ordinance Adopting the Village's Current Paid Leave and Benefits Policy and Opting out of the Paid Leave for All Act

Department: Village Manager's Office

Ordinance Adopting the Village's Current Paid Leave and Benefits Policy and Opting out of the Illinois Paid Leave for All Act

The State of Illinois has passed the Paid Leave for All Workers Act, which sets paid leave and notice standards for Illinois employers, including paid leave for part-time employees. Park District and School District employees are exempted from Act, and the State chose not to preempt municipal home rule authority in the law, meaning home-rule communities such as Arlington Heights have the ability to opt out and create their own rules for employees. The law requires that employers provide at least one week of paid leave to all full-time employees, and the equivalent of one week paid leave for all part time employees, including temporary employees. Employers cannot deny approval of the leave regardless of the reason for the leave or impact on operations. Leave is available 90 days after the commencement of employment. The law goes into effect on January 1, 2024.

All full-time Village employees currently receive sick, vacation, and personal leave that accrues at levels beyond the minimum required in the Act. In light of the new law, there are plans to reinstitute proportional leave for permanent part-time employees in 2024 to keep benefits competitive. However, Staff believes that lack of the ability to deny leave for any reason is not compatible with municipal service, given the types of 24/7 unpredictable emergency work that the Village does, particularly in the Public Works, Fire, and Police Departments. Therefore, Staff recommends approval of the attached ordinance which opts the Village Government out of the law.

A number of municipal governments around the state are also opting out. Locally, Palatine, Schaumburg, and Elk Grove Village have already opted out and Rolling Meadows, Buffalo Grove, and Wheeling have the item on their agendas this week or early next month. If the Village chooses to opt out, it must do so prior to January 1, 2024.

Recommendation:
Adoption of the Ordinance Adopting the Village's Current Paid Leave and Benefits Policy and Opting out of the Paid Leave for All Act

ATTACHMENTS:

Description	Type
Ordinance adopting the Villages current paid leave and benefits policy and opting out of the paid leave for All Workers Act	Ordinance

AN ORDINANCE ADOPTING THE VILLAGE OF ARLINGTON HEIGHTS' CURRENT PAID LEAVE AND BENEFITS POLICY AND OPTING OUT OF THE ILLINOIS PAID LEAVE FOR ALL WORKERS ACT (820 ILCS 192/1 et seq.) FOR ALL VILLAGE OF ARLINGTON HEIGHTS EMPLOYEES

WHEREAS, the Village of Arlington Heights is an Illinois home rule municipality pursuant to Article VII, Section 6 of the Illinois Constitution, 1970, and may, pursuant to its home rule authority, undertake any action and adopt any ordinance relating to its government and affairs; and

WHEREAS, on March 13, 2023, Governor Pritzker signed into law Public Act 102-1143, known as the Illinois Paid Leave for All Workers Act (820 ILCS 192/1 *et seq*.) (*"Act"*); and

WHEREAS, the Act establishes a mandatory paid leave standard for all employees in Illinois, with limited exceptions; and

WHEREAS, effective January 1, 2024, the Act will apply to all Illinois employers, including municipalities, unless the employer is subject to an existing municipal or county ordinance that requires the employer to provide any form of paid leave to their employees or unless a specific exemption applies; and

WHEREAS, the Village recognizes the importance of paid leave and provides all municipal employees of the Village with benefits, including paid leave, that are more generous than those required under the Act; and

WHEREAS, the mandatory paid leave standard required by the Act constitutes an unfunded mandate on the Village under the State Mandates Act, 30 ILCS 805/1 *et seq.*; and

WHEREAS, Article VII, Section 6(i) of the Illinois Constitution of 1970 provides that home rule units of local government may exercise and perform concurrently with the State any power or function to the extent that the General Assembly by law does not specifically limit the concurrent exercise or specifically declare the State's exercise to be exclusive; and

WHEREAS, the Act does not preempt the Village's home rule authority; and

WHEREAS, the Village President and Board of Trustees have determined that supplementing the Village's generous existing benefits and leave policy for its employees with the Act's mandatory paid leave standard would place undue financial and operational burdens on the Village, its vital operations, and, ultimately, its residents; and

WHEREAS, pursuant to Section 15(p) of the Act, the provisions of the Act do not apply to any employer that is covered by a municipal or county ordinance that: (i) requires employers to provide any form of paid leave to their employees, including paid sick leave; and (ii) is in effect as of the effective date of the Act; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village and its residents to affirm the Village's commitment to providing leave benefits to all of its employees in the manner set forth in 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. AFFIRMATION AND ADOPTION OF PAID LEAVE POLICY.

A. Pursuant to its home rule authority, the Village hereby affirms and adopts its current leave policy and benefits package for all Village employees as set forth in the Municipal Code of Arlington Heights, Illinois, 1995, as amended, the Village's Personnel Policy Manual, any collective bargaining agreements to which the Village is a party, and other binding legislative actions governing paid leave adopted by the Village Board of Trustees, as the same may be amended from time to time.

B. This Ordinance governs over and supersedes all provisions of the Act impacting the employment relationship between the Village of Arlington Heights and its employees.

C. This Ordinance applies to all employees of the Village; provided, however, that nothing in this Ordinance is to be deemed to affect the validity or change the terms of currently-existing collective bargaining agreements to which the Village is or becomes a party on or before December 31, 2023.

D. No additional obligations with regard to mandatory paid leave, including, without limitation, any obligations adopted under the Act by the State of Illinois, will apply to the Village in its capacity as an employer, except those required by federal or State laws and regulations preempting the Village's home rule authority.

SECTION 3. 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 are to 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 4. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2023.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
11/20/2023

Item: Closed Session

Department: Village Manager's Office

Closed Session

Request for Closed Session per 5 ILCS 120/2(c)(21): Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

- and -

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