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
October 18, 2021
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 10/04/2021
B. Village Board 10/04/2021

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 09/30/2021
B. Warrant Register 10/15/2021

VI. RECOGNITIONS AND PRESENTATIONS

A. Presentation of the 2021 Disability Employment Award to Clearbrook by the Commission for Citizens with Disabilities
B. St. Viator 60th Anniversary
C. World Polio Day Proclamation

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 October 18, 2021

Consideration of recommending to the Liquor Commissioner the issuance of a Class B liquor license to Shiya Wine & Spirits, Inc. dba Lyons Beverage Depot, 135 S. Arlington Heights Road, upon surrender of the current liquor license issued to this address.

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. Compact Track Loader - Purchase

B. Motor Fuel Purchase - 2021 Contract Extension

CONSENT LEGAL

A. An Ordinance Amending the Comprehensive Plan of the Village of Arlington Heights
(310 W Rand Rd)

B. An Ordinance Amending the Zoning Ordinance of the Village of Arlington Heights and Approving a Preliminary Plat of Subdivision (Crescent Place, 310 W Rand Rd)

C. An Ordinance Amending Land Use Variation Ordinance Number 17-016
(New Hope Academy, 3250 N Arlington Heights Rd)

D. Resolution Approving Certain Property to Participate in the Cook County Class 6b Asessment Incentive Program
(1400-1500 W Dundee Rd)

E. A Resolution Approving Certain Property to Participate in the Cook County Class 7c Commercial Urban Relief Eligibility Incentive

(44 S Vail Ave)

CONSENT REPORT OF THE VILLAGE MANAGER

A. Destruction of Closed Session Recordings from the meetings of 11/21/2019 and 11/05/2019.

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. DC#21-053 - Trio/BP Auto Service Station - 2250 S. Arlington Heights Rd. / Sign Variation

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

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

-and-

5 ILCS 120/2(c)(11): litigation, when an action against, affecting or on behalf of the Village has been filed and is pending before a court or administrative tribunal, or when the Board finds that an action is probable or imminent

XVII. ADJOURNMENT

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

Village Board
10/18/2021

Item: Committee of the Whole 10/04/2021

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Committee of the Whole 10/04/2021	Minutes

MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS
October 4, 2021 at 7:00 PM

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

BOARD MEMBERS PRESENT:	President Hayes; Trustees Bertucci Canty, LaBedz, Grasse, Scaletta, Schwingbeck
BOARD MEMBERS ABSENT:	Trustee Baldino and Trustee Tinaglia
STAFF MEMBERS PRESENT:	Assistant Village Manager Diana Mikula and Village Manager Randy Recklaus
OTHERS PRESENT:	Philip Flores, Luanne Eisenhardt and David Jaeschke

A. Interview of Philip Flores, Jr. for appointment to the Environmental Commission – term ending 4/30/2024

The Mayor introduced Philip Flores, Jr. and stated that many on the Board may recognize him as he is a new business owner in the village with the eco-friendly business, Cremation by Water.

The Mayor asked Mr. Flores to explain why he would like to serve. Mr. Flores stated that he wants to give back to his community and he saw this as his way. Board members thanked Mr. Flores for his willingness to serve. Discussion ensued on what can be done to re-energize this commission. Mr. Flores stated that he thinks consistency would be helpful whether that is in the number of meetings or other ways. Mr. Flores was asked what he saw as the biggest environmental issue for the commission. To fully answer that question, Mr. Flores stated that he feels he needs to understand where the commission is focusing first and then take a deep dive to see what is being looked at.

Trustee Schwingbeck moved, to concur in the Mayor's appointment of Philip Flores, Jr. for appointment to the Environmental Commission term ending April 30, 2024. Trustee Canty seconded the motion.

The following voice vote was recorded:

7 Ayes 0 Nays

The motion passed.

B. Interview of Luanne Eisenhardt for appointment to the Environmental Commission – term ending 4/30/24.

The Mayor introduced Luanne Eisenhardt and said that they had an interesting interview and that Ms. Eisenhardt is very passionate about the environment with a very practical approach which he feels will be good for the commission.

Ms. Eisenhardt stated that through her work as a recruiter for a company that places people for environmental remediation at the Department of Energy Nuclear Weapon facilities, she

has learned we need to be forward thinkers. She stated she has also learned that things we do locally have an impact globally. She would like to be a part of the local impact. Trustees thanked Ms. Eisenhardt for her willingness to serve. When asked what she sees as an issue for the Village, she said she would like to work on educating the Village on recycling. Discussion continued on the need for this as well as opportunity for the commission to see a recycling facility first hand.

Trustee Scaletta moved to concur in the Mayor's appointment of Luanne Eisenhardt for appointment to the Environmental Commission – term ending April 30, 2024. Trustee Grasse seconded the motion.

The following voice vote was recorded:

7 Ayes 0 Nays
The motion passed.

C. Interview of David Jaeschke for appointment to the Environmental Commission – term ending 4/30/24.

The Mayor introduced David Jaeschke. The Mayor stated that he is very well qualified and the Mayor thinks he has a lot to bring to the table.

Mayor Hayes asked why Mr. Jaeschke is interested in serving. Mr. Jaeschke stated he is a retired civil engineer who would like to stay involved. He is interested in the environment and has the professional skills that he would like to share. Trustees thanked Mr. Jaeschke and asked what he thought the village could do to address climate change. Mr. Jaeschke stated that a large part of the need is coping with weather changes that are already in the works. Mr. Jaeschke also stated that new green energy projects need to be facilitated and that education is the key.

Trustee Bertucci moved to concur in the Mayor's appointment of David Jaeschke for appointment to the Environmental Commission – term ending April 30, 2024. Trustee LaBedz seconded the motion.

The following voice vote was recorded:

7 Ayes 0 Nays
The motion passed.

D. OTHER BUSINESS – None

E. ADJOURNMENT – Trustee Scaletta moved, seconded by Trustee Schwingbeck to adjourn. The meeting adjourned at 7:31 pm.

Village Board
10/18/2021

Item: Village Board 10/04/2021

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
10/04/2021 Village Board	Minutes

MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 4, 2021
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

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

IV. APPROVAL OF MINUTES

A. Committee of the Whole 09/13/2021 Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

B. Committee of the Whole 09/20/2021 Approved

Trustee Mary Beth Canty moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

C. Village Board 09/20/2021 Approved

Trustee John Scaletta moved to approve. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

D. Village Board 09/27/2021 Approved

Trustee James Bertucci moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

V. APPROVAL OF ACCOUNTS PAYABLE

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Keith Moens asked the Board to not commit public funds to the Bears' stadium. He asked the Board to not show our hands too soon in making public comments regarding tax breaks. A little subsidy from the Village shouldn't make or break a deal. We should get the benefit without the cost.

On another topic, Mr. Moens said the public comment on Crescent Place showed that those who emailed their comments were 52% of those who made comments. He asked the Board to allow email public comments during all Board meetings, not just those conducted virtually.

Trustee Scaletta said many of the emails came from organized groups like churches or organizations that support affordable housing. He said he appreciated the comments from those willing to watch the meeting and make a statement over Zoom versus sending an email.

Tom Loch said while he is excited about the Bears potential move to the Village he is also worried about possible negative impacts on traffic and home values for those close to the venue. The current road and rail infrastructure will not be enough to handle the crowds expected. He

encouraged the Board to make sure the Bears become good neighbors so the growth opportunity for them and the Village is mutual.

President Hayes said it is not a done deal yet. The public will have the ability to weigh in on the stadium at the public meetings which will be forthcoming. No decisions have been made. The Board will listen to residents and all stakeholders. Tax incentives are always a last resort, and the Board will not give away the store.

Melissa Cayer said Crescent Place will not charge too much if their residents don't make too much and will ensure their profits with government grants and avoid taxes through their not for profit status.

IX. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of October 4, 2021 — Approved

Interview of Philip Flores, Jr. for Appointment to the Environmental Commission, term ending 4/30/24

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

Trustee Tom Schwingbeck moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

B. Report of the Committee of the Whole Meeting of October 4, 2021 — Approved

Interview of Luanne Eisenhardt for Appointment to the Environmental Commission, term ending 4/30/24

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

Trustee John Scaletta moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

C. Report of the Committee of the Whole Meeting of October 4, 2021 — Approved

Interview of David Jaeschke for Appointment to the Environmental Commission, term ending 4/30/24

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

Trustee James Bertucci moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

Trustee Robin LaBedz moved to approve. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

A.	Replacement of Split System on Mixed Air Unit at Downtown Train Station	Approved
B.	Backyard Drainage Improvements 2021 - Contract Award	Approved
C.	Water & Sewer Improvements - Professional Engineering Design Contract Award	Approved

CONSENT LEGAL

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

Trustee Robin LaBedz moved to approve 2021-043. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. New Hope Academy - 3250 N. Arlington Heights Rd - PC#21-016
Amendment to LUV Ord. 17-016 — Approved

Brandy Larrance of New Hope Academy explained that she would like to expand their footprint in Arlington Heights and consolidate their operations by moving the rest of their students from Glenview. The school provides therapeutic day education for students with special needs.

Mr. Perkins said private schools are not permitted within the current M-1 zoning. The school received a Land Use Variation in 2017 allowing them to use a multi-tenant office building at 3250 N. Arlington Heights Road. The current space is 18,000 square feet and supports 95 students and 25 employees. The proposed expansion would increase the space to 26,000 square feet and allow for 35 more students.

A traffic study was performed and the existing levels of service for egress/ingress will remain except for the southern access onto Arlington Heights Road which will degrade during commuting hours. The afternoon school hours do not coincide with rush hour traffic. The school will use their existing entrance for drop off and pick up. There is well organized vehicle stacking in the morning and afternoon, but the queues clear within 15-20 minutes. The expansion would add approximately 15 vehicles during peak times. The Village has not received any complaints regarding the school or on traffic issues. Staff has made three recommendations and the petitioner has agreed to them:

1. Should the Village observe issues with the drop-off and pick-up operations, the school shall work with Staff to resolve said issues, which may include (but is not limited to) additional staff assigned to assist with drop-off and pick-up, reconfiguring queue locations and allowing double stacking of vehicles in drive aisles (where appropriate), and staggering of arrival or departure times.

2. A total of 15 parking spaces on the southern side of the building shall be striped as "Reserved" for New Hope staff.

3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

President Hayes said he lives across Arlington Heights Road from the

school and has never noticed any traffic or issues there. He said he did not anticipate a negative impact.

Trustee LaBedz agreed, saying she wouldn't know it was there unless she was on the Board. She asked how the children arrived at school. Ms. Larrance said students do not drive themselves. Many of the students are in ride share arrangements from their respective districts or schools so they arrive in couples or groups in most cases.

Trustee Scaletta asked if there were alternative traffic patterns if a problem occurred. Mr. Perkins said there is a side driveway which connects to University that can be used. There are alternatives to the traffic flow. Trustee Scaletta asked if there were any green or sustainable features in the build out, as the information provided to the Board said there would not be any new features added. Ms. Larrance said they already had green/sustainable features like motion controlled lights and LED lighting, and they are keeping all of those, but they have not added anything new. She said she would provide a list of their green/sustainable features to Planning.

Trustee Bertucci asked if Hillside Towing needed to hold open the road for the easement to exist for an exit road. Mr. Perkins said he would look into the issue, he believes it is an access easement that needs to remain drive-able. Ms. Larrance said staff sometimes takes that route. She said it has never been blocked. Trustee Bertucci said he wanted to ensure the roadway remains passable.

Trustee John Scaletta moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

President Hayes thanked all those involved in Harmony Fest including: the Special Events Commission, the Chamber of Commerce, Sponsors, Diana Mikula, Avis Meade, and Public Works.

XVII. ADJOURNMENT

Trustee John Scaletta moved to Adjourn at 8:09 p.m.. Trustee Robin

LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

Village Board
10/18/2021

Item: Warrant Register 09/30/2021

Department: Village Clerk

ATTACHMENTS:

Description	Type
Warrant Register 09/30/2021	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR

CHECK DATE: 9-30-2021

Fund	Fund Description	Total Transaction Amount
101	General Fund	$278,301.42
211	Motor Fuel Tax Fund	$206,943.53
215	CDBG Fund	$6,200.56
227	Foreign Fire Ins Tax Fund	$3,451.12
231	Criminal Investigation Fd	$177.34
235	Municipal Parkg Opr Fund	$10,418.46
263	TIF IV	$3,928.78
301	Debt Service Fund	$618.00
401	Capital Projects Fund	$348,635.35
426	Storm Water Control Fund	$22,855.00
431	Public Building Fund	$7,000.00
505	Water and Sewer Fund	$396,266.08
515	Arts,Entert & Events Fund	$57,948.97
605	Health Insurance Fund	$21,919.71
611	General Liability Ins Fnd	$49,044.33
615	Workers Compensation Ins	$227,608.22
621	Fleet Operations Fund	$32,886.01
625	Technology Fund	$16,700.51
715	Guaranty Deposits Fund	$6,110.00
TOTAL ALL FUNDS		**$1,697,013.39**

WARRANT REGISTER - GM0002

Department: 0

Division: 0

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230888	715-0000-220.93-00	ANTHONY VAN DIJK	BOND REFUND	$200.00	$200.00
230897	715-0000-220.93-00	ARTHUR MURTON 21-2625	BOND REFUND	$200.00	$200.00
230939	101-0000-433.14-00	C JUNE DELPH	REFUND AMBULANCE OVERPAY	$9.71	$9.71
230949	715-0000-220.93-00	G-CAT CONSTRUCTION	BOND REFUND	$200.00	$200.00
230958	715-0000-220.93-00	HARMESH BAINS 21-992	BOND REFUND	$200.00	$200.00
230969	505-0000-452.42-00	JACK HOUGH	REFUND FOR WATER OVERPAY	$81.81	$81.81
230980	715-0000-220.93-00	JRC DESIGN BUILD 20-3491	BOND REFUND	$500.00	$500.00
230981	715-0000-220.93-00	JRC DESIGN BUILD 20-3491	BOND REFUND	$200.00	$200.00
230982	715-0000-220.93-00	JRC DESIGN BUILD 21-3491	BOND REFUND	$2,010.00	$2,010.00
230986	715-0000-220.93-00	KUBIK, CHARLES 21 2529	BOND REFUND	$200.00	$200.00
230990	715-0000-220.93-00	LEANN LEDGERWOOD (#21-580)	BOND REFUND	$200.00	$200.00
230995	715-0000-220.93-00	LONN, CHRIS 21-2635	BOND REFUND	$200.00	$200.00
231010	715-0000-220.93-00	MYHYRVEIRI, ARMION 21 2878	BOND REFUND	$200.00	$200.00
231032	715-0000-220.93-00	RAISING CANE'S 20-3240	BOND REFUND	$200.00	$200.00
231035	715-0000-220.93-00	RICKY CONSTRUCTION 20-3341	BOND REFUND	$200.00	$200.00
231037	715-0000-220.93-00	ROSE PAVING LLC	BOND REFUND	$200.00	$200.00
231038	715-0000-220.93-00	ROSE PAVING LLC	BOND REFUND	$200.00	$200.00
231043	715-0000-220.93-00	SCOTT ALBERS 21 1863	BOND REFUND	$200.00	$200.00
231048	101-0000-210.82-00	SONTIQ	MONTHLY EMP IDENTITY	$264.86	$264.86
231061	715-0000-220.93-00	TOTAL PAVING & BRICK SERVICES	BOND REFUND	$200.00	$200.00
231063	715-0000-220.93-00	U S WATERPROOFING	BOND REFUND	$200.00	$200.00
231070	715-0000-220.93-00	SUSAN VIOLA	BOND REFUND	$200.00	$200.00
231080	715-0000-220.93-00	ZHMAYLOV, ALEXANDER 20-3268	BOND REFUND	$200.00	$200.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802113	101-0000-210.95-00	RTA/CTA BENEFIT PROGRAM	RTA/CTA EMPLOYEE BENEFIT	$77.75	$77.75
901758	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2021	$2,606.32	$2,606.32
901759	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2021	$2,412.07	$2,412.07
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE 2021	$207.66	$207.66
901762	101-0000-210.81-00	DEARBORN LIFE INS CO	LIBRARY STD	$124.32	$6,898.02
			VILLAGE STD	$6,773.70	
901763	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2021	$1,678.24	$1,678.24
901764	605-0000-471.10-00	SPOERRY PATRICK	VSP OVERPAY REFUND	$210.00	$210.00
				Division 0 Total	$20,556.44
				Department 0 Total	$20,556.44

WARRANT REGISTER - GM0002

Department: 1 Board of Trustees

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230937	101-0101-501.30-01	DAILY HERALD	SUBSCRIPTION	$200.00	$200.00
230996	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	$4,500.00	$4,500.00
231024	101-0101-501.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$87.35	$87.35
				Division 1 Total	$4,787.35
				Department 1 Total	$4,787.35

WARRANT REGISTER - GM0002

Department: 2 Integrated Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230902	101-0201-502.21-65	AT & T MOBILITY	ACCT 232106787838	$100.00	$100.00
230937	101-0201-502.30-01	DAILY HERALD	SUBSCRIPTION	$249.80	$249.80
230942	101-0201-502.30-05	DLS CUSTOM EMBROIDERY	CLOTHING & APPAREL	$170.00	$170.00
230960	101-0201-502.21-65	HARRIS TRUST & SAVINGS BANK	ADOBE INC	($10.61)	$0.00
			ADOBE INC	$10.61	
231024	101-0201-502.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$164.89	$371.78
			OFFICE SUPPLIES, GENERAL	$206.89	
				Division 1 Total	$891.58
				Department 2 Total	$891.58

WARRANT REGISTER - GM0002

Department: 3 Human Resources

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230907	605-0301-552.20-45	BESTCO UA	RETIREE CARVE OUT ADMIN FEE	$177.65	$177.65
	605-0301-552.42-75	BESTCO UA	RETIREE CARVE OUT INS	$5,426.52	$5,426.52
230913	101-0301-503.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$9.32	$9.32
230960	101-0301-503.22-01	HARRIS TRUST & SAVINGS BANK	WORKPLACE DIVERSITY LL	$200.00	$200.00
	101-0301-503.22-03	HARRIS TRUST & SAVINGS BANK	EEOC TRAINING INST	$150.00	$185.00
			ILLINOIS CITY COUNTY M	$35.00	
	101-0301-503.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM 255HP9IJ0 A	$39.24	$39.24
	605-0301-552.22-03	HARRIS TRUST & SAVINGS BANK	THE FIRST 90 DAYS SUC	$197.00	$197.00
	615-0301-552.20-50	HARRIS TRUST & SAVINGS BANK	JIMMY JOHNS - 748 - MO	$63.91	$133.81
			JIMMY JOHNS - 748 - MO	$69.90	
	615-0301-552.22-03	HARRIS TRUST & SAVINGS BANK	EEOC TRAINING INST	$150.00	$150.00
230972	615-0301-552.42-81	INTERGOVERNMENTAL RISK MGMT AGENCY	JUNE 2021 DED W.C.	($172.90)	$227,324.41
			AUG 2019 CLOSED W.C.	$22,486.23	
			AUG 2020 CLOSED W.C.	$93,904.88	
			AUG 2021 CLOSED W.C.	$110,428.20	
			AUG DEDUCTIBLE W.C.	$678.00	
230994	605-0301-552.20-50	LIFEWORKS LTD	NEW HIRE WEBINAR	$520.00	$520.00
231019	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	$2,704.00	$6,916.00
			SERVICE HEALTH TESTING	$2,442.00	
			SERVICE HEALTH TESTING	$1,126.00	
			SERVICE HEALTH TESTING	$644.00	
231024	101-0301-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$328.44	$350.52
			OFFICE SUPPLIES	$22.08	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901760	605-0301-552.20-44	EMPLOYEE BENEFITS CORP	COBRA	$8.00	$647.50
			COBRA	$90.00	
			EBC ADMIN FLEX FEES	$549.50	
901762	605-0301-552.20-65	DEARBORN LIFE INS CO	DIRECTOR'S BASIC LIFE	$244.64	$4,279.54
			LIBRARY BASIC LIFE	$730.05	
			VILLAGE BASIC LIFE	$3,304.85	
	605-0301-552.20-66	DEARBORN LIFE INS CO	LIBRARY SUPLLEMENTAL LIFE	$163.10	$3,545.50
			VILLAGE SUPLLEMENTAL LIFE	$3,382.40	
				Division 1 Total	$250,102.01
				Department 3 Total	$250,102.01

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Department: 4 Legal Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230921	101-0401-503.20-20	CLARK BAIRD SMITH LLP	SERVICE PROFESSIONAL	$23,818.75	$23,818.75
230945	101-0401-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	$307.59	$307.59
				Division 1 Total	$24,126.34
				Department 4 Total	$24,126.34

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Department: 5 Finance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230913	101-0501-503.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$11.50	$11.50
230919	101-0501-503.30-01	CHICAGO TRIBUNE	SUBSCRIPTION	$89.50	$89.50
230923	101-0501-503.30-05	COLE INFORMATION SERVICES INC	WATERBILLING LOOKUP	$466.95	$466.95
230936	101-0501-503.22-01	DAILY HERALD	ADVERTISING	$45.90	$101.25
			ADVERTISING	$55.35	
230960	101-0501-503.21-65	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$0.99	$0.99
	101-0501-503.22-03	HARRIS TRUST & SAVINGS BANK	ILLINOIS GOVERNMENT FI	$95.00	$95.00
230972	611-0501-552.42-61	INTERGOVERNMENTAL RISK MGMT AGENCY	JUNE 2021 CLOSED GEN LIAB	($4,827.10)	$49,044.33
			AUG 2019 CLOSED AUTO	$2,817.00	
			AUG 2019 CLOSED GEN LIAB	$51,054.43	
231024	101-0501-503.30-05	OFFICE DEPOT	KITCHEN SUPPLIES & EQUIP.	$19.38	$353.01
			KITCHEN SUPPLIES & EQUIP.	$50.78	
			OFFICE SUPPLIES, GENERAL	$30.59	
			OFFICE SUPPLIES, GENERAL	$90.75	
			OFFICE SUPPLIES, GENERAL	$9.82	
			OFFICE SUPPLIES, GENERAL	($42.16)	
			OFFICE SUPPLIES, GENERAL	$34.90	
			OFFICE SUPPLIES, GENERAL	$87.81	
			OFFICE SUPPLIES, GENERAL	$71.14	
231030	101-0501-503.21-02	QUADIENT INC	LEASE AGREEMENT	$2,254.62	
231041	101-0501-503.30-25	RYDIN SIGN & DECAL	SERVICE PRINTING	$447.00	$8,997.00
			SERVICE PRINTING	$8,550.00	
231044	505-0501-503.22-10	SEBIS DIRECT INC	AUGUST 2021 UTILITY BILLING	$1,389.05	$1,389.05

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231055	101-0501-503.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	$2,734.00	$2,734.00
231078	101-0501-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$37.96	$63.96
			OFFICE MACHINES & ACCESS	$26.00	
901761	505-0501-503.22-05	SEBIS DIRECT INC	POSTAGE REPLENISHMENT	$5,005.35	$5,005.35
				Division 1 Total	$70,606.51
				Department 5 Total	$70,606.51

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Department: 6 Information Technology

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230916	625-0601-553.33-05	CDW GOVERNMENT INC	COMPUTERS,DP & WORD PROC.	$6,883.62	$6,883.62
230927	625-0601-553.21-65	COMCAST PROCESSING CENTER	ACCT 907065060	$4,670.25	$4,670.25
230960	625-0601-553.21-65	HARRIS TRUST & SAVINGS BANK	VS WOW	$238.78	$238.78
	625-0601-553.22-03	HARRIS TRUST & SAVINGS BANK	ITPROTV	$1,335.00	$1,814.76
			LINKEDIN 7002101224	$239.88	
			LINKEDIN-700 2094484	$239.88	
	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM	($58.99)	$106.83
			AMAZON.COM 252AC72M1	$119.00	
			AMAZON.COM 2G5EM8ZY1 A	$46.82	
	625-0601-553.33-05	HARRIS TRUST & SAVINGS BANK	ZOOM.US 888-799-9666	$200.00	$200.00
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 255MR1BL0	$60.77	$739.26
			AMZN MKTP US Gg2SR4NK0	$439.98	
			AMAZON.COM 2G84P3ES0	$238.51	
230964	625-0601-553.33-05	HELPSYSTEMS	OFFICE SUPPLIES	$1,554.29	$1,554.29
231076	625-0601-553.21-65	WOW BUSINESS	ACCT 014748718	$137.97	$376.75
			ACCT 014748718	$238.78	
231077	625-0601-553.21-65	WOW BUSINESS	ACCT 014753641	$115.97	$115.97
				Division 1 Total	$16,700.51
				Department 6 Total	$16,700.51

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Department: 20 Special Events

Division: 5

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230879	515-2005-525.50-55	AFC SERVICES INC.	SERVICE BLDG MAINTENANCE	$3,850.00	$3,850.00
230928	515-2005-525.50-55	COMFLOORX	SERVICE BLDG MAINTENANCE	$40,283.00	$40,283.00
230960	515-2005-525.50-55	HARRIS TRUST & SAVINGS BANK	BESTBUYCOM806487938596	$179.99	$295.97
			HOMEDEPOT.COM	$23.98	
			HOMEDEPOT.COM	$92.00	
				Division 5 Total	$44,428.97
				Department 20 Total	$44,428.97

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Department: 30 Police Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2263	101-3001-511.21-65	MINUTEMAN SECURITY TECHNOLOGIES	SOFTWARE RENEWAL	$11,452.48	$11,452.48
230873	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	$205.61	$205.61
230890	101-3001-511.33-25	APPLIED CONCEPTS INC	SUPPLIES MISCELLANEOUS	$716.00	$716.00
230905	101-3001-511.33-25	AXON ENTERPRISE INC	SUPPLIES MISCELLANEOUS	$229.90	$229.90
230909	101-3001-511.33-30	IPROMOTEU	SUPPLIES MISCELLANEOUS	$773.84	$773.84
230924	101-3001-511.22-03	COLLEGE OF DUPAGE	TRAVEL & TRAINING	$3,735.60	$3,735.60
230926	101-3001-511.21-65	COMCAST PROCESSING CENTER	POLICE EQUIPMENT & SUPPLY	$345.00	$345.00
230930	101-3001-511.21-65	COMPASSION FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	$245.75	$550.00
			SERVICE MISCELLANEOUS	$304.25	
230940	101-3001-511.22-02	DEPT OF FINANCIAL & PROF REGULATION	DUES	$255.00	$255.00
230960	101-3001-511.21-65	HARRIS TRUST & SAVINGS BANK	IN GUARDIAN ALLIANCE	$200.00	$200.00
	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	FBI NATIONAL ACADEMY	$350.00	$990.70
			NCH CARE PACKAGE	$269.00	
			PAYPAL PUBLICGRANT	$291.70	
			SQ ASSOCIATION OF POL	$80.00	
	101-3001-511.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 255W93C90	$103.13	$258.68
			GOES LITHOGRAPHING COM	$59.05	
			CDW GOVT #K193150	$96.50	
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	AMAZON.COM 256C944G1 A	$143.85	$1,756.91
			AMAZON.COM 2D1G16V32 A	$243.71	
			AMAZON.COM 2D9H87RV1 A	$124.67	
			COMMONCENTSEMSSUPPL	$93.70	
			AED SUPERSTORE	$1,125.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230960	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 252SS9912	$25.98	$1,756.91
	101-3001-511.33-30	HARRIS TRUST & SAVINGS BANK	MELON INK SCREEN PRINT	$1,264.00	$1,264.00
230976	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	$35.00	$521.15
			CLOTHING & APPAREL	$175.00	
			CLOTHING & APPAREL	$225.00	
			CLOTHING & APPAREL	$86.15	
	101-3001-511.33-25	JG UNIFORMS	CLOTHING & APPAREL	$855.00	$855.00
230985	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	$14.32	$14.32
230988	101-3001-511.22-02	LAW ENFORCEMENT RECORDS MNGRS OF IL	DUES	$40.00	$40.00
231000	101-3001-511.21-65	MARQUARDT & BELMONTE, P.C.	SERVICE PROFESSIONAL	$475.50	$475.50
231015	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	TRAVEL & TRAINING	$120.00	$120.00
231020	101-3001-511.22-02	NORTHWEST POLICE ACADEMY	DUES	$75.00	$75.00
231022	101-3001-511.33-30	JOHN O'LEARY	REIMBURSEMENT SUPPLIES	$103.69	$103.69
231024	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$431.34	$512.17
			OFFICE SUPPLIES, GENERAL	$80.83	
231029	101-3001-511.33-25	PETTY CASH/POLICE	DONUTS FOR TRAINING	$10.99	$36.94
			OFFICE SUPPLIES	$3.98	
			DONUTS FOR TRAINING	$11.98	
			DONUTS FOR TRAINING	$9.99	
231034	101-3001-511.22-03	RELENTLESS LLC	TRAVEL & TRAINING	$1,198.00	$1,198.00
231042	101-3001-511.30-05	SAMS CLUB/SYNCHRONY BANK	OFFICE SUPPLIES, GENERAL	$117.00	$117.00
	101-3001-511.33-25	SAMS CLUB/SYNCHRONY BANK	POLICE EQUIPMENT & SUPPLY	$66.92	$66.92
231046	101-3001-511.33-25	SHERWIN ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	$11.96	$11.96
231065	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	POLICE EQUIPMENT & SUPPLY	$2,081.90	$2,081.90
231068	101-3001-511.22-05	UPS STORE #4073	SHIPPING SERVICE	$17.46	$17.46

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 1 Total	**$28,980.73**

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230908	231-3003-511.40-01	BENTLEY'S PETSTUFF	POLICE EQUIPMENT & SUPPLY	$177.34	$177.34
				Division 3 Total	**$177.34**
				Department 30 Total	**$29,158.07**

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Department: 35 Fire

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230895	101-3501-512.33-05	ARLINGTON RENTAL INC	SUPPLIES MISCELLANEOUS	$165.00	$165.00
230932	101-3501-512.22-02	COSTCO WHOLESALE MEMBERSHIP	DUES	$60.00	$60.00
230950	101-3501-512.30-35	GALLS LLC	CLOTHING & APPAREL	$55.00	$756.00
			CLOTHING & APPAREL	$206.00	
			CLOTHING & APPAREL	$110.00	
			CLOTHING & APPAREL	$165.00	
			CLOTHING & APPAREL	$220.00	
230957	101-3501-512.31-60	HALLORAN POWER EQUIPMENT INC	FUEL	$63.60	$63.60
230968	101-3501-512.31-65	HOME DEPOT CREDIT SERVICES	HARDWARE SUPPLIES	($25.62)	$256.24
			HARDWARE SUPPLIES	$281.86	
231004	101-3501-512.33-50	MED ALLIANCE GROUP, INC.	MEDICAL SUPPLIES	$891.35	$891.35
231006	101-3501-512.21-02	MUNICIPAL EMERGENCY SERVICES	EQUIPMENT MAINTENANCE	$55.44	$55.44
231018	101-3501-512.21-02	NORTHWEST CENTRAL DISPATCH SYS	EQUIPMENT MAINTENANCE	$400.70	$400.70
231023	101-3501-512.21-02	OCCUPATIONAL HEALTH DYNAMICS	EQUIPMENT MAINTENANCE	$860.00	$860.00
231025	101-3501-512.33-45	ON TARGET SOLUTIONS GROUP INC	TRAVEL & TRAINING	$1,350.00	$1,350.00
231028	101-3501-512.33-50	PENNCARE	MEDICAL SUPPLIES	$108.34	$108.34
231031	101-3501-512.21-16	R H MEDICAL	MEDICAL SUPPLIES	$201.50	$201.50
231036	101-3501-512.22-03	ROMEOVILLE FIRE DEPARTMENT	TRAVEL & TRAINING	$850.00	$850.00
231046	101-3501-512.31-65	SHERWIN ACE HARDWARE	ELECTRICAL EQUIP & SUPPLY	$25.98	$25.98
231059	101-3501-512.30-35	THREADWORKS	CLOTHING & APPAREL	$30.00	$750.00
			CLOTHING & APPAREL	$135.00	
			CLOTHING & APPAREL	$60.00	
			CLOTHING & APPAREL	$525.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231078	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$37.96	$37.96
				Division 1 Total	$6,832.11
				Department 35 Total	$6,832.11

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Department: 37 Foreign Fire Insurance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230904	227-3701-512.30-35	AVENTURON	CLOTHING & APPAREL	$2,995.00	$2,995.00
231004	227-3701-512.50-15	MED ALLIANCE GROUP, INC.	MEDICAL SUPPLIES	$456.12	$456.12
				Division 1 Total	$3,451.12
				Department 37 Total	$3,451.12

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Department: 40 Planning

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2261	263-4001-571.50-25	COOK COUNTY TREASURER	2020 2ND INSTALLMENT TAX	$3,928.78	$3,928.78
230896	401-4001-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	$20,000.00	$20,000.00
230914	101-4001-521.21-02	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$10.35	$10.35
230960	101-4001-521.40-40	HARRIS TRUST & SAVINGS BANK	SMK SURVEYMONKEY.COM	$331.00	$331.00
230992	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	$277.00	$277.00
231024	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$67.63	$78.63
			OFFICE SUPPLIES	$5.60	
			OFFICE SUPPLIES	$5.40	
231055	101-4001-521.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	$50.00	$50.00
				Division 1 Total	$24,675.76
				Department 40 Total	$24,675.76

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Department: 41 Community Devl Block Grnt

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231075	215-4101-522.41-52	WINGS PROGRAM INC	CDBG PROGRAM	$1,200.56	$1,200.56
				Division 1 Total	$1,200.56

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2262	215-4102-522.41-39	TIMIOS ENTERPRISES CORP	SML BUS FORGIVABLE LOAN	$5,000.00	$5,000.00
				Division 2 Total	$5,000.00
				Department 41 Total	$6,200.56

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Department: 45 Building

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230913	101-4501-523.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$20.74	$20.74
230960	101-4501-523.22-02	HARRIS TRUST & SAVINGS BANK	INTL CODE COUNCIL INC	$126.00	$126.00
	101-4501-523.22-03	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 2G1AD1LL0	$176.00	$440.00
			BUILDING AND FIRE CODE	$195.00	
			INTL CODE COUNCIL INC	$69.00	
	101-4501-523.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM 251Q553O0 A	$8.90	$27.70
			AMZN MKTP US 259LK53I0	$18.80	
	101-4501-523.30-35	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 2G9QO3VW1	$133.95	$133.95
231016	101-4501-523.22-03	NORTHERN IL FIRE INSP ASSOC	TRAVEL & TRAINING	$90.00	$90.00
231033	101-4501-523.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$200.00	$200.00
231056	101-4501-523.20-05	SUPERION LLC	SERVICE PROFESSIONAL	$180.00	$180.00
				Division 1 Total	$1,218.39
				Department 45 Total	$1,218.39

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Department: 70 Health

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230887	101-7001-541.22-40	AMERICAN TAXI	TRANSPORTATION	$10.00	$10.00
230893	101-7001-541.20-25	ARLINGTON CENTER FOR RECOVERY	SERVICE COUNSELING	$180.00	$1,530.00
			SERVICE COUNSELING	$285.00	
			SERVICE COUNSELING	$400.00	
			SERVICE COUNSELING	$665.00	
230945	101-7001-541.22-05	FEDERAL EXPRESS	OFFICE MACHINES & ACCESS	$31.73	$31.73
230946	101-7001-541.33-10	FFF ENTERPRISES INC	MEDICAL SUPPLIES	($691.36)	$1,901.84
			SERVICES PROFESSIONAL	$2,593.20	
230947	101-7001-541.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	$90.00	$765.00
			PROPERTY MAINTENANCE	$105.00	
			PROPERTY MAINTENANCE	$190.00	
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$105.00	
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$105.00	
230960	101-7001-541.21-65	HARRIS TRUST & SAVINGS BANK	SFAX	$30.74	$30.74
	101-7001-541.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 2G8I88JHO	$22.95	($1,264.05)
			CDW GOVT #K577265	($1,287.00)	
	101-7001-541.33-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 2G1GR6A51	$13.99	$13.99
	101-7001-541.33-10	HARRIS TRUST & SAVINGS BANK	TOTAL DIABETES SUPPLY	$233.97	$725.10
			SANOFI PASTEUR INC	$261.14	
			SERFINITYMEDICAL	$229.99	
	101-7001-541.40-53	HARRIS TRUST & SAVINGS BANK	COMED PAYMENT	$804.90	$1,755.14

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230960	101-7001-541.40-53	HARRIS TRUST & SAVINGS BANK	COMFORT INN IL464	$102.61	$1,755.14
			COMFORT INN IL464	$102.61	
			EXPEDIA 72151495416029	$78.42	
			EXPEDIA 72151852800211	$461.64	
			GFS STORE #1913	$204.96	
230993	101-7001-541.20-25	SHERRY LEMKE	SERVICES COUNSELING	$70.00	$270.00
			SERVICES COUNSELING	$200.00	
230998	101-7001-541.20-25	MADRIGAL CONSULTING & COUNSELING	SERVICES COUNSELING	$130.00	$130.00
231024	101-7001-541.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$19.99	$101.47
			OFFICE SUPPLIES, GENERAL	$15.20	
			OFFICE SUPPLIES, GENERAL	$66.28	
	101-7001-541.33-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$59.21	$59.21
231053	101-7001-541.20-25	STEPHANIE GUREWITZ LCSW CYT	SERVICES COUNSELING	$450.00	$450.00
				Division 1 Total	$6,510.17

Division: 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230872	101-7007-541.31-65	ACCURATE BIOMETRICS	SERVICE PROFESSIONAL	$40.00	$40.00
230917	101-7007-541.21-65	CHICAGO MOVIE TOURS & TALKS, LLC	PROGRAM INSTRUCTIONAL FEE	$150.00	$150.00
230954	101-7007-541.21-65	LESLIE GODDARD	PROGRAM INSTRUCTIONAL FEE	$350.00	$350.00
230959	101-7007-541.21-65	HARPER COLLEGE	PROGRAM INSTRUCTIONAL FEE	$200.00	$200.00
230960	101-7007-541.21-02	HARRIS TRUST & SAVINGS BANK	RAYMOND PRODUCTS ONLIN	$282.19	$282.19
	101-7007-541.21-65	HARRIS TRUST & SAVINGS BANK	WWW.VOLGISTICS.COM	$61.00	$61.00
	101-7007-541.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM 255IO85I2	$47.89	$61.86
			AMAZON.COM 2G4Y23TV1	$13.97	
	101-7007-541.31-65	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 2508E2FY0	$17.99	$721.62

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230960	101-7007-541.31-65	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 252DQ7L91	$13.99	$721.62
			AMZN MKTP US 255831F70	$92.32	
			AMZN MKTP US 2570Z8L81	$39.95	
			AMZN MKTP US 259KY4ZA1	$86.91	
			GFS STORE #1913	($74.92)	
			AMAZON.COM 255AU7611 A	$83.71	
			AMZN MKTP US 2565M0LD2	$47.53	
			AMZN MKTP US 259FJ6W60	$12.33	
			BARNES & NOBLE #2032	$40.00	
			GFS STORE #1913	$151.01	
			JEWEL OSCO 3491	$18.25	
			MEIJER # 228	$17.23	
			MEIJER # 228	$31.53	
			SAMSCLUB.COM	$29.96	
			SP JACKS GOURMET	$58.96	
			AMZN DIGITAL 2G9140TF0	$3.99	
			AMZN MKTP US 2G7HW4A81	$5.52	
			AMZN MKTP US 2G8FH51S0	$5.60	
			MEIJER # 228	$39.76	
230967	101-7007-541.21-02	HOFFMANN PIANO SERVICE	EQUIPMENT MAINTENANCE	$110.00	$110.00
230983	101-7007-541.21-65	STEVE JUSTMAN	PROGRAM INSTRUCTIONAL FEE	$150.00	$150.00
230999	101-7007-541.31-65	CHASITY MARINI	PROGRAM SUPPLIES	$156.77	$156.77
231002	101-7007-541.21-65	TIFFANY MCIVER	PROGRAM INSTRUCTIONAL FEE	$500.00	$500.00
231024	101-7007-541.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$11.72	$72.35
			OFFICE SUPPLIES, GENERAL	$60.63	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231060	101-7007-541.31-65	THURINGER MEATS	PROGRAM SUPPLIES	$150.93	$150.93
				Division 7 Total	$3,006.72
				Department 70 Total	$9,516.89

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Department: 71 Public Works

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2260	426-7101-571.21-65	COOK COUNTY TREASURER	2020 2ND INSTALLMENT TAX	$2,114.37	$2,114.37
230874	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	STREET LIGHT SUPPLIES	$163.00	$12,715.00
			STREET LIGHT SUPPLIES	$12,552.00	
	401-7101-571.50-30	ACTIVE ELECTRICAL SUPPLY CO	STREET LIGHT SUPPLIES	$978.00	$978.00
	426-7101-571.50-25	ACTIVE ELECTRICAL SUPPLY CO	PROPERTY MAINTENANCE	$1,055.53	$1,400.63
			PROPERTY MAINTENANCE	$345.10	
230875	101-7101-531.31-55	ACTIVE LOCK AND KEY LTD	HARDWARE SUPPLIES	$87.00	$87.00
230876	101-7101-531.31-75	ADDISON BUILDING MATERIAL CO	STREET LIGHT SUPPLIES	$122.04	$122.04
230877	401-7101-571.50-30	MARC ADELMAN	SW REPLACE REIMBURSEMENT	$595.00	$595.00
230880	101-7101-531.21-02	AFFILIATED CUSTOMER SERVICE INC	FIRE 2 ALARM SERVICE	$449.00	$449.00
230882	101-7101-531.31-65	ALEXANDER EQUIPMENT CO INC	FORESTRY SUPPLIES	$311.38	$311.38
230883	101-7101-531.21-02	ALLEGIANT FIRE PROTECTION	VH FIRE PUMP TEST	$470.00	$470.00
230884	101-7101-531.21-11	ALPHA BUILDING MAINTENANCE SRVS	SERVICE BLDG MAINTENANCE	$3,583.33	$3,583.33
230885	401-7101-572.50-15	AMAZON COM CAPITAL SERVICES	MONITOR BRACKET & ACCESSO	$43.98	$127.29
			VIDEO SIGNAL CONVERTERS (	$83.31	
230886	101-7101-531.21-36	AMERDEC CONSTRUCTION	EQUIPMENT MAINTENANCE	$2,161.86	$2,161.86
	401-7101-571.50-20	AMERDEC CONSTRUCTION	SERVICE BLDG MAINTENANCE	$9,780.00	$9,780.00
230889	101-7101-531.21-55	APEX LANDSCAPING INC	SERVICE MISCELLANEOUS	$12,501.36	$13,168.52
			SERVICE MISCELLANEOUS	$667.16	
230891	101-7101-531.31-55	AQUALAB WATER TREATMENT INC	WATER SUPPLIES	$100.00	$100.00
230892	101-7101-531.21-02	ARCO MECHANICAL EQUIPMENT SALES	EQUIPMENT MAINTENANCE	$11,150.00	$11,150.00
230896	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	$8,487.14	$9,675.14
			STREET/SIDEWALK SUPPLIES	$1,188.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230896	401-7101-571.50-45	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	$280,598.58	$280,598.58
230898	101-7101-531.22-70	AT & T	ACCT 84734215183700	$223.13	$223.13
230899	101-7101-531.22-70	AT & T	ACCT 8310010146347	$912.88	$912.88
230900	101-7101-531.22-70	AT & T	ACCT 8310010134261	$1,161.53	$1,161.53
230901	101-7101-531.22-70	AT & T LONG DISTANCE	ACCT 2147713	$1,567.34	$1,567.34
230906	101-7101-531.20-05	BAMWX LLC	SERVICE PROFESSIONAL	$1,186.50	$1,186.50
230910	401-7101-571.50-30	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	$5,000.00	$5,000.00
230912	101-7101-531.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	$1,169.60	$36,090.37
			RENTAL/LEASE EQUIPMENT	$34,920.77	
230920	426-7101-571.50-25	CHRISTOPHER B BURKE LTD	SERVICE CONSULTING	$6,035.00	$6,035.00
230922	101-7101-531.31-40	CLESEN ARTHUR INC	FORESTRY SUPPLIES	$681.00	$681.00
	101-7101-531.31-85	CLESEN ARTHUR INC	FORESTRY SUPPLIES	$213.30	$213.30
230925	101-7101-531.22-70	COMCAST CABLE	SERVICE CABLE	$72.94	$72.94
230931	426-7101-571.50-25	RYAN COOKE	DRIVEWAY REIMBURSEMENT	$385.00	$385.00
230933	426-7101-571.50-25	CRAWFORD MURPHY AND TILLY	SERVICE CONSULTING	$3,495.00	$3,495.00
230934	515-7101-525.33-05	CREATIVE AUDIO	RENTAL/LEASE EQUIPMENT	$13,520.00	$13,520.00
230938	426-7101-571.50-25	CUONO DELLAQUILA	DRIVEWAY REIMBURSEMENT	$825.00	$825.00
230943	401-7101-571.50-30	EMILY EPSTEIN	DW REIMBURSEMENT	$795.20	$795.20
230947	401-7101-571.50-30	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	$23,954.00	$23,954.00
230951	101-7101-531.30-39	GAS DEPOT INC	FUEL,OIL,GREASE, & LUBES	$20,665.75	$20,665.75
230953	101-7101-531.30-35	GLOBAL EQUIPMENT COMPANY	MEDICAL SUPPLIES	$145.50	$145.50
230955	101-7101-531.20-05	GOVTEMPSUSA LLC	TEMP SERVICE	$1,478.40	$1,478.40
230961	101-7101-531.21-02	HAYES MECHANICAL	POLICE HVAC SERVICE	$4,127.02	$17,967.58
			SEN CENTER HVAC	$1,746.00	
			PW HVAC SERVICE	$1,990.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230961	101-7101-531.21-02	HAYES MECHANICAL	FIRE 2 HVAC SERVICE	$1,287.78	$17,967.58
			TRAIN STA HVAC	$1,824.00	
			TRAIN STA HVAC SERVICE	$2,027.53	
			TRAIN STA HVAC REPAIR	$1,759.60	
			VH HVAC REPAIR	$1,465.26	
			PW HVAC MAINT	$905.65	
			SEN CENTER HVAC MAINT	$541.97	
			FIRE 1 HVAC MAINT	$292.77	
230963	101-7101-531.31-90	HELLER LUMBER CO	STREETS SUPPLIES	$110.28	$110.28
	401-7101-571.50-20	HELLER LUMBER CO	HISTORICAL GAZEBO REPAIR	$90.60	$90.60
230965	101-7101-531.21-55	HENDRICKSEN ROBERT W COMPANY	SERVICE LANDSCAPING	$6,388.75	$6,388.75
230970	101-7101-531.31-65	INGERSOLL RAND CO	EQUIPMENT SUPPLIES	$1,284.22	$1,284.22
230971	426-7101-571.50-25	STEPHEN INGHAM	DRIVEWAY REIMBURSEMENT	$875.00	$875.00
230973	101-7101-531.21-11	INTL EXTERMINATORS INC	FIRE 1 EXTERM	$60.00	$972.00
			HISTORICAL EXTERM	$120.00	
			POLICE EXTERM	$65.00	
			PW EXTERM	$88.00	
			SEN CENTER EXTERM	$88.00	
			TRAIN DEPOT EXTERM	$59.00	
			VH EXTERM	$60.00	
			DOWNTOWN TRASH EXTERM	$432.00	
230974	101-7101-531.31-55	J & R LOCK & SAFE, INC.	DOOR LOCK REPAIR	$410.94	$683.94
			DOOR LOCK REPAIR	$273.00	
230975	101-7101-531.31-55	JC LICHT	ELECTRICAL SUPPLIES	$23.77	$23.77
230977	101-7101-531.21-65	JOHNSON CONTROLS	TRAIN STA QUARTERLY	$106.43	$106.43

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230978	101-7101-531.21-65	JOHNSON CONTROLS SECURITY SOLUTIONS	COACH HOUSE QUARTERLY	$106.43	$1,124.72
			FIRE 4 QUARTERLY	$106.43	
			FIRE 2 QUARTERLY	$117.07	
			FIRE 3 QUARTERLY	$106.43	
			SEN CENTER QUARTERLY	$369.07	
			HISTORICAL QUARTERLY	$106.43	
			METROPOLIS QUARTERLY	$106.43	
			BANTA HOUSE QUARTERLY	$106.43	
230979	211-7101-571.50-40	JOHNSON PAVING CO	SERVICE CONSTRUCTION	$206,943.53	$206,943.53
230984	426-7101-571.50-25	KRISTINA KIRBY	ENHANCED SEWER REBATE	$7,725.00	$7,725.00
230987	101-7101-531.31-65	LAKESIDE PLASTICS, INC.	STREET SUPPLIES	$1,601.00	$1,601.00
230997	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$207.46	$258.66
			HARDWARE SUPPLIES	$51.20	
	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$145.17	$899.94
			HARDWARE SUPPLIES	$46.95	
			HARDWARE SUPPLIES	$298.50	
			HARDWARE SUPPLIES	($298.50)	
			HARDWARE SUPPLIES	$271.36	
			HARDWARE SUPPLIES	$480.11	
			HARDWARE SUPPLIES	($480.11)	
			HARDWARE SUPPLIES	($436.46)	
			HARDWARE SUPPLIES	$436.46	
			HARDWARE SUPPLIES	$436.46	
231003	101-7101-531.21-01	MEADE ELECTRIC CO INC	TRAFFIC SIGNAL SERVICE	$728.16	
231005	101-7101-531.21-62	MERCPAK INC	SERVICE MISCELLANEOUS	$672.00	$672.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231007	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	PW ELEVATOR MAINT	$382.00	$2,329.50
			PW ELEVATOR MAINT	$1,470.00	
			EVERGREEN ELEVATOR MAINT	$477.50	
231009	101-7101-531.30-35	MULTIPLE CONCRETE ACCESSORIES	STREETS SUPLLIES	$175.50	$175.50
	101-7101-531.31-90	MULTIPLE CONCRETE ACCESSORIES	STREETS SUPPLIES	($169.00)	$169.00
			STREETS SUPPLIES	$169.00	
			STREETS SUPPLIES	$169.00	
231011	401-7101-571.50-30	DAN NALLON	DW REIMBURSEMENT	$508.28	$508.28
231021	401-7101-571.50-30	MICHAEL NUGENT	DW REIMBURSEMENT	$489.50	$489.50
231024	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$768.66	$866.64
			OFFICE SUPPLIES, GENERAL	$97.98	
231026	101-7101-531.31-90	OZINGA READY MIX CONCRETE INC	STREETS SUPPLIES	$1,837.55	$10,703.20
			STREETS SUPPLIES	$2,505.75	
			STREETS SUPPLIES	$4,343.30	
			STREETS SUPPLIES	$2,016.60	
231039	101-7101-531.21-36	ROUTE 12 RENTAL CO INC	PROPANE REFILL	$109.85	$109.85
231046	101-7101-531.31-40	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$15.99	$15.99
	101-7101-531.31-55	SHERWIN ACE HARDWARE	PLUMBING EQUIP FIXT,SUPP	$23.29	$102.55
			HARDWARE SUPPLIES	$14.34	
			HARDWARE SUPPLIES	$14.99	
			HARDWARE SUPPLIES	$29.97	
			ELECTRICAL EQUIP & SUPPLY	$19.96	
	101-7101-531.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$9.99	$9.99
	101-7101-531.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$18.70	$51.67
			HARDWARE SUPPLIES	$32.97	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231046	101-7101-531.33-05	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$8.99	$8.99
231049	101-7101-531.22-70	SOUND INCORPORATED	TELEPHONE SERVICE	$72.73	$72.73
231051	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	PLUMBING SUPPLIES	$25.53	$1,061.43
			PLUMBING SUPPLIES	$792.54	
			PLUMBING SUPPLIES	$243.36	
231055	101-7101-531.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	$50.00	$50.00
231058	101-7101-531.21-02	TEMPERATURE EQUIPMENT CORP	HISTORICAL HVAC REPAIR	$74.01	$74.01
231062	101-7101-531.31-65	TURKS GREENHOUSES	LANDSCAPING SUPPLIES	$495.36	$495.36
231064	101-7101-531.30-35	ULINE INC	CLOTHING & APPAREL	$502.25	$502.25
	101-7101-531.31-65	ULINE INC	SUPPLIES MISCELLANEOUS	$190.26	$190.26
231067	101-7101-531.21-11	UNIFIRST CORPORATION	FIRE 3 FLOOR MATS	$30.30	$1,093.52
			FIRE 2 FLOOR MATS	$47.50	
			PW FLOOR MATS	$134.96	
			FIRE 4 FLOOR MATS	$39.75	
			FIRE 1 FLOOR MATS	$30.30	
			VH FLOOR MATS	$206.23	
			POLICE FLOOR MATS	$57.72	
			FIRE 3 FLOOR MATS	$30.30	
			FIRE 2 FLOOR MATS	$47.50	
			PW FLOOR MATS	$134.96	
			FIRE 4 FLOOR MATS	$39.75	
			FIRE 1 FLOOR MATS	$30.30	
			VH FLOOR MATS	$206.23	
			POLICE FLOOR MATS	$57.72	
231069	401-7101-571.50-30	UTILITY DYNAMICS CORP	STREET LIGHT CABLE REPL	$3,637.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231073	101-7101-531.21-55	WEST CENTRAL MUNICIPAL CONF	LANDSCAPING SUPPLIES	$420.00	$420.00
231074	101-7101-531.22-70	WILSON CONSULTING	SERVICE PROFESSIONAL	$375.00	$375.00
231082	101-7101-531.31-45	ZORO TOOLS INC	JANITORIAL SUPPLIES	$525.71	$765.55
			JANITORIAL SUPPLIES	$239.84	
			JANITORIAL SUPPLIES	($239.84)	
			JANITORIAL SUPPLIES	$239.84	
802109	101-7101-531.22-70	AT & T	ACCT 84725961248940	$49.41	$1,307.95
			ACCT 84739208661733	$51.72	
			ACCT 84739271083278	$50.09	
			ACCT 84743978686650	$98.83	
			ACCT 84757754536603	$76.72	
			ACCT 84757757951551	$280.69	
			ACCT 84779713213488	$49.41	
			ACCT 847Z9727849771	$651.08	
802110	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 2278061084	$265.40	$1,012.16
			ACCT 2985063029	$230.84	
			ACCT 3183115007	$2.55	
			ACCT 4103039009	$273.74	
			ACCT 5492508009	$86.44	
			ACCT 8572043011	$153.19	
				Division 1 Total	$743,048.44
				Department 71 Total	$743,048.44

WARRANT REGISTER - GM0002

Department: 72 Water and Sewer

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230881	505-7201-561.31-60	ALEXANDER CHEMICAL CORP	CHLORINE GAS	$895.50	$895.50
230906	505-7201-561.20-05	BAMWX LLC	SERVICE MISCELLANEOUS	$1,186.50	$1,186.50
230929	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 00705092066	$31.83	$31.83
230952	505-7201-561.31-65	GASVODA & ASSOC	WATER SUPPLIES	$1,566.09	$1,566.09
230953	505-7201-561.30-35	GLOBAL EQUIPMENT COMPANY	MEDICAL SUPPLIES	$145.50	$145.50
230956	505-7201-561.31-65	GRAINGER W W INC	HAND TOOLS-POWER/NON POW	$28.26	$28.26
	505-7201-561.31-85	GRAINGER W W INC	ELECTRICAL EQUIP & SUPPLY	$99.99	$99.99
230962	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	$1,820.24	$7,596.62
			SERVICE METER	$2,453.80	
			SERVICE METER	$3,322.58	
230987	505-7201-561.31-65	LAKESIDE PLASTICS, INC.	STREET SUPPLIES	$1,601.00	$1,601.00
230997	505-7201-561.31-02	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$13.27	$13.27
231008	505-7201-561.50-15	MIDWEST METER INC	WATER SUPPLIES	$18,132.47	$18,132.47
231012	505-7201-561.31-65	NAPA HEIGHTS AUTOMOTIVE	WATER SUPPLIES	$130.00	$130.00
231046	505-7201-561.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$83.40	$83.40
231047	505-7201-561.21-02	SMART COVER SYSTEMS	SERVICE CONSULTING	$6,825.00	$6,825.00
	505-7201-561.22-70	SMART COVER SYSTEMS	SERVICE CONSULTING	$400.00	$400.00
231052	505-7201-561.31-65	STEINER ELECTRIC	WATER SUPPLIES	$287.57	$287.57
231064	505-7201-561.30-35	ULINE INC	CLOTHING & APPAREL	$502.26	$502.26
231071	505-7201-561.31-01	WATER PRODUCTS CO	WATER SUPPLIES	$855.00	$1,710.00
			WATER SUPPLIES	$855.00	
231072	505-7201-561.31-02	WATER RESOURCES INC	WATER SUPPLIES	$180.00	$180.00
231081	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLIES	$200.88	$1,099.88

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231081	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLIES	$899.00	$1,099.88
802109	505-7201-561.22-70	AT & T	ACCT 84743748642777	$49.41	$98.82
			ACCT 84743746858567	$49.41	
802110	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0087155164	$77.74	$1,732.81
			ACCT 0117046072	$99.14	
			ACCT 0645171017	$71.46	
			ACCT 0831076049	$106.37	
			ACCT 1104021044	$123.82	
			ACCT 1257044037	$865.77	
			ACCT 1284169036	$270.26	
			ACCT 3973144001	$118.25	
802111	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1050221	$8,288.27	$16,995.90
			ACCT 1050216	$891.42	
			ACCT 1050214	$854.87	
			ACCT 1060230	$2,790.30	
			ACCT 1050219	$4,171.04	
802112	505-7201-561.21-50	NICOR	ACCT 05850400002	$41.84	$607.17
			ACCT 16797600000	$143.99	
			ACCT 76830700001	$421.34	
				Division 1 Total	$61,949.84
				Department 72 Total	$61,949.84

WARRANT REGISTER - GM0002

Department: 73 Parking

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230871	235-7301-532.21-11	A PLUS QUALITY CLEANING SERVICES	SERVICE BLDG MAINT	$389.40	$778.80
			SERVICE BLDG MAINT	$389.40	
802109	235-7301-532.21-50	AT & T	ACCT 847R0608437214	$404.04	$404.04
				Division 1 Total	$1,182.84

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230871	235-7302-532.21-11	A PLUS QUALITY CLEANING SERVICES	SERVICE BLDG MAINT	$1,233.10	$2,466.20
			SERVICE BLDG MAINT	$1,233.10	
230880	235-7302-532.21-02	AFFILIATED CUSTOMER SERVICE INC	SERVICE BLDG MAINT	$753.60	$753.60
230978	235-7302-532.21-02	JOHNSON CONTROLS SECURITY SOLUTIONS	VAIL GARAGE QUARTERLY	$106.43	$106.43
231007	235-7302-532.21-02	MID AMERICAN ELEVATOR CO INC	VAIL GAR ELEVATOR MAINT	$382.00	$382.00
802111	235-7302-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1050215	$1,627.13	$1,627.13
				Division 2 Total	$5,335.36

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230871	235-7303-532.21-11	A PLUS QUALITY CLEANING SERVICES	SERVICE BLDG MAINT	$1,233.10	$2,466.20
			SERVICE BLDG MAINT	$1,233.10	
				Division 3 Total	$2,466.20

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230871	235-7304-532.21-11	A PLUS QUALITY CLEANING SERVICES	SERVICE BLDG MAINT	$389.40	$778.80

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230871	235-7304-532.21-11	A PLUS QUALITY CLEANING SERVICES	SERVICE BLDG MAINT	$389.40	$778.80
802111	235-7304-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1050222	$655.26	$655.26
				Division 4 Total	$1,434.06
				Department 73 Total	$10,418.46

WARRANT REGISTER - GM0002

Department: 75 Municipal Fleet Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230885	621-7501-551.31-51	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$41.41	$41.41
230894	621-7501-551.31-51	ARLINGTON HEIGHTS FORD INC	VEH MAINTENANCE SUPPLY	$245.78	$227.02
			VEH MAINTENANCE SUPPLY	($18.76)	
230903	621-7501-551.31-51	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	$514.76	$2,391.32
			VEH MAINTENANCE SUPPLY	$1,876.56	
230911	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$33.56	$121.34
			VEH MAINTENANCE SUPPLY	$43.92	
			VEH MAINTENANCE SUPPLY	$43.86	
230915	621-7501-551.21-07	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	$89.99	$89.99
230918	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$1,029.01	$933.15
			VEH MAINTENANCE SUPPLY	($95.86)	
230935	621-7501-551.50-20	CROWNE INDUSTRIES LTD	VEH MAINTENANCE SUPPLY	$2,380.00	$15,230.00
			VEH MAINTENANCE SUPPLY	$2,600.00	
			VEH MAINTENANCE SUPPLY	$3,900.00	
			VEH MAINTENANCE SUPPLY	$6,350.00	
230941	621-7501-551.21-02	DIVERSIFIED INSPECTIONS	SAFETY INSPECTION	$334.75	$3,414.45
			SAFETY INSPECTION	$334.75	
			SAFETY INSPECTION	$334.75	
			SAFETY INSPECTION	$334.75	
			SAFETY INSPECTION	$200.85	
			SAFETY INSPECTION	$334.75	
			SAFETY INSPECTION	$401.70	
			SAFETY INSPECTION	$200.85	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230941	621-7501-551.21-02	DIVERSIFIED INSPECTIONS	SAFETY INSPECTION	$200.85	$3,414.45
			SAFETY INSPECTION	$401.70	
			SAFETY INSPECTION	$334.75	
	621-7501-551.21-07	DIVERSIFIED INSPECTIONS	SAETY INSPECTION	$406.85	$406.85
230944	621-7501-551.31-51	FACTORY MOTOR PARTS	VEH MAINTENANCE SUPPLY	$100.51	$100.51
230948	621-7501-551.31-51	FOSTER COACH SALES INC	VEH MAINTENANCE SUPPLY	$35.19	$523.61
			VEH MAINTENANCE SUPPLY	$488.42	
230989	621-7501-551.31-51	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLY	$86.35	$86.35
231001	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$2.92	$81.31
			VEH MAINTENANCE SUPPLY	$49.25	
			VEH MAINTENANCE SUPPLY	$29.14	
231012	621-7501-551.30-35	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	($68.88)	$0.00
			VEH MAINTENANCE SUPPLY	$68.88	
	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	$92.48	$1,365.98
			VEH MAINTENANCE SUPPLY	$7.77	
			VEH MAINTENANCE SUPPLY	$269.72	
			VEH MAINTENANCE SUPPLY	$10.80	
			VEH MAINTENANCE SUPPLY	($32.19)	
			VEH MAINTENANCE SUPPLY	$500.90	
			VEH MAINTENANCE SUPPLY	$419.98	
			VEH MAINTENANCE SUPPLY	$69.96	
			VEH MAINTENANCE SUPPLY	$2.60	
			VEH MAINTENANCE SUPPLY	$23.96	
231013	621-7501-551.21-07	NAPLETON HEIGHTS MOTOR INC	VEH MAINTENANCE SUPPLY	$390.48	
231014	621-7501-551.21-07	NAPLETONS ARLINGTON HEIGHTS	VEH MAINTENANCE SUPPLY	$404.73	$404.73

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231017	621-7501-551.21-07	NORTHWEST AUTO WASH	CAR WASHES	$836.65	$836.65
231027	621-7501-551.31-51	PATLIN INC	VEH MAINTENANCE SUPPLY	$142.22	$291.94
			VEH MAINTENANCE SUPPLY	$149.72	
231040	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	$245.78	$75.25
			VEH MAINTENANCE SUPPLY	($245.78)	
			VEH MAINTENANCE SUPPLY	($32.73)	
			VEH MAINTENANCE SUPPLY	$40.78	
			VEH MAINTENANCE SUPPLY	$67.20	
231045	621-7501-551.31-51	SERVICE TRUCKS INTL	VEH MAINTENANCE SUPPLY	$56.41	$56.41
231050	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$872.88	$2,468.18
			VEH MAINTENANCE SUPPLY	$630.81	
			VEH MAINTENANCE SUPPLY	$1,014.49	
			VEH MAINTENANCE SUPPLY	($50.00)	
231054	621-7501-551.31-51	SUBURBAN TRIM & GLASS	VEH MAINTENANCE SUPPLY	$58.50	$58.50
231065	621-7501-551.21-07	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPPLY	$325.00	$3,075.00
			VEH MAINTENANCE SUPPLY	$2,425.00	
			VEH MAINTENANCE SUPPLY	$325.00	
231067	621-7501-551.30-35	UNIFIRST CORPORATION	VEH MAINTENANCE SUPPLY	$68.88	$147.00
			VEH MAINTENANCE SUPPLY	$78.12	
231079	621-7501-551.31-51	ZEIGLER OF SCHAUMBURG	VEH MAINTENANCE SUPPLY	$68.58	$68.58
				Division 1 Total	$32,886.01
				Department 75 Total	$32,886.01

WARRANT REGISTER - GM0002

Department: 90 Capital

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230878	505-9001-571.50-25	AECOM	SERVICE CONSULTING	$2,787.99	$2,787.99
230966	505-9001-571.50-25	HOERR CONSTRUCTION	SERVICE CONSTRUCTION	$319,052.04	$319,052.04
231057	505-9001-571.50-25	SUSTAINABLE SYSTEMS LLC	SERVICE CONSULTING	$6,000.00	$6,000.00
				Division 1 Total	$327,840.03

Division: 13

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
230991	431-9013-571.50-25	LEGAT ARCHITECTS	SERVICE CONSTRUCTION	$7,000.00	$7,000.00
				Division 13 Total	$7,000.00
				Department 90 Total	$334,840.03

WARRANT REGISTER - GM0002

Department: 95 Debt Service

Division: 56

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231066	301-9556-582.60-20	UMB BANK NA	SERVICE PROFESSIONAL	$300.00	$300.00
				Division 56 Total	$300.00

Division: 58

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231066	301-9558-582.60-20	UMB BANK NA	SERVICE PROFESSIONAL	$318.00	$318.00
				Division 58 Total	$318.00
				Department 95 Total	$618.00
TOTAL ALL FUNDS:					$1,697,013.39

Village Board
10/18/2021

Item: Warrant Register 10/15/2021

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Warrant Register 10/15/2021	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR

CHECK DATE: 10-15-2021

Fund	Fund Description	Total Transaction Amount
101	General Fund	$488,382.19
215	CDBG Fund	$17,210.20
227	Foreign Fire Ins Tax Fund	$54.98
231	Criminal Investigation Fd	$15,235.66
235	Municipal Parkg Opr Fund	$20,434.13
263	TIF IV	$500.00
301	Debt Service Fund	$802.50
401	Capital Projects Fund	$437,550.24
426	Storm Water Control Fund	$1,237.50
505	Water and Sewer Fund	$819,574.80
511	Solid Waste Fund SWANCC	$128,779.00
515	Arts,Entert & Events Fund	$11,055.07
605	Health Insurance Fund	$314,826.19
621	Fleet Operations Fund	$22,473.42
625	Technology Fund	$30,695.61
715	Guaranty Deposits Fund	$3,100.00
TOTAL ALL FUNDS		**$2,311,911.49**

WARRANT REGISTER - GM0002

Department: 0

Division: 0

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2264	715-0000-220.93-00	JOHN COSENTINO	BOND REFUND	$200.00	$200.00
231098	101-0000-421.20-00	ARLINGTON PRODUCE INC.	LIQUOR LICENSE REFUND	$2,240.94	$2,240.94
231103	715-0000-220.93-00	BEN KHOSRAVANI	BOND REFUND	$200.00	$200.00
231110	715-0000-220.93-00	BLUE CONSTRUCTION CORP	BOND REFUND	$200.00	$200.00
231113	715-0000-220.93-00	BRATEK, JEAN 21 2129	BOND REFUND	$200.00	$200.00
231142	715-0000-220.93-00	DUPAGE CONCRETE LLC	BOND REFUND	$200.00	$200.00
231165	101-0000-433.14-00	HEALTHCARE & FAMILY SERVICES	AMBULANCE BILLING REFUND	$61,893.30	$61,893.30
231179	101-0000-421.20-00	JNS FOOD & LIQUORS, INC.	LIQUOR LICENSE REFUND	$2,251.08	$2,251.08
231180	715-0000-220.93-00	JOHN COSENTINO	BOND REFUND	$200.00	$200.00
231182	505-0000-452.42-00	ALI KARAMANLI	FINAL WATER BILL REFUND	$145.94	$145.94
231188	715-0000-220.93-00	KRZYSZTOF SUCHODOKSKI	BOND REFUND	$200.00	$200.00
231199	715-0000-220.93-00	MARK BECKER 21-632	BOND REFUND	$200.00	$200.00
231205	715-0000-220.93-00	MIKR REVARD	BOND REFUND	$200.00	$200.00
231206	715-0000-220.93-00	MILFORD, MATTHEW & 20-3288	BOND REFUND	$500.00	$500.00
231240	715-0000-220.93-00	SANTO RIGGIO 21-2814	BOND REFUND	$200.00	$200.00
231249	715-0000-220.93-00	STEVE HAUTZINGER	BOND REFUND	$200.00	$200.00
231260	715-0000-220.93-00	TIMBERBUILT INC 21-1840	BOND REFUND	$200.00	$200.00
231278	101-0000-211.06-00	VISION SERVICE PLAN	BASE VISION	$1,183.02	$4,735.70
			PREMIER VISION ADJ OCT 2021	$6.11	
			PREMIER VISION OCT 2021	$3,546.57	
231289	715-0000-220.93-00	XCLUSIVE CONCRETE	BOND REFUND	$200.00	$200.00
901765	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2021	$2,735.79	$2,735.79
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE 2021	$192.30	$192.30

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901769	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2021	$1,563.26	$1,563.26
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE 2021	$727.50	$727.50
				Division 0 Total	$79,585.81
				Department 0 Total	$79,585.81

WARRANT REGISTER - GM0002

Department: 1 Board of Trustees

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231193	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	$2,250.00	$2,250.00
				Division 1 Total	$2,250.00
				Department 1 Total	$2,250.00

WARRANT REGISTER - GM0002

Department: 2 Integrated Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231221	101-0201-502.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$22.38	$255.67
			OFFICE SUPPLIES, GENERAL	$15.66	
			OFFICE SUPPLIES, GENERAL	$206.89	
			OFFICE SUPPLIES, GENERAL	($206.89)	
			OFFICE SUPPLIES, GENERAL	$206.89	
			OFFICE SUPPLIES, GENERAL	$10.74	
231270	101-0201-502.21-65	VERIZON WIRELESS	ACCT 88534852600001	$161.08	$161.08
				Division 1 Total	$416.75
				Department 2 Total	$416.75

WARRANT REGISTER - GM0002

Department: 3 Human Resources

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231156	101-0301-503.30-05	GLENVIEW OFFICE EQUIPMENT, INC.	PROFESSIONAL SERVICES	$80.00	$80.00
231273	101-0301-503.21-65	VERIZON WIRELESS	ACCT 28544404900001	$116.88	$116.88
901766	605-0301-552.20-60	HMO ILLINOIS	HMO BILLING	$314,826.19	$314,826.19
				Division 1 Total	$315,023.07
				Department 3 Total	$315,023.07

WARRANT REGISTER - GM0002

Department: 4 Legal Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802117	101-0401-503.21-65	E RECORDING PARTNERS	WEEKLY RECORDING FEES	$165.00	$671.00
			SUBMISSION FEES AUG 2021	$16.00	
			WEEKLY RECORDING FEES	$98.00	
			WEEKLY RECORDING FEES	$392.00	
				Division 1 Total	$671.00
				Department 4 Total	$671.00

WARRANT REGISTER - GM0002

Department: 5 Finance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231094	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	$7,518.55	$7,518.55
231135	101-0501-503.22-01	DAILY HERALD	ADVERTISING	$130.95	$130.95
231149	101-0501-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	$62.49	$62.49
231185	101-0501-503.20-05	KELLY SERVICES	PROFESSIONAL SERVICES	$1,330.88	$2,661.76
			PROFESSIONAL SERVICES	$1,330.88	
231242	101-0501-503.22-10	SEBIS DIRECT INC	PRINTING SERVICES	$4,358.77	$4,358.77
231272	101-0501-503.21-65	VERIZON WIRELESS	ACCT 38508581800001	$49.53	$49.53
231290	101-0501-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$37.96	$63.96
			OFFICE MACHINES & ACCESS	$26.00	
				Division 1 Total	$14,846.01
				Department 5 Total	$14,846.01

WARRANT REGISTER - GM0002

Department: 6 Information Technology

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231149	625-0601-553.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	$39.22	$39.22
231170	625-0601-553.21-02	IMAGE SYSTEMS & BUSINESS SOLUTIONS	EQUIPMENT MAINTENANCE	$109.00	$714.85
			EQUIPMENT MAINTENANCE	$496.85	
			EQUIPMENT MAINTENANCE	$109.00	
231202	625-0601-553.21-02	MERIDIAN IT INC	EQUIPMENT MAINTENANCE	$9,874.27	$9,874.27
231245	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	COMPUTER EQUIPMENT	$531.74	$531.74
231251	625-0601-553.20-39	SUPERION LLC	COMPUTER EQUIPMENT	$17,704.89	$17,704.89
231268	625-0601-553.21-65	VERIZON WIRELESS	ACCT 68500580500001	$1,404.41	$1,404.41
231274	625-0601-553.21-65	VERIZON WIRELESS	ACCT 78036610800001	$426.23	$426.23
				Division 1 Total	$30,695.61
				Department 6 Total	$30,695.61

WARRANT REGISTER - GM0002

Department: 10 Boards & Commissions

Division: 8

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231127	101-1008-502.20-75	CONRAD POLYGRAPH INC	EXAMINATIONS	$320.00	$320.00
231172	101-1008-502.20-75	INDUSTRIAL ORGANIZATIONAL SOLUTIONS	EXAMINATIONS	$8,750.00	$8,750.00
				Division 8 Total	$9,070.00
				Department 10 Total	$9,070.00

WARRANT REGISTER - GM0002

Department: 30 Police Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231083	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	$514.29	$514.29
231093	401-3001-572.50-15	ANDERSON GLASS TINTING	SERVICE MISCELLANEOUS	$175.00	$175.00
231112	101-3001-511.33-30	IPROMOTEU	POLICE EQUIPMENT & SUPPLY	($1,038.87)	$1,038.87
			POLICE EQUIPMENT & SUPPLY	$1,038.87	
			POLICE EQUIPMENT & SUPPLY	$1,038.87	
231129	101-3001-511.21-65	CRASH DATA GROUP INC	ANNUAL RENEWAL	$1,250.00	$1,250.00
231131	101-3001-511.33-05	CROWN TROPHY	SERVICE ENGRAVING	$88.00	$88.00
231134	101-3001-511.21-65	DACRA TECH LLC	SERVICE PROFESSIONAL	$4,701.00	$4,701.00
231145	101-3001-511.21-65	EXPERIAN	SERVICE MISCELLANEOUS	$50.48	$50.48
231160	101-3001-511.21-65	GUARDIAN ALLIANCE TECHNOLOGIES INC	SERVICE PROFESSIONAL	$50.00	$50.00
231168	101-3001-511.22-02	IL ASSOC OF CHIEFS OF POLICE	DUES	$125.00	$520.00
			DUES	$395.00	
231178	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	$855.00	$3,903.65
			CLOTHING & APPAREL	$1,005.65	
			CLOTHING & APPAREL	$808.30	
			CLOTHING & APPAREL	$954.20	
			CLOTHING & APPAREL	$247.50	
			CLOTHING & APPAREL	$33.00	
	101-3001-511.33-25	JG UNIFORMS	CLOTHING & APPAREL	$855.00	$1,710.00
			CLOTHING & APPAREL	$855.00	
	235-3001-532.30-35	JG UNIFORMS	CLOTHING & APPAREL	$239.25	$239.25
231183	101-3001-511.30-35	KEHM JAMES	CLOTHING & APPAREL	$110.00	$110.00
231186	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	$8.56	$8.56

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231190	101-3001-511.22-03	LEGAL&LIABILITY RISK MGMT INSTITUTE	TRAVEL & TRAINING	$525.00	$525.00
231195	101-3001-511.30-05	M RUGGED MOBILE TECHNOLOGY	COMPUTERS,DP & WORD PROC.	$627.95	$1,565.20
			POLICE EQUIPMENT & SUPPLY	$898.25	
			SHIPPING/DELIVERY SERVICE	$39.00	
	235-3001-532.33-05	M RUGGED MOBILE TECHNOLOGY	COMPUTERS,DP & WORD PROC.	$2,511.80	$2,511.80
231207	101-3001-511.21-02	MINUTEMAN SECURITY TECHNOLOGIES	SERVICE EQUIPMENT	$589.50	$589.50
231215	101-3001-511.22-03	NELSON ALEXANDRA	TRAVEL & TRAINING	$386.88	$386.88
231218	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT NOV 21	$60,731.07	$60,731.07
231220	101-3001-511.22-03	NORTHWESTERN UNIVERSITY	TRAVEL & TRAINING	$950.00	$950.00
231221	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$19.98	$19.98
231236	101-3001-511.22-03	KENNETH RUFF	TRAVEL & TRAINING	$386.88	$386.88
231243	101-3001-511.30-05	SHERWIN ACE HARDWARE	OFFICE SUPPLIES, GENERAL	$158.90	$158.90
	101-3001-511.33-25	SHERWIN ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	$11.99	$44.94
			POLICE EQUIPMENT & SUPPLY	$32.95	
231258	101-3001-511.21-65	THOMSON REUTERS-WEST	SERVICE PROFESSIONAL	$576.95	$576.95
231262	101-3001-511.22-10	TOTAL PRINT SOLUTIONS	SERVICE PRINTING	$332.00	$332.00
231264	101-3001-511.33-25	ULINE INC	POLICE EQUIPMENT & SUPPLY	$258.96	$258.96
231265	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	POLICE EQUIPMENT & SUPPLY	$1,274.74	$1,274.74
231271	101-3001-511.21-65	VERIZON WIRELESS	ACCT 68682493000001	$1,951.04	$1,951.04
231276	235-3001-532.33-05	VERIZON WIRELESS	ACCT 54209747800003	$35.01	$35.01
231281	101-3001-511.21-65	WALGREEN COMPANY	SERVICE MISCELLANEOUS	$126.16	$126.16
				Division 1 Total	$86,784.11

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231105	231-3003-511.40-01	BENTLEY'S PETSTUFF	POLICE EQUIPMENT & SUPPLY	$111.87	$157.75

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231105	231-3003-511.40-01	BENTLEY'S PETSTUFF	POLICE EQUIPMENT & SUPPLY	$45.88	$157.75
231117	231-3003-511.40-01	RYAN BUTCHER	TRAVEL & TRAINING	$904.29	$904.29
231118	231-3003-511.40-01	BUTLER MICHAEL	TRAVEL & TRAINING	$951.70	$951.70
231254	231-3003-511.40-01	JEFFREY TEGTMEYER	TRAVEL & TRAINING	$909.72	$909.72
231265	231-3003-511.40-01	ULTRA STROBE COMMUNICATIONS INC	POLICE EQUIPMENT & SUPPLY	$812.20	$12,312.20
			POLICE EQUIPMENT & SUPPLY	$11,500.00	
				Division 3 Total	$15,235.66
				Department 30 Total	$102,019.77

WARRANT REGISTER - GM0002

Department: 35 Fire

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231120	101-3501-512.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$71.42	$71.42
231136	101-3501-512.30-01	DAILY HERALD	SUBSCRIPTION RENEWAL	$495.00	$495.00
231138	101-3501-512.33-45	DELTA GLOVES	FIRE EQUIPMENT & SUPPLY	$3,150.00	$3,150.00
	101-3501-512.33-50	DELTA GLOVES	FIRE EQUIPMENT & SUPPLY	$7,350.00	$7,350.00
231153	101-3501-512.22-03	FRAIDER RONALD	TRAVEL & TRAINING	$15.00	$15.00
231154	101-3501-512.30-35	GALLS LLC	CLOTHING & APPAREL	$165.00	$309.00
			CLOTHING & APPAREL	$144.00	
231167	101-3501-512.31-85	HOME DEPOT CREDIT SERVICES	HARDWARE SUPPLIES	$171.95	$171.95
231198	101-3501-512.22-03	RICK MANTHY	TRAVEL & TRAINING	$30.47	$30.47
231217	101-3501-512.22-03	NORTHEASTERN IL PUBLIC SAFETY	TRAVEL & TRAINING	$1,100.00	$1,100.00
231218	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT NOV 21	$20,243.69	$20,243.69
231221	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$58.67	$855.24
			OFFICE SUPPLIES, GENERAL	$11.01	
			OFFICE SUPPLIES, GENERAL	$164.89	
			OFFICE SUPPLIES, GENERAL	$620.67	
231226	101-3501-512.22-03	ANTHONY PICCOLO	TUITION REIMBURSEMENT	$2,398.50	$2,398.50
231233	101-3501-512.22-03	DAVID ROBERTS	TRAVEL & TRAINING	$40.36	$40.36
231234	101-3501-512.22-03	ROMEOVILLE FIRE DEPARTMENT	TRAVEL & TRAINING	$2,400.00	$2,400.00
231261	101-3501-512.31-60	TOTAL FIRE & SFETY INC	EQUIPMENT MAINTENANCE	$398.05	$622.95
			EQUIPMENT MAINTENANCE	$224.90	
231264	101-3501-512.33-45	ULINE INC	FIRE EQUIPMENT & SUPPLY	$110.16	$110.16
231275	101-3501-512.21-65	VERIZON WIRELESS	ACCT 44205897800001	$1,004.02	$1,004.02
231282	101-3501-512.22-03	BRIAN WALSH	TUITION REIMBURSEMENT	$25.00	$25.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231287	101-3501-512.22-03	WHITEYS TOWING	TRAVEL & TRAINING	$1,200.00	$1,200.00
231290	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	$104.00
			OFFICE MACHINES & ACCESS	$26.00	
			OFFICE MACHINES & ACCESS	$26.00	
			OFFICE MACHINES & ACCESS	$26.00	
				Division 1 Total	$41,696.76
				Department 35 Total	$41,696.76

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Department: 37 Foreign Fire Insurance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231279	227-3701-512.50-15	VOLZ JOHN E	SUPPLIES REIMBURSEMENT	$54.98	$54.98
				Division 1 Total	$54.98
				Department 37 Total	$54.98

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Department: 40 Planning

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231148	101-4001-521.40-40	FASTSIGNS	SERVICE PRINTING	$238.60	$238.60
231159	101-4001-521.40-40	GROUP C MEDIA INC	ADVERTISING	$1,750.00	$1,750.00
231210	263-4001-571.20-05	MOSTARDI PLATT	SERVICE PROFESSIONAL	$500.00	$500.00
				Division 1 Total	$2,488.60
				Department 40 Total	$2,488.60

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Department: 41 Community Devl Block Grnt

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2265	215-4101-522.41-01	MCKAY CONSTRUCTION	CDBG PROGRAM	$4,275.00	$4,275.00
231097	215-4101-522.41-16	ARLINGTON HTS PARK DISTRICT	CDBG PROGRAM	$1,396.20	$1,396.20
231115	215-4101-522.41-01	BREX ARLINGTON INC	CDBG PROGRAM	$4,559.00	$4,559.00
231192	215-4101-522.41-78	LITTLE CITY FOUNDATION	CDBG PROGRAM	$1,000.00	$1,000.00
231288	215-4101-522.41-01	WINDOW GENIE	CDBG PROGRAM	$980.00	$980.00
				Division 1 Total	$12,210.20

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231259	215-4102-522.41-39	THROWN ELEMENTS POTTERY	SM BUS FORGIVEABLE LOAN	$5,000.00	$5,000.00
				Division 2 Total	$5,000.00
				Department 41 Total	$17,210.20

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Department: 45 Building

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231087	101-4501-523.22-03	JOE ALBERT	SERVICE PROFESSIONAL	$100.00	$100.00
231257	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	$35.00	$35.00
231269	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800002	$180.05	$180.05
231290	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	$52.00
			OFFICE MACHINES & ACCESS	$26.00	
				Division 1 Total	$367.05
				Department 45 Total	$367.05

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Department: 70 Health

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231088	101-7001-541.20-25	ALEXIAN BROS CENTER MENTAL HEALTH	COUNSELING SERVICES	$60.00	$60.00
231120	101-7001-541.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$14.87	$24.60
			OFFICE MACHINES & ACCESS	$9.73	
231151	101-7001-541.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	$70.00	$1,020.00
			PROPERTY MAINTENANCE	$350.00	
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$90.00	
			PROPERTY MAINTENANCE	$105.00	
			PROPERTY MAINTENANCE	$235.00	
231267	101-7001-541.21-65	VERIZON WIRELESS	ACCT 88556712200001	$264.68	$264.68
				Division 1 Total	$1,369.28

Division: 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231120	101-7007-541.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$22.95	$22.95
				Division 7 Total	$22.95
				Department 70 Total	$1,392.23

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Department: 71 Public Works

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231084	101-7101-531.31-55	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$110.24	$110.24
	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$13,434.00	$13,434.00
	515-7101-525.33-05	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$102.44	$102.44
231086	101-7101-531.21-02	AFFILIATED CUSTOMER SERVICE INC	SERVICE BLDG MAINT	$7,592.00	$7,592.00
231089	101-7101-531.21-11	ALPHA BUILDING MAINTENANCE SRVS	SERVICE BLDG MAINT	$3,583.33	$3,583.33
231092	101-7101-531.30-35	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$32.75	$32.75
	101-7101-531.31-65	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$12.71	$131.80
			OFFICE SUPPLIES	$51.08	
			OFFICE SUPPLIES	$17.03	
			OFFICE SUPPLIES	$50.98	
	515-7101-525.33-05	AMAZON COM CAPITAL SERVICES	ALFRESCO SUPPLIES	$299.95	$299.95
231095	101-7101-531.31-55	AQUALAB WATER TREATMENT INC	WATER TREATMENT CHEMICALS	$100.00	$100.00
231099	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	$2,945.08	$4,935.49
			STREET/SIDEWALK SUPPLIES	$1,990.41	
	401-7101-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	$115,347.71	$115,347.71
	401-7101-571.50-45	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	$124,401.42	$124,401.42
231101	101-7101-531.31-65	ATLAS FIRST ACCESS INC	STREET SUPPLIES	$115.58	$115.58
231102	101-7101-531.20-05	BAXTER & WOODMAN	SERVICE CONSULTING	$33,512.00	$33,512.00
	401-7101-571.50-30	BAXTER & WOODMAN	SERVICE CONSULTING	$17,992.00	$17,992.00
231106	101-7101-531.31-55	BERKHEIMER CO INC	HVAC SUPPLIES	$65.74	$107.58
			HVAC SUPPLIES	$41.84	
	401-7101-571.50-20	BERKHEIMER CO INC	SERVICE BLDG MAINTENANCE	$614.57	$614.57
231107	401-7101-571.50-30	CAROLINE BERMAN	DW REIMBURSE	$446.25	$446.25

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231108	101-7101-531.21-11	BEST TECHNOLOGY SYSTEMS INC	SERVICE BLDG MAINT	$500.00	$500.00
231114	401-7101-571.50-30	JOE BRENNAN	DW REIMBURSE	$667.00	$667.00
231119	101-7101-531.21-36	C C CARTAGE INC	SERVICE CONSTRUCTION	$1,302.84	$1,302.84
	101-7101-531.21-62	C C CARTAGE INC	SERVICE DISPOSAL	$7,421.68	$7,421.68
	101-7101-531.31-90	C C CARTAGE INC	STREET/SIDEWALK SUPPLIES	$5,825.26	$6,888.80
			STREET/SIDEWALK SUPPLIES	$1,063.54	
231122	101-7101-531.21-55	CEDAR PATH NURSERIES	AGRICULTURAL SUPPLIES	$5,745.00	$5,745.00
231125	101-7101-531.22-70	COMCAST CABLE	SERVICE CABLE	$31.47	$31.47
231126	101-7101-531.21-11	COMPLETE CLEANING CO INC	SERVICE BLDG MAINT	$5,211.07	$5,211.07
231130	101-7101-531.30-35	CRAWFORD BRIAN	WORK SLACKS (2)	$97.63	$97.63
231132	101-7101-531.21-11	CRYSTAL MAINTENANCE & MGMT SRVS	SERVICE BLDG MAINT	$10,025.00	$10,025.00
231133	101-7101-531.21-02	CUMMINS SALES & SERVICE	SERVIVCE PROFESSIONAL	$462.10	$462.10
231137	101-7101-531.22-70	DATA WISE ENVIRONMENTAL MONITORING	SOFTWARE	$1,500.00	$1,500.00
231139	101-7101-531.21-65	DIG SMART LLC	SERVICE MISCELLANEOUS	$2,499.75	$2,499.75
231140	401-7101-571.50-30	DIMEO BROTHERS INC	SERVICE CONSTRUCTION	$173,088.00	$173,088.00
231147	401-7101-571.50-30	GEORGE FAIT	DW REIMBURSEMENT	$367.00	$367.00
231150	101-7101-531.31-45	FERGUSON FACILITIES SUPPLY HP#3400	JANITORIAL SUPPLIES	$500.00	$500.00
231151	101-7101-531.21-55	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	$4,616.00	$4,616.00
231152	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	FOUNTAIN MAINTENANCE	$1,471.00	$1,471.00
231155	101-7101-531.30-39	GAS DEPOT INC	FUEL,OIL,GREASE, & LUBES	$20,718.87	$20,718.87
231157	101-7101-531.20-05	GOVTEMPSUSA LLC	SERVICE PROFESSIONAL	$873.60	$873.60
231161	401-7101-571.50-30	JOHN HALPIN	DW REIMBURSEMENT	$269.00	$269.00
231162	101-7101-531.20-05	HAMPTON LENZINI & RENWICK INC	SERVICE PROFESSIONAL	$3,605.00	$3,605.00
231163	101-7101-531.21-02	HAYES MECHANICAL	SERVICE BLDG MAINT	$704.45	$28,853.98
			SERVICE BLDG MAINT	$18,275.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231163	101-7101-531.21-02	HAYES MECHANICAL	SERVICE BLDG MAINT	$294.08	$28,853.98
			SERVICE BLDG MAINT	$771.10	
			SERVICE BLDG MAINT	$473.39	
			SERVICE BLDG MAINT	$1,011.32	
			SERVICE BLDG MAINT	$294.08	
			SERVICE BLDG MAINT	$294.08	
			SERVICE BLDG MAINT	$588.16	
			SERVICE BLDG MAINT	$533.16	
			SERVICE BLDG MAINT	$1,011.32	
			SERVICE BLDG MAINT	$1,544.48	
			SERVICE BLDG MAINT	$905.65	
			SERVICE BLDG MAINT	$851.96	
			SERVICE BLDG MAINT	$541.97	
			SERVICE BLDG MAINT	$292.77	
			SERVICE BLDG MAINT	$467.01	
231166	101-7101-531.31-90	HELLER LUMBER CO	STREETS SUPPLY	$118.75	
231171	101-7101-531.22-02	IMSA	DUES	$40.00	$40.00
231173	101-7101-531.20-05	INFRASTRUCTURE MGMT SERVICES	PROFRESSIONAL SERVICES	$4,379.00	$4,379.00
231174	101-7101-531.21-11	INTL EXTERMINATORS INC	SERVICE BLDG MAINT	$387.00	$387.00
231175	401-7101-571.50-30	GARY JAEGER	DW REIMBURSEMENT	$1,353.75	$1,353.75
231177	235-7101-571.50-25	JENKINS AND HUNTINGTON INC	SERVICE CONSULTING	$2,000.00	$2,000.00
231181	101-7101-531.22-03	NANCI JULIUS	TRAVEL & TRAINING ADVANCE	$468.79	$468.79
231184	401-7101-571.50-30	JOHN KELLEHER	DRIVEWAY REIMBURSEMENT	$1,553.80	$1,553.80
231189	101-7101-531.22-10	KWIK BUSINESS PRINTING	SERVICE PRINTING	$304.16	$304.16
231194	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	ELECTRICAL EQUIP & SUPPLY	$262.04	$262.04

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231194	515-7101-525.33-05	LOWES COMMERCIAL SERVICES	AGRICULTURAL SUPPLIES	$133.37	$1,115.21
			ELECTRICAL EQUIP & SUPPLY	$981.84	
231208	101-7101-531.20-05	MIOVISION TECHNOLOGIES	SERVICE PRIOFESSIONAL	$960.00	$960.00
231212	101-7101-531.31-90	MULTIPLE CONCRETE ACCESSORIES	STREET SUPPLIES	$391.76	$1,200.16
			STREET SUPPLIES	$191.80	
			STREET SUPPLIES	$616.60	
231216	101-7101-531.21-50	NICOR	ACCT 01701843946	$1,080.20	$1,080.20
231219	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP & SUPPLY	$212.82	$263.95
			ELECTRICAL EQUIP & SUPPLY	$51.13	
	101-7101-531.31-85	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP & SUPPLY	$84.35	$84.35
	515-7101-525.33-05	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP & SUPPLY	$252.38	$289.00
			ELECTRICAL EQUIP & SUPPLY	$36.62	
231221	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$57.43	$57.43
231223	101-7101-531.22-70	PACIFIC TELEMANAGEMENT SERVICES	PAY PHONES	$150.00	$450.00
			PAY PHONES	$150.00	
			PAY PHONES	$150.00	
231224	101-7101-531.31-65	PARENTI & RAFFAELLI LTD	FURNITURE	$6,155.34	$6,155.34
231227	101-7101-531.21-15	POTHOLE PROS INC	SERVICE CONSTRUCTION	($5,388.00)	$26,042.00
			SERVICE CONSTRUCTION	$5,388.00	
			SERVICE CONSTRUCTION	$5,388.00	
			SERVICE CONSTRUCTION	$8,531.00	
			SERVICE CONSTRUCTION	$7,184.00	
			SERVICE CONSTRUCTION	$4,939.00	
231228	101-7101-531.30-35	PRO SAFETY INC	CLOTHING & APPAREL	$571.20	$571.20
231230	101-7101-531.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$200.00	$1,905.42

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231230	101-7101-531.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$152.99	$1,905.42
			CLOTHING & APPAREL	$200.00	
			CLOTHING & APPAREL	$139.49	
			CLOTHING & APPAREL	$200.00	
			CLOTHING & APPAREL	$161.49	
			CLOTHING & APPAREL	$178.49	
			CLOTHING & APPAREL	$179.99	
			CLOTHING & APPAREL	$157.24	
			CLOTHING & APPAREL	$152.99	
			CLOTHING & APPAREL	$182.74	
231231	101-7101-531.20-05	RITTER GIS	SERVICE PROFESSIONAL	$1,068.75	$1,068.75
231238	101-7101-531.22-03	RAYMOND SALISBURY	TRAVEL & TRAINING ADVANCE	$1,007.16	$1,007.16
231239	101-7101-531.21-55	SANDY'S LAWN AND TREE CARE	SERVICE MISCELLANEOUS	$1,200.00	$14,138.00
			SERVICE MISCELLANEOUS	$5,610.00	
			SERVICE MISCELLANEOUS	$5,610.00	
			SERVICE MISCELLANEOUS	$1,718.00	
231243	101-7101-531.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$4.78	$24.76
			HARDWARE SUPPLIES	$19.98	
	101-7101-531.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$299.99	$299.99
231247	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	SERVICE BLDG MAINT	$387.01	$387.01
231248	101-7101-531.31-75	STEINER ELECTRIC	STREET LIGHT SUPPLY	$655.30	$655.30
231252	101-7101-531.21-55	TALLGRASS RESTORATION LLC	LANDSCAPING SERVICE	$1,475.00	$1,475.00
231255	101-7101-531.31-65	TEMPLE DISPLAY LTD	SERVICE PRINTING	$808.30	$808.30
231256	101-7101-531.21-02	TGF ENTERPRISES INC	IRRIGATION MAINTENANCE	$1,412.85	$1,972.14
			IRRIGATION MAINTENANCE	$464.29	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231256	101-7101-531.21-02	TGF ENTERPRISES INC	IRRIGATION MAINTENANCE	$95.00	$1,972.14
231263	101-7101-531.31-65	TURKS GREENHOUSES	ALFRESCO LANDSCAPING	$319.84	$319.84
231277	101-7101-531.22-70	VERIZON WIRELESS	ACCT 54209747800001	$327.06	$327.06
231280	426-7101-571.50-25	MARY WAGENER	DRIVEWAY REIMBURSEMENT	$1,237.50	$1,237.50
231292	101-7101-531.31-45	ZORO TOOLS INC	JANITORIAL SUPPLIES	$1,226.38	$1,226.38
802114	101-7101-531.22-70	AT & T	ACCT 84725334382001	$101.83	$413.28
			ACCT 84734215365273	$49.41	
			ACCT 84739420624707	$49.41	
			ACCT 84739443682112	$49.41	
			ACCT 84739893361501	$50.91	
			ACCT 84739893901330	$56.59	
			ACCT 84759391411742	$55.72	
802115	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0002031003	$31.55	$7,381.10
			ACCT 4321662000	$542.28	
			ACCT 7363016029	$6,807.27	
802116	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	ACCT 8063218	$987.04	$8,730.48
			ACCT 8063214	$7,743.44	
802118	101-7101-531.21-50	NICOR	ACCT 06802945268	$41.13	$5,655.83
			ACCT 15839647334	$41.14	
			ACCT 19426400008	$137.18	
			ACCT 25422686599	$1,840.00	
			ACCT 28178600004	$130.32	
			ACCT 38096400007	$132.06	
			ACCT 38178600003	$44.11	
			ACCT 40178600009	$44.11	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802118	101-7101-531.21-50	NICOR	ACCT 43278600002	$160.77	$5,655.83
			ACCT 53278600001	$182.34	
			ACCT 58401600000	$177.12	
			ACCT 72489260108	$370.55	
			ACCT 94830700004	$177.16	
			ACCT 96945600003	$1,496.06	
			ACCT 97034457784	$681.78	
				Division 1 Total	$697,743.33
				Department 71 Total	$697,743.33

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Department: 72 Water and Sewer

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231085	505-7201-561.31-65	ADDISON BUILDING MATERIAL CO	PUMP SUPPLIES	$35.14	$35.14
231092	505-7201-561.31-65	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$12.71	$54.38
			OFFICE SUPPLIES	$17.03	
			OFFICE SUPPLIES	$24.64	
231104	505-7201-561.33-05	BENJAMIN MOORE MT PROSPECT PAINT	HARDWARE SUPPLIES	$22.78	$22.78
231119	505-7201-561.21-62	C C CARTAGE INC	SERVICE DISPOSAL	$1,917.19	$1,917.19
231125	505-7201-561.22-70	COMCAST CABLE	SERVICE CABLE	$2.10	$190.45
			SERVICE INTERNET	$188.35	
231128	505-7201-561.31-01	CORE & MAIN LP	WATER SUPPLIES	$147.94	$147.94
231139	505-7201-561.21-65	DIG SMART LLC	SERVICE MISCELLANEOUS	$5,000.25	$5,000.25
231141	505-7201-561.50-15	DREISILKER ELECTRIC MOTORS INC	PUMP SUPPLIES	$16,707.00	$16,707.00
231143	505-7201-561.21-30	DURABILT FENCE	FENCE REPAIR	$1,245.00	$1,245.00
231158	505-7201-561.31-65	GRAINGER W W INC	WATER SUPPLIES	$350.22	$350.22
	505-7201-561.31-85	GRAINGER W W INC	EQUIPMENT SUPPLIES	$3,535.91	$3,535.91
231164	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	$1,956.91	$5,188.10
			SERVICE METER	$3,231.19	
231194	505-7201-561.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$24.91	$69.46
			HARDWARE SUPPLIES	$44.55	
	505-7201-561.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$18.99	$18.99
	505-7201-561.31-90	LOWES COMMERCIAL SERVICES	STREET/SIDEWALK SUPPLIES	$274.26	$274.26
	505-7201-561.33-05	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$115.44	$133.46
			HARDWARE SUPPLIES	$18.02	
231204	505-7201-561.31-02	MIDWEST METER INC	METERS PARTS	$2,830.00	$2,830.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231211	505-7201-561.22-03	MULLANY STEVE	TRAVEL & TRAINING	$995.48	$995.48
231219	505-7201-561.31-55	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$129.69	$129.69
231222	505-7201-561.31-90	OZINGA READY MIX CONCRETE INC	STREETS SUPPLIES	$488.50	$488.50
231228	505-7201-561.30-35	PRO SAFETY INC	CLOTHING & APPAREL	$571.20	$571.20
231230	505-7201-561.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$200.00	$1,254.76
			CLOTHING & APPAREL	$189.55	
			CLOTHING & APPAREL	$186.99	
			CLOTHING & APPAREL	$116.99	
			CLOTHING & APPAREL	$161.49	
			CLOTHING & APPAREL	$200.00	
			CLOTHING & APPAREL	$199.74	
231232	505-7201-561.50-15	RKA APPLIED SOLUTIONS	EQUIPMENT, NON OFFICE	$7,600.00	$7,600.00
231243	505-7201-561.31-02	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$22.77	$22.77
	505-7201-561.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$19.58	$40.88
			HARDWARE SUPPLIES	$10.12	
			HARDWARE SUPPLIES	$11.18	
	505-7201-561.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$3,457.67	$3,457.67
231244	505-7201-561.31-02	SITEONE LANDSCAPE SUPPLY LLC	LANDSCAPING SUPPLIES	$457.01	$457.01
231250	505-7201-561.20-05	SUBURBAN LABORATORIES INC	SEPT LAB ANALYSIS	$2,977.00	$2,977.00
231253	505-7201-561.21-35	TAYLOR PLUMBING	SERVICE METER	$6,857.25	$15,919.53
			SERVICE METER	$9,062.28	
	505-7201-561.31-02	TAYLOR PLUMBING	METERS PARTS	$3,846.92	$3,846.92
231283	505-7201-561.31-01	WATER PRODUCTS CO	WATER DIST SUPPLIES	$739.50	$1,729.50
			WATER DIST SUPPLIES	$990.00	
	505-7201-561.31-02	WATER PRODUCTS CO	WATER DIST SUPPLIES	$739.50	$739.50

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231284	505-7201-561.50-15	WATER RESOURCES INC	WATER SEWER SYSTEM SUPPLY	$14,790.00	$32,180.00
			WATER SEWER SYSTEM SUPPLY	$17,390.00	
231291	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER SEWER SYSTEM SUPPLY	$5,072.02	$16,360.51
			WATER SEWER SYSTEM SUPPLY	$1,637.74	
			WATER SEWER SYSTEM SUPPLY	$2,843.00	
			WATER SEWER SYSTEM SUPPLY	$2,643.50	
			WATER SEWER SYSTEM SUPPLY	$3,251.45	
			WATER SEWER SYSTEM SUPPLY	$366.80	
			WATER SEWER SYSTEM SUPPLY	$546.00	
802114	505-7201-561.22-70	AT & T	ACCT 84725301748135	$51.40	$1,013.41
			ACCT 84759021056118	$898.13	
			ACCT 84759080850047	$63.88	
802115	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0111076085	$229.80	$438.57
			ACCT 0368380009	$31.03	
			ACCT 0684023014	$73.04	
			ACCT 1092085063	$104.70	
802116	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 8063213	$157.75	$10,941.37
			ACCT 1050217	$2,283.96	
			ACCT 1050218	$2,120.56	
			ACCT 1050220	$6,379.10	
802118	505-7201-561.21-50	NICOR	ACCT 04055600003	$158.54	$602.23
			ACCT 19278600002	$226.05	
			ACCT 42567835683	$44.44	
			ACCT 58544400003	$41.97	
			ACCT 90920700003	$131.23	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 1 Total	**$139,487.03**
				Department 72 Total	**$139,487.03**

WARRANT REGISTER - GM0002

Department: 73 Parking

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231144	235-7301-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$419.16	$419.16
802115	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4286290000	$471.36	$555.66
			ACCT 4643715006	$20.25	
			ACCT 5231622008	$64.05	
				Division 1 Total	$974.82

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231111	235-7302-532.22-10	BORDEN DECAL CO	SERVICE PRINTING	$2,761.49	$2,761.49
231144	235-7302-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$1,327.34	$1,327.34
231214	235-7302-532.31-65	NATIONAL GRATING	EQUIPMENT, NON OFFICE	$2,385.00	$2,385.00
802114	235-7302-532.21-50	AT & T	ACCT 84725309782425	$215.90	$215.90
				Division 2 Total	$6,689.73

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231111	235-7303-532.22-10	BORDEN DECAL CO	SERVICE PRINTING	$2,761.49	$2,761.49
231144	235-7303-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$1,327.34	$1,327.34
802116	235-7303-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1060231	$1,905.99	$1,905.99
802118	235-7303-532.21-50	NICOR	ACCT 12690400002	$44.11	$44.11
				Division 3 Total	$6,038.93

Division: 4

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231111	235-7304-532.22-10	BORDEN DECAL CO	SERVICE PRINTING	$1,380.74	$1,380.74
231144	235-7304-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$419.16	$419.16
802118	235-7304-532.21-50	NICOR	ACCT 92296400002	$144.69	$144.69
				Division 4 Total	$1,944.59
				Department 73 Total	$15,648.07

WARRANT REGISTER - GM0002

Department: 74 Solid Waste Dispsl SWANCC

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901768	511-7401-562.21-54	SOLID WASTE AGENCY	TIPPING FEES NOVEMBER	$128,779.00	$128,779.00
				Division 1 Total	$128,779.00
				Department 74 Total	$128,779.00

WARRANT REGISTER - GM0002

Department: 75 Municipal Fleet Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231090	621-7501-551.21-07	ALTEC INDUSTRIES INC	VEH MAINTENANCE SUPPLY	$1,474.96	$1,474.96
231091	621-7501-551.21-07	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	$667.88	$667.88
	621-7501-551.31-51	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	$210.24	$210.24
231092	621-7501-551.31-51	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$401.85	$583.02
			VEH MAINTENANCE SUPPLY	$181.17	
	621-7501-551.31-85	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$108.03	$108.03
231096	621-7501-551.31-51	ARLINGTON HEIGHTS FORD INC	VEH MAINTENANCE SUPPLY	$30.01	$253.83
			VEH MAINTENANCE SUPPLY	$43.95	
			VEH MAINTENANCE SUPPLY	$179.87	
231100	621-7501-551.31-51	ATLAS COMPANIES	VEH MAINTENANCE SUPPLY	$115.58	$115.58
231109	621-7501-551.22-02	BIEBER JOHN	DUES	$175.00	$175.00
231116	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$11.29	$84.65
			VEH MAINTENANCE SUPPLY	$4.76	
			VEH MAINTENANCE SUPPLY	$50.29	
			VEH MAINTENANCE SUPPLY	$18.31	
231121	621-7501-551.31-51	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	$225.98	$225.98
231123	621-7501-551.22-03	CHICAGO PARTS AND SOUND LLC	TRAVEL & TRAINING	$990.00	$1,815.00
			TRAVEL & TRAINING	$550.00	
			TRAVEL & TRAINING	$275.00	
	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$606.37	$606.37
231124	621-7501-551.21-36	CITY WELDING SALES & SERVICE	EQUIPMENT RENTAL	$122.88	$122.88
231146	621-7501-551.31-51	FACTORY MOTOR PARTS	VEH MAINTENANCE SUPPLY	$42.36	$42.36
231169	621-7501-551.21-07	IL SECRETARY OF STATE	VEH REGISTRATION RENEW	$151.00	$453.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231169	621-7501-551.21-07	IL SECRETARY OF STATE	VEH REGISTRATION RENEW	$151.00	$453.00
			VEH REGISTRATION RENEW	$151.00	
231176	621-7501-551.31-65	JC LICHT	OFFICE SUPPLIES	$17.67	$17.67
231191	621-7501-551.31-51	LIEBOVICH STEEL & ALUMINUM CO	VEH MAINTENANCE SUPPLY	$844.87	$844.87
231196	621-7501-551.21-07	MAACO COLLISION REPAIR & PAINTING	VEH MAINTENANCE SUPPLY	$1,059.20	$1,059.20
231197	621-7501-551.31-51	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$1,112.78	$1,210.37
			VEH MAINTENANCE SUPPLY	$97.59	
231200	621-7501-551.31-51	MASTER HITCH INC	VEH MAINTENANCE SUPPLY	$150.00	$150.00
231201	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$130.44	$418.67
			VEH MAINTENANCE SUPPLY	$277.60	
			VEH MAINTENANCE SUPPLY	$10.63	
231209	621-7501-551.31-51	MONROE TRUCK EQUIPMENT	VEH MAINTENANCE SUPPLY	$9.35	$9.35
231213	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	$26.52	$469.44
			VEH MAINTENANCE SUPPLY	$25.34	
			VEH MAINTENANCE SUPPLY	$35.46	
			VEH MAINTENANCE SUPPLY	$156.69	
			VEH MAINTENANCE SUPPLY	$156.69	
			VEH MAINTENANCE SUPPLY	$55.70	
			VEH MAINTENANCE SUPPLY	$13.04	
231225	621-7501-551.31-51	PATLIN INC	VEH MAINTENANCE SUPPLY	$108.16	$108.16
231229	621-7501-551.31-51	R A ADAMS ENTERPRISES INC	VEH MAINTENANCE SUPPLY	$177.21	$177.21
231230	621-7501-551.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$200.00	$498.99
			CLOTHING & APPAREL	$98.99	
			CLOTHING & APPAREL	($98.99)	
			CLOTHING & APPAREL	$98.99	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231230	621-7501-551.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$200.00	$498.99
231235	621-7501-551.31-51	RUBBER INC	VEH MAINTENANCE SUPPLY	$121.47	$121.47
231237	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	$9.94	$9.94
231241	621-7501-551.31-51	SCRUBBER CITY INC	VEH MAINTENANCE SUPPLY	$967.40	$967.40
231243	621-7501-551.31-51	SHERWIN ACE HARDWARE	VEH MAINTENANCE SUPPLY	$16.99	$16.99
231246	621-7501-551.21-07	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$597.90	$597.90
	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANE SUPPLY	$330.67	$4,383.87
			VEH MAINTENANCE SUPPLY	$223.92	
			VEH MAINTENANCE SUPPLY	$248.24	
			VEH MAINTENANCE SUPPLY	$809.61	
			VEH MAINTENANCE SUPPLY	$166.12	
			VEH MAINTENANCE SUPPLY	$583.20	
			VEH MAINTENANCE SUPPLY	$809.61	
			VEH MAINTENANCE SUPPLY	$642.37	
			VEH MAINTENANCE SUPPLY	$570.13	
231264	621-7501-551.31-65	ULINE INC	VEH MAINTENANCE SUPPLY	$120.16	$120.16
231265	621-7501-551.21-07	ULTRA STROBE COMMUNICATIONS INC	EQUIPMENT MAINTENANCE	$1,625.00	$1,950.00
			EQUIPMENT MAINTENANCE	$325.00	
	621-7501-551.31-51	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPPLY	$539.80	$539.80
231266	621-7501-551.30-35	UNIFIRST CORPORATION	CLOTHING & APPAREL	$78.12	$156.24
			CLOTHING & APPAREL	$78.12	
231285	621-7501-551.21-07	WE WASH EXPRESS	FLEET CAR WASHES	$225.00	$225.00
231286	621-7501-551.31-51	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	$310.48	$1,321.99
			VEH MAINTENANCE SUPPLY	$406.45	
			VEH MAINTENANCE SUPPLY	$605.06	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231292	621-7501-551.31-65	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$159.95	$159.95
				Division 1 Total	$22,473.42
				Department 75 Total	$22,473.42

WARRANT REGISTER - GM0002

Department: 90 Capital

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231140	505-9001-571.50-25	DIMEO BROTHERS INC	SERVICE CONSTRUCTION	$679,890.03	$679,890.03
231187	505-9001-571.50-25	GLEN KORFF	SERVICE CONSTRUCTION	$51.80	$51.80
				Division 1 Total	$679,941.83
				Department 90 Total	$679,941.83

WARRANT REGISTER - GM0002

Department: 95 Debt Service

Division: 50

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901767	301-9550-582.60-20	BANK OF NEW YORK MELLON	AGENT FEE	$802.50	$802.50
				Division 50 Total	$802.50
				Department 95 Total	$802.50

WARRANT REGISTER - GM0002

Department: 99 Non Operating

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
231203	515-9901-525.40-83	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE OCT 2021	$6,956.20	$6,956.20
	515-9901-525.40-92	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	$2,292.27	$2,292.27
				Division 1 Total	$9,248.47
				Department 99 Total	$9,248.47
TOTAL ALL FUNDS:					$2,311,911.49

Village Board
10/18/2021

Item: Presentation of the 2021 Disability Employment Award

Department: Village Managers Office

Presentation of the 2021 Disability Employment Award to Clearbrook by the Commission for Citizens with Disabilities

Village Board
10/18/2021

Item: St. Viator 60th Anniversary

Department: Village Managers Office

St. Viator 60th Anniversary

Village Board
10/18/2021

Item: World Polio Day Proclamation

Department: Village Managers Office

World Polio Day Proclamation

Village Board
10/18/2021

Item: Report of Commitee of the Whole Meeting of October 18, 2021

Department: Village Managers Office

Report of the Committee of the Whole Meeting of October 18, 2021

Consideration of recommending to the Liquor Commissioner the issuance of a Class B liquor license to Shiya Wine & Spirits, Inc. dba Lyons Beverage Depot, 135 S. Arlington Heights Road, upon surrender of the current liquor license issued to this address.

Village Board
10/18/2021

Item: Compact Track Loader - Purchase

Department: Public Works

The 2021 Public Works Capital Budget includes $47,100 for the replacement of a compact track loader for the Forestry Unit of Public Works. The current machine is a 2001 model and has been deemed in need of replacement by the PW Fleet Unit. If this award is approved, the existing vehicle will be sold at auction, per Village requirements.

The proposed loader is a Bobcat Model T450, and was selected because it is narrow in size and comes with tracks instead of wheels. The tracks produce less ground pressure compared to wheels and will do less damage on restoration projects.

On September 30, 2021, the Village held a public bid opening. Although seven vendors were contacted and showed interest, only one vendor provided a quote. The sole bidder, Atlas Companies of Wauconda, IL bid was $47,554 which was $454 over budget.

Staff has successfully worked with Atlas Bobcat in the past. Other purchasing options were investigated and this single bid was the least expensive. Therefore, staff recommends award.

Funds for this purchase are available in Account No. 621.9003-572.50-05 (VH9501).

RECOMMENDATION

It is recommended that the Village Board award the purchase of the Atlas Model T450 Compact Track Loader to the sole bidder, Atlas Companies of Wauconda, Illinois, in an amount not-to-exceed $47,554 and authorize staff to execute the necessary documents.

Village Board
10/18/2021

Item: Motor Fuel Purchase - 2021 Contract Extension

Department: Public Works

Annually, the Village purchases approximately 165,000 gallons of unleaded gasoline and 75,000 gallons of Bio-diesel fuel to operate our vehicles and various pieces of equipment.

The Village has an existing three-year contract with Gas Depot for unleaded and Bio-diesel fuel, which was approved by the Village Board on September 4, 2018, after a public bid process. In accordance with Village purchasing guidelines, staff is requesting the first of three possible one-year contract extensions.

The price for our fuel is determined by the Oil Price Information Service (OPIS) price on the day of delivery, plus the vendor's mark-up. OPIS provides the most widely accepted fuel price benchmarks for contracts. The OPIS benchmark is used by Federal, State, Municipal and County Governments to allow competitive contract pricing while accounting for market volatility. Since petroleum prices change frequently, the Village's price was based on a corresponding mark-up for each fuel type.

Gas Depot has agreed to extend the contract for one additional year, with no price increase and with the corresponding mark-up of: -.0326 for regular unleaded fuel and +.0013 for Bio-Diesel fuel. Staff has been satisfied with their services and recommends award.

Funds for the fuel purchases is available in Account No, 101-7101-531.30-50.

RECOMMENDATION

It is recommended that the Village Board approve a one-year contract extension for unleaded gasoline and Bio-Diesel fuel to Gas Depot of Morton Grove, Illinois and authorize staff to execute the necessary documents.

Village Board
10/18/2021

Item: Ordinance - Comprehensive Plan - 310 W Rand Rd

Department: Planning/Legal

At the September 20 and 27, 2021 Village Board meetings, a request for an Amendment to the Comprehensive Plan to reclassify a portion of the property located at 310 W Rand Rd from a "Commercial" use to "Moderate Density Multi-Family" use, was discussed and approved. The Ordinance setting forth the provisions of the approval is attached.

ATTACHMENTS:

Description	**Type**
Comprehensive Plan - 310 W Rand Rd	Ordinance

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

WHEREAS, in Petition Number 21-010, on June 23, 2021, pursuant to notice, the Plan Commission of the Village of Arlington Heights conducted a public hearing to consider an amendment to the Comprehensive Plan, which includes a change to the land use designation for the property located at 310 W Rand Rd, Arlington Heights, Illinois; and

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

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

SECTION ONE: The Comprehensive Plan of the Village of Arlington Heights is hereby amended by changing the land use designation for the property legally described as follows:

> That part of the South 150 feet of the Southeast ¼ of the Northeast ¼ of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, lying Northeasterly of the centerline of Rand Road and Southeasterly of a line drawn at right angles to said centerline of Rand Road 94.89 feet Northwesterly (as measured along said centerline) of the intersection of said centerline and the South line of the Northeast ¼ of Section 18, in Cook County, Illinois.
>
> PIN 03-18-204-008-0000

and commonly described as 310 W Rand Rd, Arlington Heights, Illinois, from a "commercial" use to a "moderate density multi-family" use.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 18th day of October, 2021.

_____
Village President

ATTEST:

_____
Village Clerk

MISCORD:Comprehensive Plan – 310 W Rand Rd

Village Board
10/18/2021

Item: Ordinance - Preliminary Plat of Subdivision/Rezoning - Crescent Place

Department: Planning/Legal

At the September 20 and 27, 2021 Village Board meetings, a request for an amendment to the Zoning Ordinance to rezone one lot from the B-2 General Business District to the R-6, Multiple-Family Dwelling District, and a Preliminary Plat of Subdivision to consolidate 2 lots into 1 lot, for the property located at 310 W Rand Rd, was discussed and approved. The Ordinance setting forth the provisions and conditions is attached.

ATTACHMENTS:

Description	**Type**
Preliminary Plat - Crescent Place	Ordinance

THIS SPACE FOR CLERK'S USE ONLY

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS AND APPROVING A PRELIMINARY PLAT OF SUBDIVISION 310 WEST RAND ROAD, ARLINGTON HEIGHTS, IL

ADOPTED BY THE
PRESIDENT AND BOARD OF
TRUSTEES OF THE VILLAGE OF
ARLINGTON HEIGHTS THIS
18th DAY OF OCTOBER, 2021.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, AND APPROVING A PRELIMINARY PLAT OF SUBDIVISION

WHEREAS, on June 23, 2021, pursuant to notice, in Petition No. 21-010 the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request for rezoning from a B-2 General Business District to an R-6 Multiple Family Dwelling District and approval of a preliminary plat of subdivision to consolidate two lots into one lot, for the property located at 310 W Rand Rd, Arlington Heights, Illinois; and

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

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

SECTION ONE: That the Zoning Ordinance of the Village of Arlington Heights be and it is hereby amended by reclassifying from a B-2 General Business District to an R-6 Multiple Family Dwelling District the property legally described in Exhibit A, attached hereto.

SECTION TWO: That a preliminary plat of subdivision for Crescent Place Subdivision, dated April 8, 2021 with revisions through June 3, 2021, prepared by Professional Land Surveying, Inc., to consolidate the property legally described in Exhibit B, attached hereto, from two lots into one lot is approved.

SECTION THREE: That the property shall be developed in substantial conformance with the plans described in Exhibit C, attached hereto, copies of which are on file with the Village Clerk and available for public inspection.

SECTION FOUR: That the rezoning and approval of the preliminary plat of subdivision are subject to the following conditions, to which the Petitioner has agreed:

1. Approval of the Final Plat of Subdivision shall be required.

2. The Petitioner shall be responsible for impact fees in accordance with Chapter 29, Subdivision Control Regulations, of the Municipal Code and shall be required for each unit within the development.

3. The Applicant is responsible to ensure that the Subject Property is and remains in full compliance with the requirements of Article XVII of Chapter 7 of the Municipal Code, being the Village's Inclusionary Zoning Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitation, the following:

a. Provide in perpetuity, at a minimum, two actual on-site affordable one-bedroom units and two actual on-site affordable two-bedroom units within the development, which units shall comply with Section 7-1707(b)(3) of the Village Code;

b. Ensure compliance with all other provisions of the Inclusionary Zoning Ordinance and Inclusionary Housing Guidelines as applicable;

c. The Developer shall submit a request for residency and local working preferences to the Department of Housing and Urban Development (HUD) and the Illinois Housing Development Authority (IHDA) in order to seek approval to incorporate Arlington Heights' Inclusionary Housing Ordinance tenant preferences in the tenant selection plan for this development consistent with their regulations; and

d. Even if not required, for any units the Developer is making available as affordable, the Developer will make reasonable efforts to make those affordable units available according to the tenant preference in the Inclusionary Housing Guidelines (i.e. not only shall the four Village required affordable units be rented according to the tenant preferences in the Inclusionary Housing Guidelines but the Developer shall make reasonable efforts to lease the remaining 36 affordable units to preferred tenants as outlined in the Inclusionary Housing Guidelines).

4. Compliance with the May 11, 2021, Design Commission motion shall be required:

a. A requirement to remove the three blue panels and replace them with the material surrounding it.

b. A requirement to continue the brick at the southwest corner on the third floor, per the May 7, 2021, Elevations.

c. A requirement to incorporate the white four-inch wide trim at the windows within the blue colored fiber cement panel elevations, per the May 7, 2021, Elevations.

d. A requirement that the metal colors for the doors and the louvers match the material that is adjacent to them, and that the actual samples be re-submitted, along with the actual materials for the fiber cement panel and the brick, for staff to review and approve, based on the Commissioners' requirement to match the colors.

e. A requirement to remove the white backing on the canopy address at the entrance, and only have the colored fiber cement along with singular letters that would be a proper contrast to meet Fire Department regulations.

f. A requirement to submit material samples for the fiber cement siding panel colors for Staff review and approval.

g. All signage is required to comply with Chapter 30, Sign Regulations, or seek variations.

5. At the time of Final Plat of Subdivision, the Petitioner shall provide additional details on the light fixtures as well as a revised photometric plan that conforms to all Code requirements for review and approval by Staff.

6. The Property Owner shall provide an onsite property manager or maintenance supervisor, Monday through Friday during business hours, approximately 9:00 am to 5:00 pm, and provide emergency contact for non-business hours.

7. The Property Owner shall provide one onsite residential unit on the Subject Property for occupancy by either a property manager or maintenance supervisor in order to provide an additional set of eyes for community watch and contact for the residents, unless otherwise prohibited by the IHDA. The Property Owner shall ensure that the property is appropriately staffed at all times.

8. The Subject Property shall be constructed in substantial conformance with the Security Plan dated August 31, 2021, and attached as part of this Ordinance, as Exhibit D.

9. The Subject Property shall be operated in substantial conformance with the initial Tenant Selection Plan dated as revised 2/2021 (subject to IHDA final approval) and attached as part of this Ordinance, as Exhibit E. The maximum occupancy as outlined in the plan shall be restricted to no more than two individuals per bedroom.

10. In the event that future traffic warrants are met for any traffic improvements to the intersection of Rand Road and Chestnut Avenue, the Subject Property owner shall contribute their pro rata share or 10%, whichever is greater, of the costs for any such warrant study, design, and construction of improvements to this intersection.

11. The Property Owner shall implement any driveway modifications, if determined necessary by the Village.

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

SECTION FIVE: That the approval of the preliminary plat of subdivision granted in SECTION TWO of this Ordinance authorizes the submission of a final plat for the proposed subdivision and detailed plans and specifications for the public improvements therein. The preliminary approval shall be effective for a period no longer than 12 months, unless extended by the President and Board of Trustees during that period.

SECTION SIX: That this Ordinance shall be recorded by the Village in the Office of Cook County Clerk. This Ordinance and the privileges, obligations and provisions contained herein will run with the Property, and will inure to the benefit of, and be binding upon, the Petitioner and its personal representatives, successors and assigns.

SECTION SEVEN: This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village President and Board of Trustees in the manner required by law; and

2. The filing by the Petitioner with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit F attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

In the event the Petitioner does not file fully executed copies of the Unconditional Agreement and Consent pursuant to this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES:

NAYS:

PASSED AND APPROVED this 18th day of October, 2021.

_____
Village President

ATTEST:

_____
Village Clerk

PREPLAT:Cresecent Place

EXHIBIT A

Legal Description - Property Rezoned from a
B-2 General Business District to a R-6 Multiple-Family Dwelling District

That part of the South 150 feet of the Southeast ¼ of the Northeast ¼ of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, lying Northeasterly of the centerline of Rand Road and Southeasterly of a line drawn at right angles to said centerline of Rand Road 94.89 feet Northwesterly (as measured along said centerline) of the intersection of said centerline and the South line of the Northeast ¼ of Section 18, in Cook County, Illinois.

PIN 03-18-204-008-0000

commonly described as 310 W Rand Rd, Arlington Heights, Illinois.

EXHIBIT B

Legal Description – Preliminary Plat of Subdivision
Crescent Place Subdivision

Parcel 1:
That part of the South 150 feet of the Southeast ¼ of the Northeast ¼ of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, lying Northeasterly of the centerline of Rand Road and Southeasterly of a line drawn at right angles to said centerline of Rand Road 94.89 feet Northwesterly (as measured along said centerline) of the intersection of said centerline and the South line of the Northeast ¼ of Section 18, in Cook County, Illinois.

PIN 03-18-204-008-0000

Parcel 2:
Lot D in First Addition to Stonebridge Hill Apartments, being a subdivision in the Northeast ¼ of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

(Stonebridge Hill Apartments plat recorded as Document 21837755)

PIN 03-18-204-024-0000

commonly described as 310 W Rand Rd, Arlington Heights, Illinois.

EXHIBIT C

Site Plan Documents

The following plans have been prepared by Groundwork Ltd.		
Plan	**Date**	**Sheet**
Preliminary Site Plan	08/27/2021	1 sheet
Preliminary Floor Plans	05/18/2021	1 sheet
Preliminary Unit Plans	05/18/2021	1 sheet
Revised Preliminary Building Elevations	06/08/2021	2 sheets
Revised Preliminary Renderings	05/18/2021	2 sheets
Preliminary Site and Paving Plan	08/27/2021	C2-0
Preliminary Grading Plan	08/27/2021	C3-0
Preliminary Utility Plan	08/27/2021	C4-0
Preliminary Autoturn	05/18/2021	4 sheets

The following plans have been prepared by Krogstad Land Design Limited		
Plan	**Date**	**Sheet**
Landscape Plan	05/18/2021-06/03/2021	L1
Tree Preservation Plan	05/18/2021-06/03/2021	L2
Landscape Specifications	05/18/2021-06/03/2021	L3

The following plan has been prepared by PG Enlighten		
Plan	**Date**	**Sheet**
Photometric Plan	05/18/2021	2 sheets

August 31, 2021

Sam Hubbard
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: Crescent Place – Preliminary Security Plan

Please find attached this preliminary security plan for Crescent Place which outlines the locations and types of security cameras and key fob systems which work in tandem to secure the building. This Verkada system is fully integrated such that each key fob and camera are integrated with one another when entry or communal doors are accessed. Additionally, footage is stored within the cloud and can be viewed and accessed at a later date as needed. Each key fob is individually programmed utilizing proprietary software so that each tenant has one assigned to them with their name and picture in the computer system. This security system is utilized as a deterrent for any potential security or lease violations and to secure the building from outside parties who are not residents at Crescent Place. Crescent Place's manager office will have a large monitor which shows the various cameras images and will additionally be available through any device via the web through a cloud-based system.

*please note this plan is being prepared as a courtesy to the village to provide reassurances that HTG and Turnstone take great pride in the management and maintenance of their communities. Additionally, this is a preliminary plan and is subject to adjustments based on full architectural and electrical drawings and is intended to serve as the base upon which the final engineered systems are designed.

Below are responses to village comments received via email on August 24, 2021 with regards to this plan.

- Outline hours/days and number of staff that will be onsite to monitor security. The property manager will have a large monitor showing the cameras in their office. No one will be actively responsible to monitor this live as this system is installed as a deterrent and to have ability to enforce violations if issues do arise on property by checking the video.
- Provide details on procedures for dealing with security violations. If security violations arise, camera footage will be utilized to determine the proper action specific to the violation.
- Provide details on who is monitoring the cameras, when they are monitored, and how they monitor them (live monitoring vs. recorded for viewing at a later date when necessary) Cameras will be passively monitored by the property managed and reviewed at a later date if necessary.
- Other than cameras and key FOB's, what other steps will be taken to ensure site security? Proper lighting throughout the interior and exterior as per comments received by the VAH police department. Property manager and maintenance will also serve as additional set of eyes.

- Please ensure this development submits to the Police Department an emergency contact card prior to beginning construction Acknowledged.

Sincerely,

Housing Trust Group
a Florida limited liability company

_____
Jake Zunamon, SVP of Development

Housing Trust Group Floor Plans - Crescent Place

Overview of Proposed Verkada Deployment

Exhibit D-3

VERKADA

Sections

01 | Overview of Cameras

02 | Deployment Overview

03 | Breakdown of Deployment

Exhibit D-4

Overview of Cameras

Exhibit D-5

Dome Series

Durable and versatile, Verkada's Dome Series provides a wide-range of indoor and outdoor enterprise cameras.





CD41

- 5MP
- Fixed Lens
- 30, 60, 90, 120, 365 Days Retention
- 128° FOV (Diagonal)



CD41E - Outdoor

- 5MP
- Fixed Lens
- 30, 60, 90, 120, 365 Days Retention
- 128° FOV (Diagonal)



CD51

- 5MP
- Zoom Lens
- 30, 60, 90, 120, 365 Days Retention
- 126° FOV (Diagonal)



CD51E - Outdoor

- 5MP
- Zoom Lens
- 30, 60, 90, 120, 365 Days Retention
- 126° FOV (Diagonal)

Exhibit D-6

Mini Series

Designed for flexibility without compromise, Verkada's Mini Series features discreet form factors that deliver exceptional image quality.



CM41-E - Outdoor

- 5MP
- Fixed Lens
- 30, 60, 90, 120, 365 Days Retention
- 128° FOV (Diagonal)

CM41

- 5MP
- Fixed Lens
- 30, 60, 90, 120, 365 Days Retention
- 128° FOV (Diagonal)

Exhibit D-7

Bullet Series

Built to withstand the toughest environments, the Bullet Series features a sealed aluminium housing ensuring cameras stay protected.





CB51-E

- 5MP
- Zoom Lens
- 30, 60, 90, 365 Days Retention
- 105° FOV (Diagonal)



CB61-E

- 8MP (4K)
- Zoom Lens
- 30, 60, 90 Days Retention
- 100° FOV (Diagonal)



CB51-TE

- 5MP
- Zoom Lens
- 30, 60, 90, 365 Days Retention
- 46° FOV (Diagonal)



CB61-TE

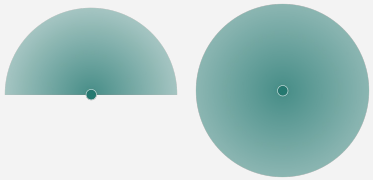
- 8MP (4K)
- Zoom Lens
- 30, 60, 90 Days Retention
- 52° FOV (Diagonal)

Exhibit D-8

Fisheye Series

Choose from a panoramic view of 180º, a four-way split or an immersive 360º of any environment with digital pan-tilt-zoom.





CF81-E

- 12MP
- Fixed Lens
- 30, 60, 90 Days Retention
- 180º Pano / 360º PTZ / Quad Box

Exhibit D-9

License Overview

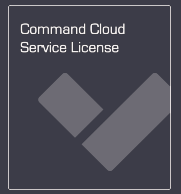
- Pricing comes down to just two line items:
    - Cost of the camera
    - Cost of the software license
- 10-year warranty on all hardware
- Best-in-class technical support
- No ongoing maintenance costs
- No ongoing software costs
- Automatic firmware updates
- Unlimited users seats

How Pricing Works



Cost of Camera
(Up to 365 Days of Local Storage)

+



Cost of Software License
(1, 3, 5, 10-Year License)

Your Total Cost

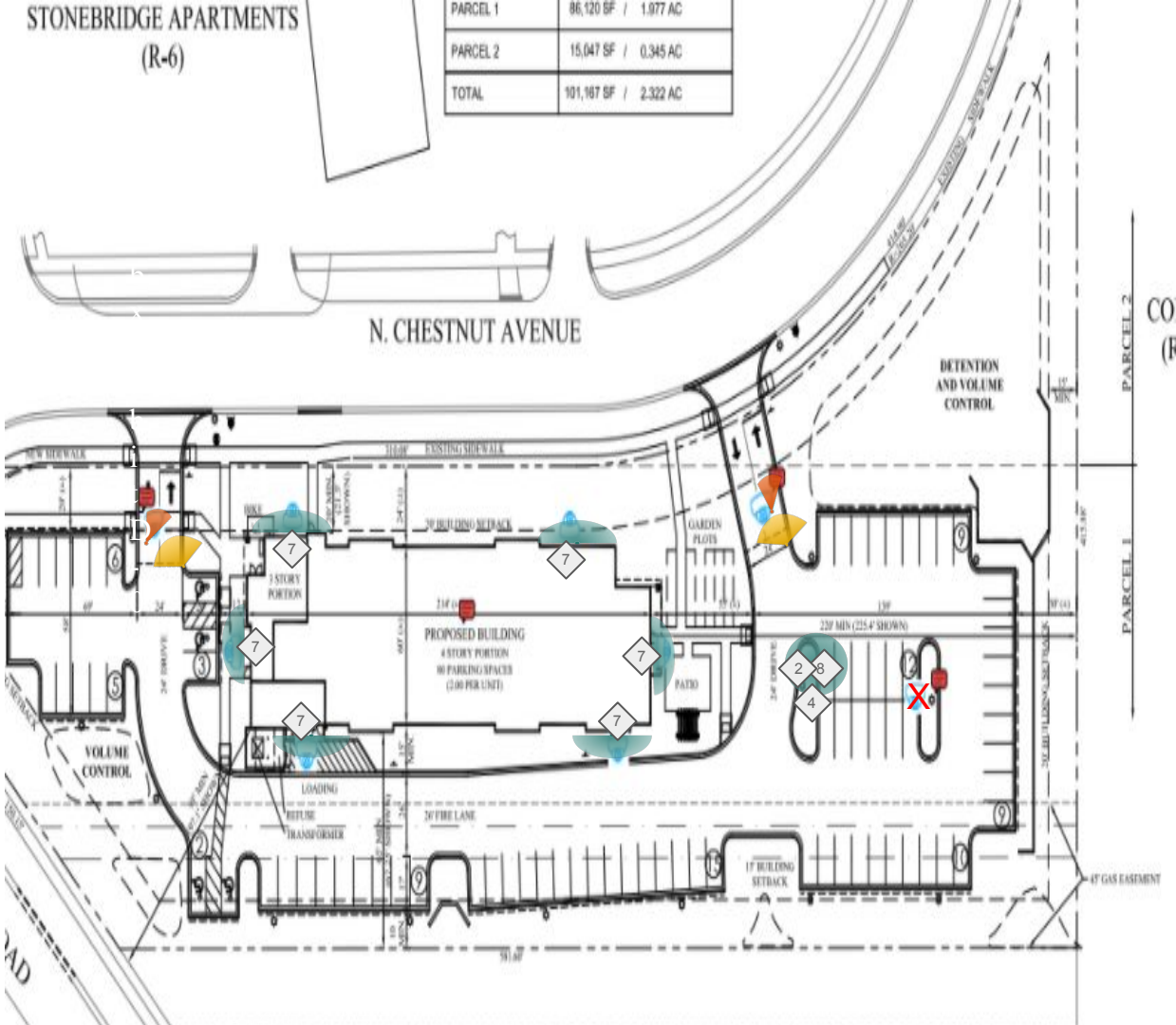
Deployment Overview

Exhibit D-11

Cameras			
Model	Total	Model	Total
CD41		CB51-E	
CD41/E	2	CB61-E	
CD51		CB51-TE	2
CD51E		CB61-TE	
CM41/E		CF81-E	7
CM41		VX51	
Total Cameras			

Access Control	
Model	Total
AC41	
AD31	
Total Doors	

Exhibit D-12



Camera / Door Number

1 1

Camera Accessories

1 2 3 4 5 6 7 8 9 10

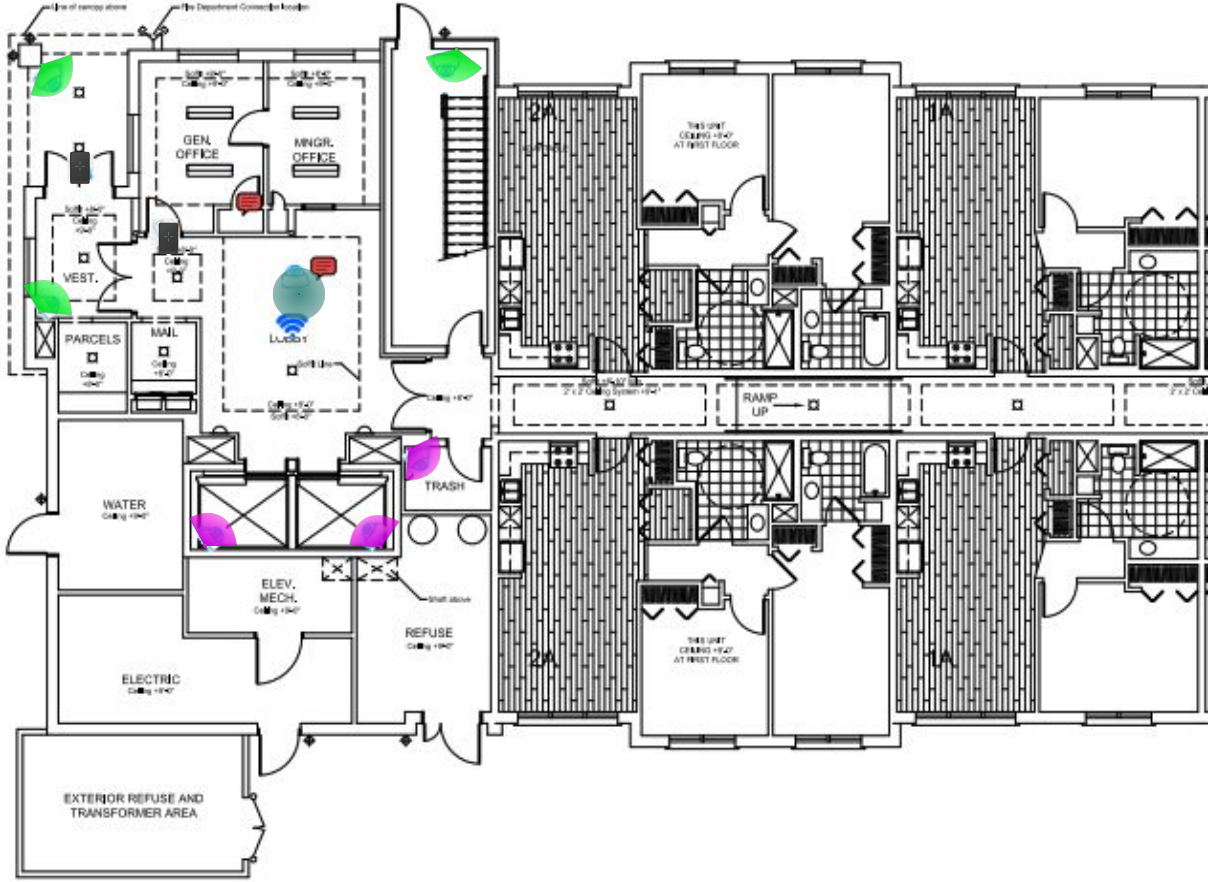
Combo

2 8

Cameras			
Model	Total	Model	Total
CD41	3	CB51-E	
CD41E		CB61-E	
CD51		CB51-TE	
CD51E		CB61-TE	
CM41/E		CF81-E	1
CM41	3	VX51 VX51	
Total Cameras			

Access Control		Environmental Sensors	
Model	Total	Model	Tota
AC41	1	SV11	
AD31	2	**Total Sensors**	
Total Doors			

Exhibit D-13



Camera / Door Number

1 1

Camera Accessories

1 2 3 4 5 6 7 8 9 10

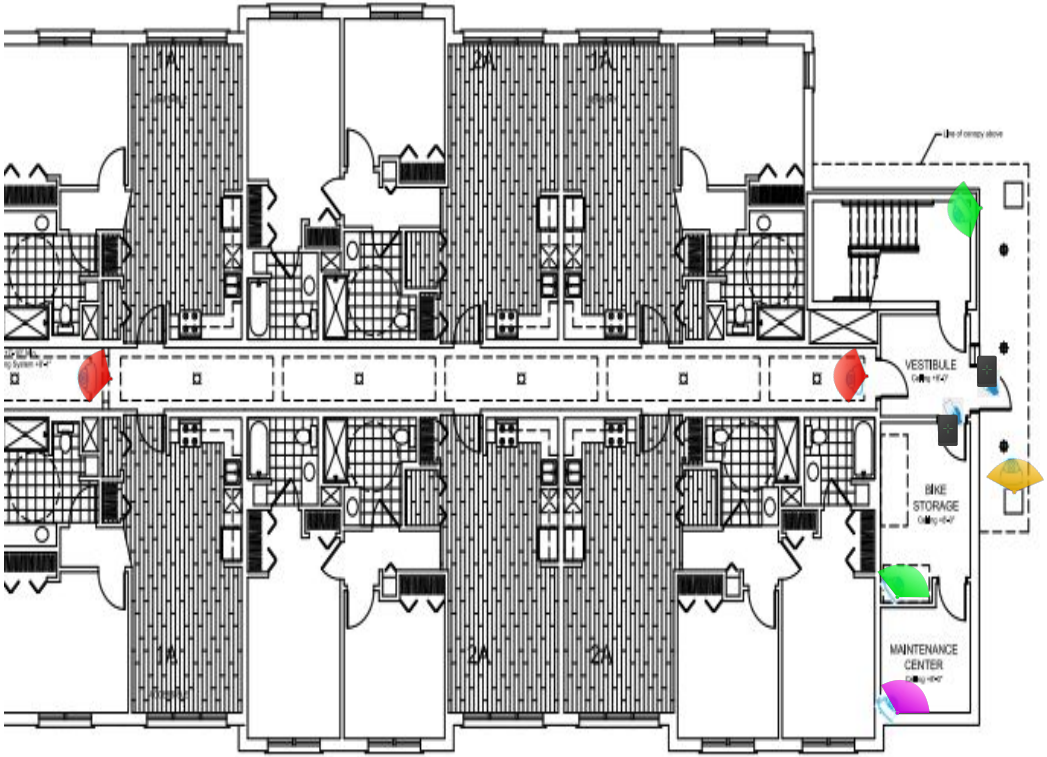
Combo

2 8

Cameras			
Model	**Total**	**Model**	**Total**
CD41	2	CB51-E	
CD41E	1	CB61-E	
CD51	2	CB51-TE	
CD51E		CB61-TE	
CM41/E		CF81-E	
CM41	1	VX51	
Total Cameras			

Access Control		Environmental Sensors	
Model	**Total**	**Model**	**Total**
AC41		SV11	
AD31	2	**Total Sensors**	
Total Doors			

Exhibit D-14



Camera / Door Number

1 1

Camera Accessories

1 2 3 4 5 6 7 8 9 10

Combo

2 8

Cameras			
Model	Total	Model	Total
CD41	2	CB51-E	
CD41/E		CB61-E	
CD51		CB51-TE	
CD51/E		CB61-TE	
CM41/E		CF81-E	
CM41	5	VX51	
Total Cameras			

Access Control		Environmental Sensors	
Model	Total	Model	Total
AC41	1	SV11	
AD31	3	**Total Sensors**	
Total Doors			



Exhibit D-15

Camera / Door Number

1 1

Camera Accessories

1 2 3 4 5 6 7 8 9 10

Combo

1 2

Cameras			
Model	Total	Model	Total
CD41	1	CB51-E	
CD41/E		CB61-E	
CD51	2	CB51-TE	
CD51/E		CB61-TE	
CM41/E		CF81-E	1
CM41	1	VX51	
Total Cameras			

Access Control		Environmental Sensors	
Model	Total	Model	Total
AC41		SV11	
AD31	1	**Total Sensors**	
Total Doors			

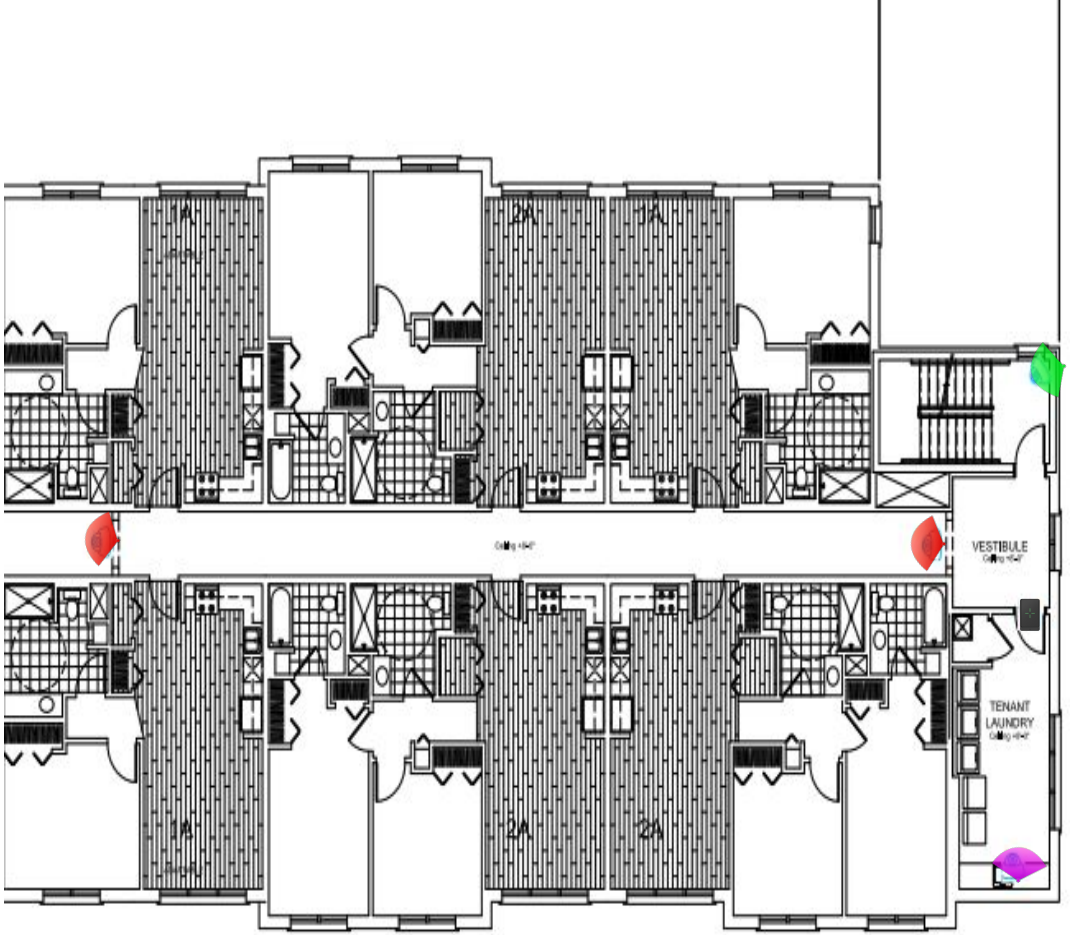


Exhibit D-16

Camera / Door Number

1 1

Camera Accessories

1 2 3 4 5 6 7 8 9 10

Combo

1 2

Cameras			
Model	**Total**	**Model**	**Total**
CD41	1	CB51-E	
CD41/E		CB61-E	
CD51		CB51-TE	
CD51/E		CB61-TE	
CM41/E		CF81-E	1
CM41	3	VX51	
Total Cameras			

Access Control		Environmental Sensors	
Model	**Total**	**Model**	**Total**
AC41		SV11	
AD31	1	**Total Sensors**	
Total Doors			



Exhibit D-17

Camera / Door Number

1 1

Camera Accessories

1 2 3 4 5 6 7 8 9 10

Combo

1 2

Cameras			
Model	**Total**	**Model**	**Total**
CD41	1	CB51-E	
CD41/E		CB61-E	
CD51	2	CB51-TE	
CD51/E		CB61-TE	
CM41/E		CF81-E	
CM41	1	VX51	
Total Cameras			

Access Control		Environmental Sensors	
Model	**Total**	**Model**	**Total**
AC41		SV11	
AD31	1	**Total Sensors**	
Total Doors			

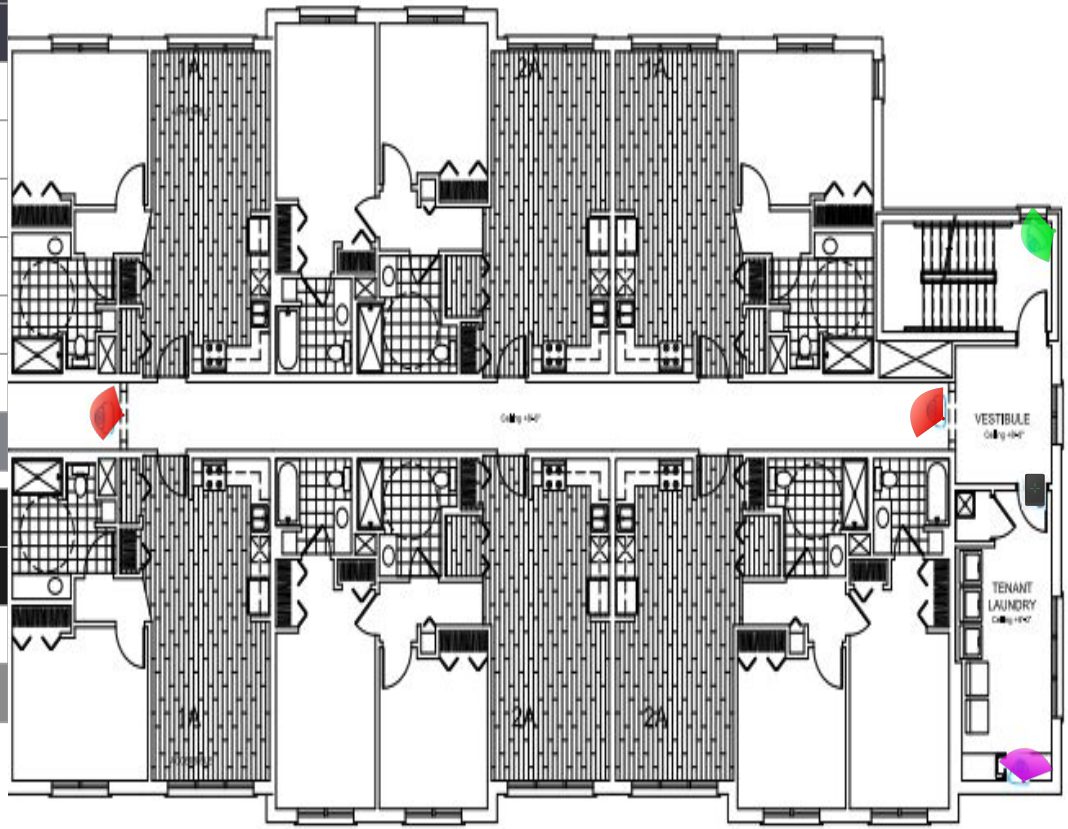


Exhibit D-18

Camera / Door Number

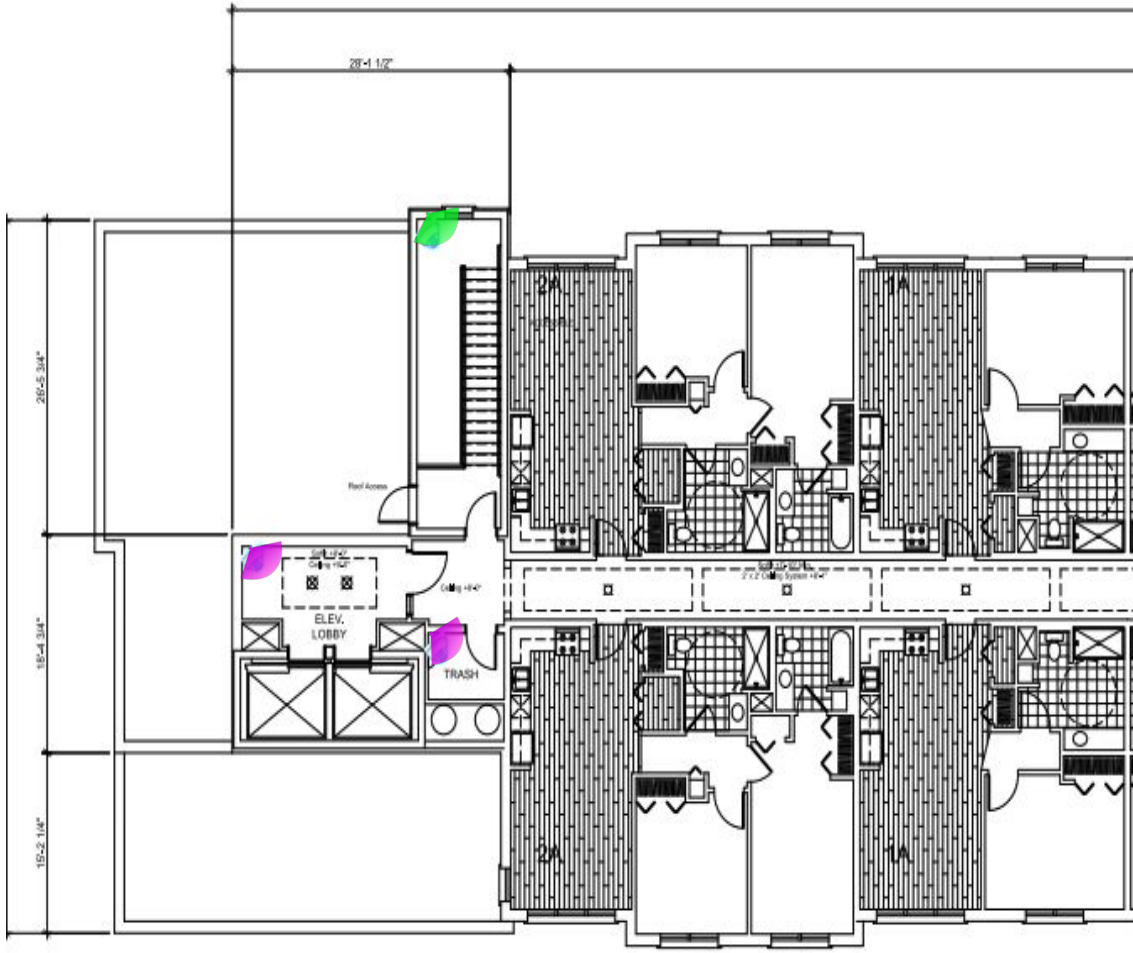
Camera Accessories

Combo

Cameras			
Model	Total	Model	Total
CD41	1	CB51-E	
CD41/E		CB61-E	
CD51		CB51-TE	
CD51/E		CB61-TE	
CM41/E		CF81-E	
CM61	2	VX51	
Total Cameras			

Access Control		Environmental Sensors	
Model	Total	Model	Total
AC41		SV11	
AD31		**Total Sensors**	
Total Doors			

Exhibit D-19



Camera / Door Number

1 1

Camera Accessories

1 2 3 4 5 6 7 8 9 10

Combo

1 2

Cameras			
Model	**Total**	**Model**	**Total**
CD41	1	CB51-E	
CD41/E		CB61-E	
CD51	2	CB51-TE	
CD51/E		CB61-TE	
CM41/E		CF81-E	
CM41	1	VX51	
Total Cameras			

Access Control		Environmental Sensors	
Model	**Total**	**Model**	**Total**
AC41		SV11	
AD31	1	**Total Sensors**	
Total Doors			

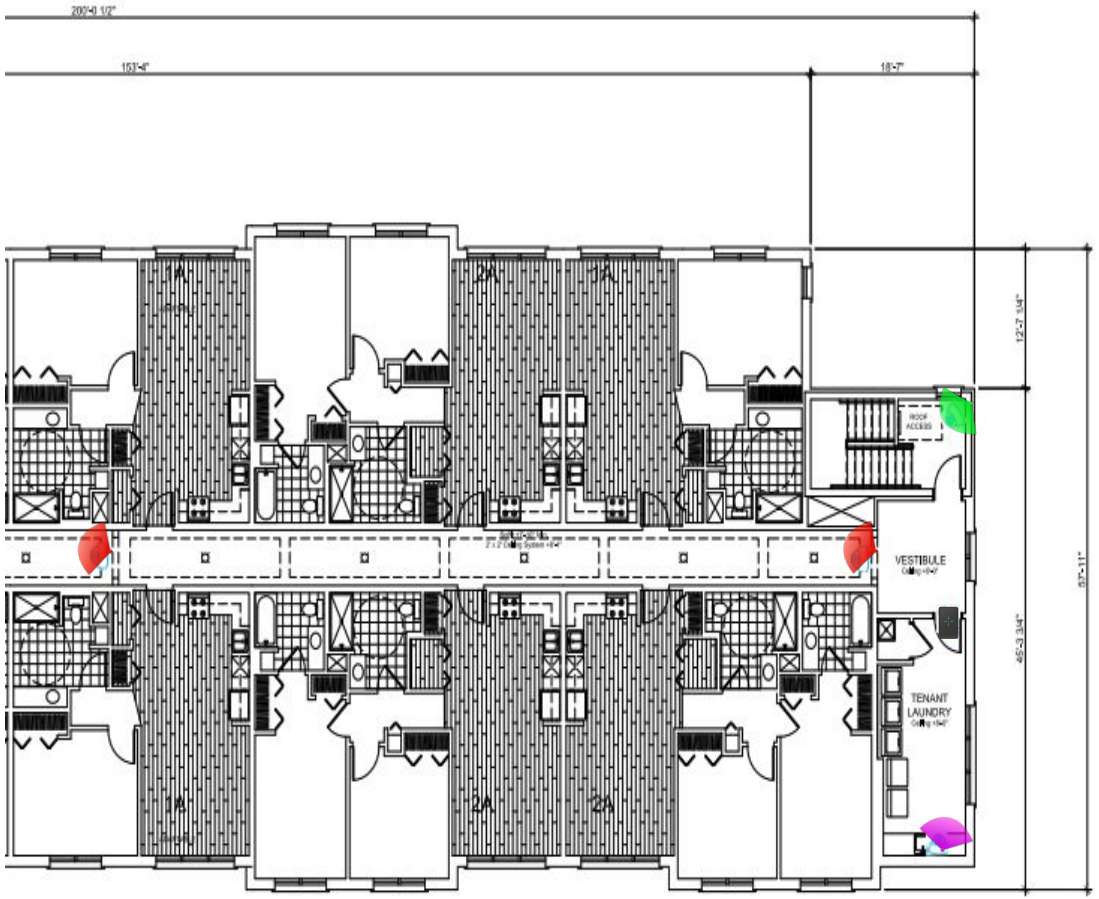


Exhibit D-20

Camera / Door Number

1 1

Camera Accessories

1 2 3 4 5 6 7 8 9 10

Combo

1 2

Cameras			
Model	Total	Model	Total
CD41		CB51-E	
CD41/E		CB61-E	
CD51		CB51-TE	
CD51/E		CB61-TE	
CM41/E		CF81-E	
CM41		VX51	
Total Cameras			

Access Control		Environmental Sensors	
Model	Total	Model	Total
AC41		SV11	
AD31			
Total Doors			

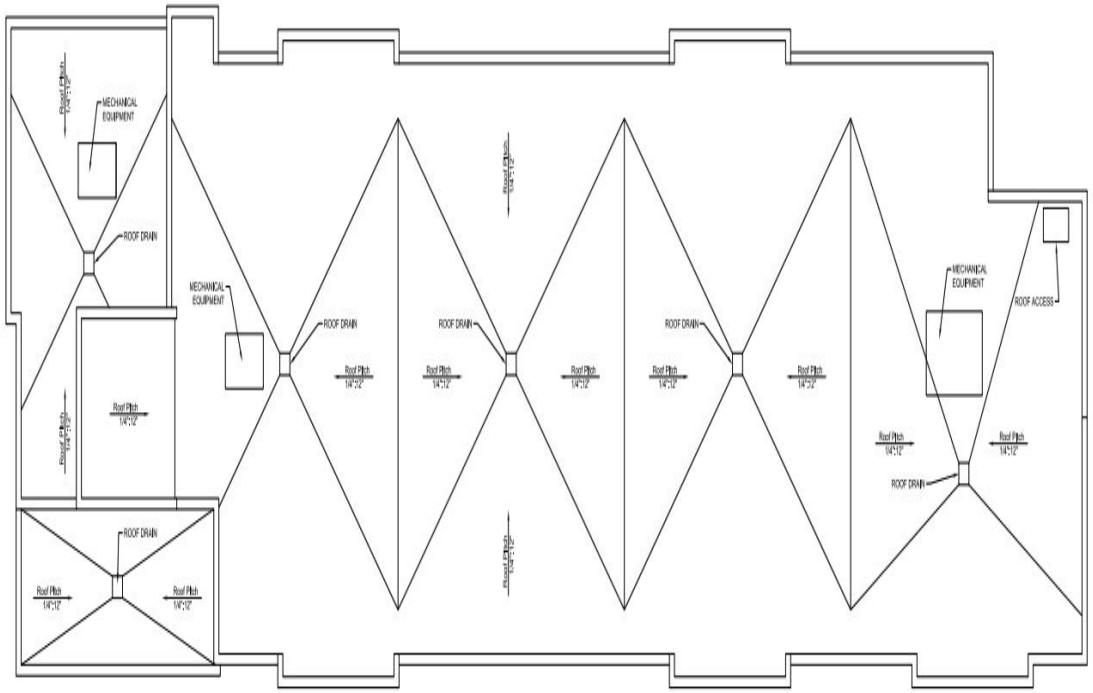


Exhibit D-21

Camera / Door Number



Camera Accessories



Combo



Breakdown of Deployment

Exhibit D-22

Camera #	Description	Notes
12x	CD41	Indoor dome camera
3x	CD41E	Outdoor Dome camera
8x	CD51	Indoor camera with optical zoom
17x	CM41	Indoor mini dome
2x	CB51TE	Bullet camera for license plate recognition
10x	CF81E	Indoor/Outdoor fisheye camera
11x	AD31	Door readers
3x	AC41	Verkada access Control panel
6x	MNT-7	Pairs with CF81E for 180 degree view
1x	MNT-2	Pairs with MNT 8 & 9 for pole
1x	MNT-8	Pairs with MNT 2 & 9 for pole
1x	MNT-9	Pairs with MNT 2 & 9 for pole
52x	5 year camera license	
11x	5 year door license	

Cameras			
Model	**Total**	**Model**	**Total**
CD31/E		CB51-E	
CD41/E		CB61-E	
CD51/E		CB51-TE	
CD61/E		CB61-TE	
CM41/E		CF81-E	
CM61		VX51	
Total Cameras			

Access Control		Environmental Sensors	
Model	**Total**	**Model**	**Total**
AC41		SV11	
AD31		**Total Sensors**	
Total Doors			

Camera / Door Number

1 1

Camera Accessories

1 2 3 4 5 6 7 8 9 10

Combo

1 2



Drop Floor Plan Here

Exhibit D-24

ILLINOIS HOUSING DEVELOPMENT AUTHORITY
WWW.IHDA.ORG

111 E. Wacker Drive
Suite 1000
Chicago, IL 60601
312.836.5200

TENANT SELECTION PLAN

(For Other Non-Section 8 Program Developments)

DEVELOPMENT NAME

IHDA PROJECT IDENTIFICATION NUMBER (PID)

DEVELOPMENT ADDRESS, CITY, STATE AND ZIP CODE

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TENANT SELECTION PLAN

(For Other Non-Section 8 Programs and Developments)

DEVELOPMENT NAME

IHDA PROJECT IDENTIFICATION NUMBER (PID)

OWNER'S ORGANIZATION NAME (the "Owner")

I. INTRODUCTION

This Tenant Selection Plan ("Plan") outlines the procedures that will be followed in selecting tenants for the Development. Management is responsible for implementing these procedures in accordance with guidelines set forth by the Illinois Housing Development Authority ("IHDA").

A. Development Description

(Check the one that applies)

☐ The Development does not offer subsidized rents.

☐ The Development offers subsidized rents. This means the rent that a tenant pays is based upon the tenant's household income. Therefore, the rent paid by tenants may vary among individual households and other tenants. The rents attached to this Plan as Exhibit A reflect the market or contract rent for the Development and not the typical tenant portion of the rent. (Subsidized rents are usually made available through participation in rental assistance housing programs: (i) the HUD Section 8 Program or (ii) Section 811 PRA. It should be noted that such programs have household income limitations.

In addition, the Development ☐ **does** ☐ **does not** accept Housing Choice Vouchers. *(Check the one that applies)*

B. Tenant Type

The Development is designated as housing for: *(check all that apply)*

☐ Elderly ☐ Near Elderly

☐ Elderly Special Needs ☐ Family

☐ Special Needs

If the "Elderly" and/or "Special Needs" designation is selected, the age restriction, for the units designated Elderly will be: *(check all that apply)*

☐ 55 and above (households whose head or spouse or co-head or sole member is at least 55 years of age) or;

☐ 62 and above (a requirement for **all** household members) or;

☐ 62 and above (households whose head or spouse or co-head or sole member is at least 62 years of age) or;

The age restriction for the units designated "Near Elderly Family" will be: *(check the one that applies)*

☐ 50 but below the age of 62 (households whose head or spouse or co-head, or sole member is a person who is at least 50 years of age) or;

☐ 50 but below the age of 62 (households consisting of one or more persons who are at least 50 years of age but below the age of 62, living with one or more live-in aides).

Identify all applicable special needs population(s) served by the Development: *(Check all that apply)*

☐ Victims of Domestic Violence ☐ Foster Care Families

☐ Disabled ☐ Transient Families

☐ HIV/AIDS ☐ Ex-offenders

☐ Homeless ☐ Substance Abusers

☐ Veterans ☐ Mental Illness

☐ Other

C. Unit Distribution

1. Development

The Development will offer a total of rental units.

This ☐ **includes** ☐ **does not include** a management unit.
(Check the one that applies)

The income limitations of these units are as follows:

Market rate (no income restriction) units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Total Number of Management Units

2. Development (Unit Breakdown per Written Agreement)

Per Regulatory Agreement Program:

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

Per Extended Use Agreement:

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

Per Regulatory Agreement Program:

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

Per Extended Use Agreement:

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

3. Other Agreements

Per SRN Written Agreement (if applicable)

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

Per Section 811 PRA Contract (if applicable)

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

Per LTOS Agreement (if applicable)

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

D. Rent Structure

The current rent structure for the Development, by unit size and income distribution, is attached to this Plan **(Exhibit A)**.

E. Civil Rights and Non-Discrimination Requirements

1. General

Federal civil rights laws addressing fair housing prohibit discrimination against applicants or tenants based on race, color, national origin, religion, sex, familial status, and disability. The Illinois Human Rights Act addressing fair housing prohibits discrimination against applicants or tenants on the basis of race, color, religion, sex (including sexual harassment), pregnancy, national origin, ancestry, age (40 and over), order of protection status, marital status, sexual orientation (which includes gender-related identity), unfavorable military discharge, physical and mental disability, and familial status.

HUD's Office of General Counsel issued a memo dated April 4, 2016, providing guidance on the Fair Housing Act and how it applies to the use of criminal history by providers or operators of housing and real estate related transactions.

The remaining paragraphs in this section provide brief descriptions of key federal civil rights laws regarding fair housing and accessibility.

The owner and management shall be familiar and comply with the regulations implementing these applicable federal civil rights laws and any state civil rights laws or local ordinance regarding fair housing and accessibility.

2. Fair Housing Act

The Fair Housing Act Amendment of 1988 ("Fair Housing Act") prohibits discrimination in housing on the basis familial status, disability, religion, race, skin color, nationality (national origin), and sex regardless of any federal financial assistance.

Under the Fair Housing Act, the owner and management shall not take any of the actions listed below based on familial status, disability, religion, race, skin color, nationality (national origin), and sex:

a. Deny anyone the opportunity to apply to rent housing, or deny to any qualified applicant the opportunity to lease housing suitable to his or her needs;

b. Provide anyone housing that is different from that provided to others;
c. Subject anyone to segregation, even if by floor or wing;

d. Restrict anyone's access to any benefit enjoyed by others in connection with the housing program;

e. Treat anyone differently in determining eligibility or other requirements for admission, in use of the housing amenities, facilities or programs, or in the terms and conditions of a lease;

f. Deny anyone access to the same level of services;

g. Deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing program;

h. Publish or cause to be published an advertisement or notice indicating the availability of housing that prefers or excludes persons; and

i. Retaliate against, threaten, or act in a manner to intimidate someone because he or she has exercised rights under the Fair Housing Act.

The Fair Housing Act provides additional protections for persons with disabilities. It requires that management make reasonable accommodations in rules, policies, practices, or services as may be necessary to afford handicapped persons equal opportunity to use and enjoy a dwelling. Moreover, it contains specific accessibility requirements that apply to the design and construction of new multi-unit housing.

Owners of federal assisted housing programs shall display the Fair Housing Poster as required by the Fair Housing Act.

3. Title VI of the Civil Rights Act of 1964

Title VI of the Civil Rights Act of 1964 ("Civil Rights Act") prohibits all recipients of federal financial assistance from discriminating based on race, color, or national origin.

4. Age Discrimination Act of 1975

The Age Discrimination Act of 1975 ("Age Discrimination Act") prohibits discrimination based upon age in federally funded and assisted programs, except in limited circumstances. It is not a violation of the Age Discrimination Act to use age as screening criteria in a particular program if age distinctions are permitted by statute for that program, or if age

distinctions are a factor necessary for the normal operation of the program, or the achievement of a statutory objective of the program or activity.

5. Section 504 of the Rehabilitation Act of 1973 (for Federal Programs)

Section 504 of the Rehabilitation Act of 1973 ("Section 504") prohibits discrimination based upon disability in all programs or activities operated by recipients of federal financial assistance. Although Section 504 often overlaps with the disability discrimination prohibitions of the Fair Housing Act, it differs in that it also imposes broader affirmative obligations on the owner to make their programs, accessible to persons with disabilities. Section 504 obligations include the following:

a. Making and paying for reasonable structural modifications to units and/or common areas that are needed by applicants and tenants with disabilities, unless these modifications would change the fundamental nature of the project or result in undue financial and administrative burdens;

b. Operating housing that is not segregated based upon disability or type of disability, unless authorized by federal statute or executive order;

c. Providing auxiliary aids and services necessary for effective communication with persons with disabilities;

d. Performing a self-evaluation of Management's programs and policies to ensure that they do not discriminate based on disability; and

e. Developing a transition plan to ensure that structural changed are properly implemented to meet program accessibility requirements.

f. Section 504 also establishes accessibility requirements for newly constructed or rehabilitated housing, including providing a minimum percentage or accessible units.

If the owner, management agent and/or development company employ 15 or more persons, regardless of their location or duties, a Section 504 Coordinator must be designated.

Does the Section 504 Coordinator requirement apply?
(Check the one that applies)

☐ Yes ☐ No

If “Yes” was checked, provide the name of the Section 504 Coordinator:

Name:

Telephone Number:

TDD Number:

6. **Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity (for Federal Programs)**

   Effective March 5, 2012, HUD implemented new regulations intended to ensure that their core housing programs are open to all eligible persons regardless of actual or perceived sexual orientation, gender identity or marital status (HUD Notice 2015-01).

   Owners and operators of HUD-assisted housing, or housing whose financing is insured by HUD, must make housing available without regard to sexual orientation, gender identity, or marital status.

   All otherwise eligible families, regardless of marital status, sexual orientation, or gender identity, will have the equal opportunity to participate in HUD programs.

   Owners and operators of HUD-assisted housing or housing financially insured by HUD are prohibited from asking about an applicant or occupant’s sexual orientation and gender identity for the purpose of determining eligibility or otherwise making housing available.

7. **Executive Order 13166 – Limited English Proficiency (for Federal Programs)**

   Executive Order 13166 requires the owner and/or management to take reasonable steps to ensure meaningful access to the information and services they provide for persons with Limited English Proficiency. This may include interpreter services and/or written materials translated into other languages.

8. **Violence Against Women and Justice Department Reauthorization Act of 2005 and 2013 (for Federal Programs and LIHTC Developments ONLY)**

   The Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA 2005, and reinstated in the HUD Reauthorization Act of 2013 and 2019) protects victims of domestic violence, sexual assault, dating violence or stalking, as well as their immediate family members

generally, from being evicted or being denied housing assistance if an incident of violence is reported and confirmed. In accordance with federal and IRS guidelines, owners and agents must obtain tenant signatures on the Violence Against Women's Act Lease Addendum.

Owners and managers responding to an incident of actual or threatened domestic violence, dating violence or stalking that could potentially have an impact on an tenant's participation in the housing program may request in writing that an individual complete, sign and submit within 14 business day of the request, the HUD-approved certification form (HUD-5382).

Alternatively, in lieu of the certification form or in addition to it, the owner or manager may accept (i) a federal, state, tribal, territorial, or local police record or court record or (ii) documentation signed and attested to by a professional (employee, agent or volunteer of a victim service provider, an attorney, medical personnel, etc.) from whom the victim has sought assistance.

The owner or manager is encouraged to carefully evaluate abuse claims to avoid conducting an eviction based upon false or unsubstantiated accusations.

II. PREFERENCES

A. Establishing Preferences

Preferences are not permitted if they in any way negate affirmative marketing efforts or fair housing requirements. The following preferences apply to the Development:

1. Existing Tenant Preferences

The following actions are always given priority if applicable. If not, State Mandated Preferences take precedence.

a. A unit transfer based on household size.

b. A unit transfer based on the need for an accessible unit.

c. A unit transfer must occur for a tenant who actively occupies but does not require the features of an accessible unit to accommodate a physically disabled applicant on the Waiting List. To ensure a full and complete understanding of this requirement, a Lease Addendum **(Exhibit B)** will be entered into with non-physically disabled tenants living in an accessible unit.

2. State Mandated Preferences

The Development must comply with the three Illinois mandatory preferences required in Section 11 and 12 of 20 ILCS 3805 as described below:

a. Displaced from an urban renewal area.

b. Displaced as a result of a governmental action.

c. Displaced as a result of a major disaster.

3. Optional Preferences

In addition to the preferences mandated by the State of Illinois and the Existing Tenant Preferences listed above, the Development may establish the following preferences. The preferences listed below are subordinate to State Mandated Preferences and Existing Tenant Preferences.
(Check all that apply and rank in the order of highest preferences (1) to lowest preference):

a. Pre-Approved Preferences

i. Preference for Working Families ☐ Order #

ii. Preference for Persons with Disabilities including SRN or 811 ☐ Order #

iii. Preference for Victims of Domestic Violence ☐ Order #

iv. Preference for elderly, displaced, homeless, or disabled single person over other single persons ☐ Order #

b. Residency Preferences (with HUD approval) ☐ Order #

c. Local Preference – Public Housing Agency governing the jurisdiction in which a property is located (as established by HUD) ☐ Order #

d. Veterans Preference ☐ Order #

e. Existing Tenant Transfers (other) – A deeper rent subsidy ☐ Order #

B. Verification of Preferences

The State Mandated Preferences will be verified by third-party verification **(Exhibit C)**. Third party verification will also be utilized if the owner has adopted any of the Former Federal Preferences. If management has selected any of the optional preferences and will not be using third-party verification the following means of verification will be utilized:

C. Selection of Families for Program Participation based upon Preference

1. An eligible applicant who qualifies for a preference will receive housing before any other applicant who is not so qualified. These preferences take precedence over other applicant's placed on the Waiting List, or date of submission of application.

2. Applicants will be informed of the availability of preferences and will be given an opportunity to certify that they qualify for a preference. Applicants may claim a preference at any time during the application process.

D. When a Preference is Denied

1. If it is determined that an applicant does not meet the criteria for receiving a preference, the applicant will promptly receive written notice of this determination from Management **(Exhibit D)**. The notice will contain a brief statement of the reasons for the determination, further informing the applicant of their right to meet with the Management's designee to review this decision. If the applicant requests a meeting, it will be conducted by a person or persons designated by Management.

2. Denial of a preference does not prevent the applicant from exercising any legal rights the applicant may have against Management and/or the Owner.

E. Exceptions to the Preference Rule

1. Relocation and/or Unit Transfers - Management must give priority to current households:

   a. When their units are designated for rehabilitation and/or;

b. For current households residing in a unit within the Development that has been designated as uninhabitable by federal, state, local municipalities, or Management due to fire, flood, or other natural disaster.

III. PRE-APPLICATION CARD PROCESSING

Application Intake

Owners must accommodate persons with disabilities who cannot utilize the owner's preferred application process, by providing alternative methods of application intake (e.g. accepting mailed or on-line applications).
(Please check which method will be used)

☐ The Development will use Pre-Application Cards or;

☐ The Development will use Pre-Applications

A. Distribution of Pre-Application or Pre-Application Cards

1. A letter will be sent to households who respond to the marketing efforts **(Exhibit E)**. This letter will include a Pre-Application Card or Pre-Application **(Exhibit F)** to be completed and mailed to Management. This letter will also inform persons about the Development's preferences and will indicate that all applicants will be given an opportunity to show that they qualify for a preference.

2. The letter will state that those persons qualifying for a preference will receive housing any other applicant who is not so qualified.

3. In addition, the letter will inform all applicants that for those persons not claiming a preference, screening will be conducted according to the order in which the Pre-Application Cards or Pre-Applications are received.

4. All returned Pre-Application Cards or Pre-Applications will be logged in, indicating the time and date received **(Exhibit G).** The Pre-Application log will indicate whether the applicant has claimed a preference or has requested an accessible unit.

B. Processing Pre-Application Cards or Pre-Applications

1. Pre-Application Cards or Pre-Applications will be filed in the order of receipt. In addition, Pre-Application Cards or Pre-Applications will also be categorized according to preferences, unit size and Special Occupancy Categories (as described in **Section X**).

2. All persons making inquiries will be provided a Pre-Application Card or Pre-Application with instructions to mail the Pre-Application Card or Pre-Application to Management. Pre-Application Cards or Pre-Applications received after initial sorting will be categorized in accordance with the process stated above.

3. For Developments beginning their initial marketing efforts (start-up), no Pre-Application Cards or Pre-Applications will be accepted after the date on which 95% occupancy of the Development has been reached and the applicable Waiting List has been closed.

4. For Developments, which have completed their initial marketing efforts (Up and Running), no Pre-Application Cards or Pre-Applications will be accepted after the date on which the applicable Waiting List has been closed.

5. All Pre-Application Cards or Pre-Applications **will** be retained on-site permanently and must not be purged, destroyed nor discarded.

IV. WAITING LIST PROCEDURES

A. Creation of Waiting List

If an applicant is eligible for tenancy, but no appropriately sized unit is available (as referred to in **Section VII**), Management will place the applicant on a waiting list (the "Waiting List") for the Development (**Exhibit H**). The Waiting List will be maintained in either:
(Check the one that applies)

☐ Basic File Management System

☐ Digitally in electronic systems or tools

The Waiting List will contain the following information for each applicant listed:

1. Applicant Name

2. Household unit size (number of bedrooms household qualifies for based upon the developments occupancy standards. *(*Note: Applicant may qualify for multiple unit sizes).*

3. Date and time application received

4. Qualification for any preferences and ranking

5. Annual income level

6. Targeted program qualifications

7. Accessibility requirements

8. Number of persons in the household

The Waiting List will be maintained in accordance with the following guidelines:

1. The Pre-Application Card or Pre-Application will remain on file permanently.

2. All applicants will be maintained in the order of preference. Applications of equal preference will be maintained by date and time sequence.

B. Changes to Income or Household Composition

Once placed upon the Waiting List, applicants will be informed to notify Management when the following change occurs:

- Address and/or phone number
- Household composition
- Preference status
- Income

If an applicant's income changes to an amount which is no longer eligible, written notice will be given advising the applicant that: (1) they are not presently eligible; (2) the applicant could be eligible if the household income decreases, the number of household member changes, or the Income Limit changes; and (3) they may choose to remain or not remain on the Waiting List.

If an applicant's household composition changes resulting in a need for a different apartment size, Management will, upon notification by applicant, place the applicant on the appropriate Waiting List. Management's policy for handling changes in household composition are indicated below: (*check the one that applies*)

☐ Applicant will maintain the original application date. (*Note: Applicant will be placed on a new bedroom list according to the original application date)

☐ Applicant will receive a new application based on redetermination. (*Note: Applicant will be placed at the bottom of the new bedroom list.)

C. Contacting Persons on the Waiting List

1. Applicants on the Waiting List will be contacted as follows:

   When a unit becomes or will become available within days, Management will select the next applicant who meets applicable preference criteria or whose name is chronologically at the top of the appropriate Waiting List. Management will contact the selected applicant utilizing the following procedure: (*i.e. certified mail, regular mail, telephone or other*.) Modifications will be made to reasonably accommodate persons with disabilities who request or require such modifications.

   Describe process:

   a. If Management does not receive a response within days, the applicant will forfeit the opportunity to apply for the offered unit: *(Check the one that applies)*

      ☐ and will be removed from the applicable Waiting List.

      ☐ but will remain at the top of the applicable Waiting List. When a second unit becomes available, Management will again attempt to contact the applicant and will explain that if the applicant does not respond within days or fails to accept the second unit, the applicant's name will be removed from the applicable Waiting List.

      ☐ Other

   b. If Management receives a timely response but the applicant rejects the first offered unit, the applicant: (*Check the one that applies*)

      ☐ will be removed from the applicable Waiting List.

      ☐ will remain at the top of the applicable Waiting List. When a second unit becomes available, Management will again attempt

to contact the applicant and will explain that if the applicant does not respond within days, or fails to accept the second unit, the applicant's name will be removed from the applicable Waiting List.

☐ (Other)

2. If after an interview has been scheduled, the applicant fails to attend or to contact Management to reschedule the interview, the policy regarding how applicants will be addressed is: (Indicate Management's policy below)

3. If applicable, SRN/811 Applicants: Management must request a referral of an applicant from IL Housing Search Wait List Manager (Emphasys).

   a. If Management does not receive a response within **5 business days** as stated in the SRN Agreement, the applicant will forfeit the opportunity to apply for the offered unit.

   b. Management will send an email to the Wait List Manager that the applicant did not respond and will remain on the IL Housing Search Pre-Screening, Assessment, Intake, and Referral (PAIR) Module Wait List.

D. Updating the Waiting List

1. The Waiting List will be updated at least one every twelve months in the following manner:

   ☐ A letter will be sent via regular/certified mail to each applicant on the Waiting List(s) (**Exhibit I**). The letter will include a Reply Card (**Exhibit J**) to be returned if the applicant is still interested in living at the Development. The applicant will be given days (excluding weekends and designated federal holidays) from the date the letter was mailed in which to respond. If no response is received, the applicant's Pre-Application Card will be removed from the Waiting List and a letter will be sent informing the applicant of this action. If the letter is returned with a forwarding

address, it will be re-sent to the mailing address provided and a new response time as outlined above will begin.

☐ (Other)

2. After each of the Waiting List(s) is updated based upon the Reply Cards received, an acknowledgement letter (**Exhibit K**) ☐ will ☐ will not (Check the one that applies) be sent to each applicant. It is the applicant's responsibility to notify the Management office of any change in Address, Telephone Number or Telecommunications Device for the Deaf (TDD) number (if applicable).

3. If it is determined an applicant failed to respond to a Waiting List update due to a disability and as such, the applicant was either removed or lowered on the Waiting List, the applicant must be reinstated at the original place on the Waiting List.

E. Closing and Re-opening the Waiting List

1. Closing the Waiting List

The Waiting List for the Development will be closed when the following occurs:

i.

ii.

iii.

iv.

When Management decides to close the Waiting List, future applicants will be advised that the Waiting List is closed, and additional applicants will not be taken. Once Management decides to no longer accept applications, a notice to that effect will be published in the following publication(s):

i.

ii.

iii.

iv.

The notice must state the reasons for Management's refusal to accept additional applications.

2. Re-opening the Waiting List

Prior to each re-opening of the Waiting List, a notice announcing the re-opening and providing information on the rules regarding how, when, and where to apply, will be placed in the advertisements/publications listed below:

Note: IHDA now requires all Tenant Selection Plans to include ILHousingSearch.org, a housing locator resource for marketing purposes. Include a screen shot of the "Property Profile" with the Tenant Selection Plan as evidence of enrollment.

The Waiting List will be re-opened once the following occurs:

i.

ii.

iii.

iv.

3. Affirmative Marketing Plan Requirements

Management will affirmatively market the Development in its outreach efforts during the re-opening of the Waiting List. Management will provide a copy of the Affirmative Fair Housing Marketing Plan to applicants upon request for review.

V. THE (INTERVIEW) SCREENING PROCESS

A. Application Requirements

The following information will be used to determine program eligibility for anyone who is seeking housing at the Development.

Live-in aides, new household members and police officers, security personnel or managers residing in HUD subsidized units will be subject to the same screening for drug abuse and other criminal activity applied to other applicants.

1. The head of household must complete a written application certifying the accuracy of all information that is provided. The applicant will be provided with the appropriate disclosures concerning the Privacy Act (5 U.S.C. § 552a). In addition to providing applicant(s) the opportunity to complete applications at the Development, Management may also send out and receive applications by mail. Management shall accommodate persons with disabilities who, because of their disabilities, cannot utilize the Management's preferred application process by providing alternative methods of taking applications.

2. ☐ A credit report will be ordered.

   ☐ A credit report will not be ordered.

3. ☐ A criminal background search will be obtained.

   ☐ A criminal background search will not be obtained.

4. Verification of employment, income, bank accounts, and other assets, etc. is required as applicable for each applicant.

5. Verification of previous housing for years is required. This will include references from previous landlords. If applicable, it will also include verification for those who were homeowners or lived with parents or guardians. Applicants will not be rejected solely for a lack of rental history.

6. Verification of Social Security Numbers **for all members** of the household is required.

7. **Section 811 PRA ONLY** – All household member(s) 18 and older will be screened using the Enterprise Income Verification (EIV) Existing Tenant Search to determine if any household member is currently receiving rental assistance. The EIV & You Brochure further explains this requirement.

8. Other:

B. Home Visits

☐ Home Visits will be conducted to inspect the current dwelling of the applicant to determine that the housekeeping practices

are acceptable. Details of this process are outlined in (**Exhibit L**). Home Visits will be conducted for all applicants who reside within miles of the Development. Home Visits will be conducted for every applicant household reaching the final stages of the approval process.

☐ Home Visits will not be conducted.

C. Completion of Application Process

All applications will be processed within thirty (30) days after the date of the applicant's initial interview or within five business days of receipt of all required documentation, whichever is later (*excluding weekends and designated federal holidays*).

VI. ELIGIBILITY REQUIREMENTS

A. Income

The annual gross income of the applicant(s) must be equal to or less than the Income Limit established by the applicable program's administrative rules for the appropriate household size.

B. Date of Birth

Dates of birth must be disclosed for all household members.

C. Social Security Numbers

The head of household/spouse/co-head must disclose Social Security Numbers (SSN) for all household members. An explanation of acceptable documentation is provided in Addendum 1.

*Note: For household members without a SSN living in properties that do not require tenants to be citizens, you should enter the 9-digit code "000-00-0000" in place of a SSN.

D. Student Eligibility Requirements (Tax Credit Only)

Households consisting entirely of full-time students are not eligible for Tax Credits unless the household is income eligible and one or more of the following exceptions applies to the household:

1. All members of the household are married (they do not need to be married to each other) and are entitled to file a joint return.

2. The household consists of single parent(s) and their child/ren, and no other household member is a dependent of a third-party.

3. At least one member of the household receives assistance under Title IV of the Social Security Act (i.e. TANF).

4. At least one member of the household is participating in an officially sanctioned job training program.

5. At least one member of the household was formerly in foster care.

*Note: Full-time student status for the purpose of the LIHTC program include regular attendance at such facilities for five or more months during the calendar year in which the taxable year for the taxpayer begins.

In 2013, HUD revised regulations governing the HOME program and decided that HOME funded properties should follow HUD's student restrictions.

E. **Student Restrictions for HUD/HOME Programs**

A household is not eligible for occupancy if the household contains a full or part-time student at an institution of higher education and each of the following statements are true for the student:

1. Is under the age of 24
2. Is not a veteran of the United States military
3. Is unmarried (if married, the couple cannot live apart from each other)
4. Does not have a dependent child who resides with the household member at least 50% of the time.
5. Is not a person with disabilities receiving Section 8 assistance as of November 30, 2005
6. Is not otherwise individually eligible or has parents who (individually or jointly) are not income-eligible to receive Section 8 assistance, unless the student can demonstrate his or her independence from his/her parents
7. Not residing with parents who are receiving or applying for Section 8 assistance

VII. OCCUPANCY STANDARDS

The unit must have enough space to accommodate the household. Occupancy standards must comply with federal, state, and local occupancy standards, and/or laws in connection with occupancy requirements, fair housing, and civil rights laws, as well as landlord-tenant laws and zoning restrictions.

1. To determine the unit size for which a household may be eligible, the following will be counted as members of the household:

a. Full-time household members
b. Unborn children
c. Children in the process of being adopted
d. Children whose custody is being determined
e. Foster children
f. Children temporarily in a foster home
g. Children in joint custody 50% of the year or more
h. Children away at school but home for recess
i. Live-in aides
j. Foster adults

The Occupancy Standards for the development are:

2. Upon request, an applicant or tenant may be placed on as many of the Development's Waiting List that the household size qualifies.

3. A household may be required to provide proof of custody of related or unrelated occupants to be considered for a change in unit size.

VIII. SECURITY DEPOSITS

If applicable, a security deposit equal to one month's total tenant payment or tenant rent will be collected. The security deposit must be paid upon signing the lease for the unit. The amount of the security deposit established at move-in does not change when a tenant's rent changes.
A security deposit equal to one month's rent will be required.
***Note**: The Owner may collect the security deposit on an installment basis (HUD Handbook 4350.3, rev.1 Chapter 6, Section 2).

IX. REJECTION CRITERIA

The ability of the applicant to fulfill Lease obligations will be considered. An applicant may be rejected for one or more of the following reasons:

A. Insufficient/Inaccurate Information on Application

Refusing to cooperate fully in all aspects of the application process or supplying false information will be grounds for rejection.

B. Credit and Financial Standing

1. Unsatisfactory history of meeting financial obligations (including, but not limited to timely payment of rent, outstanding judgements, or a history of late payment of bills) will be considered. If an applicant is rejected based on the credit report, they will be provided with the reasons for rejection and given the name of the credit bureau that performed the credit check. Applicants will also be given the name of the credit bureau that performed the credit check. Applicants will also be given two weeks to dispute any information on the credit report.

2. The inability to verify credit references may result in rejection of an applicant. Special circumstances will be considered in which credit has not been established (income, age, marital status, etc.) and lack of credit history will not cause an applicant to be rejected. In such circumstances, a person with a history of creditworthiness may be required to guarantee the Lease.

3. The applicant's financial inability to pay his/her monthly contribution toward the rent of the unit may be assessed. Ordinarily, the total of the applicant's monthly contributions plus other long-term obligations (payments extending more than twelve months) should be less than 50 % of their monthly gross income. Income ratios may be considered in the context of the applicant's credit and employment history and potential for increases in income.

C. Criminal Convictions/Current Drug Use

1. Applicants who fall into the following categories <u>will</u> be rejected:

    a. any household in which any member uses marijuana, or whose use of marijuana, or current addiction to or engagement in the illegal use of a controlled substance interferes with the health, safety or right to peaceful enjoyment of the premises by other residents will be denied admission and, if an occupant, will be subject to termination of tenancy. ***See note at the bottom of this paragraph**.

    b. any household containing a member(s) who was evicted in the last three years from housing for drug-related criminal activity. Exception: if the evicted household member has successfully completed an approved supervised drug rehabilitation or the circumstances leading to the eviction no longer exist (e.g. the household member no longer resides with the applicant household).

    c. any household member that is subject to a state sex offender lifetime requirement. In order to comply with this provision, a criminal

background check will be conducted on all applicants over the age of 18 that includes a check of all state sex offender registration program lists, or a national registration list that includes the information from all states.

d. any household member for whom there is a reasonable cause to believe that the member's behavior, from abuse or pattern of abuse of alcohol, may interfere with the health, safety, and right to peaceful enjoyment by other tenants. The screening standards must be based on behavior, not the condition of alcoholism or alcohol abuse.

2. Applicants who fall into the following categories may be rejected. In addition, if other persons that will be living in the unit fall into these categories, the applicant may be rejected.

   The Owner shall ensure that the relevant "reasonable" time- period is uniformly applied to all applicants in a non-discriminatory manner and in accordance with applicable local fair housing and civil rights laws.

   a. criminal convictions that involved physical violence to persons or property or endangered the health and safety of other persons within the last year(s).

   b. criminal convictions in connection with the manufacture or distribution of a controlled substance within the last year(s); or

   c. Other:

***Note:** Developments with federal funding must adhere to the 2014 HUD Memorandum for Multifamily Assisted Properties titled, Use of Marijuana in Multifamily Assisted Properties, which "categorizes marijuana as a Schedule 1 substance and therefore the manufacture, distribution, or possession of marijuana is a federal criminal offense. Because the CSA prohibits all forms of marijuana use, the use of "medical marijuana" is illegal under federal law even if is permitted under state law."

D. Household Characteristics

Household size or household characteristics were not appropriate for the specific type of unit available at the time of application.

E. Unsanitary Housekeeping

☐ Housekeeping will be considered because Home Visits are conducted. Housekeeping criteria is not intended to exclude households whose housekeeping is only superficially unclean or disorderly if such conditions do not appear to affect the health, safety, or welfare of other tenants.

☐ Housekeeping will not be considered because Home Visits are not conducted.

F. Exception to Rejection Criteria

The Development has adapted the following policy regarding Extenuating Circumstances:

Extenuating circumstances will be considered in cases when applicants would normally be rejected. The applicants will have to provide in writing, the circumstances under which they would be considered an acceptable tenant in the future.

If the applicant is a person with disabilities, Management must consider extenuating circumstances in matters involving Reasonable Accommodation.

Note: Additional references include the Guidance for PHA's and Owners of Federally Assisted Housing on Excluding the Use of Arrest Records in Housing Decisions, HUD Notice H-2015-10 dated November 2, 2015. Additionally, HUD Memo dated April 4, 2016, Office of General Counsel Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate Related Transactions.

X. REJECTION PROCEDURES

A. Written Notification

Each rejected applicant will be promptly notified in writing of the reason(s) for rejection (Exhibit M). This notice will advise the applicant that they may, within 14 days of receipt of the notice (excluding weekends and designated federal holidays), respond in writing or request to meet with Management to discuss the notice.

B. Review of Rejected Applications

Meeting with the applicant or review of the applicant's written response will be conducted by a member of Management's staff who did not participate

in the initial decision to reject the applicant.

If the applicant appeals the rejection, the applicant will be given a final written decision from Management within five-days (*excluding weekends and designated federal holidays)* of the applicant's written response if it does not change the outcome of the rejection. If the response needs further discussion, a meeting will be scheduled, and the applicant will be notified within five-days. If the decision is reversed, the applicant will be offered a suitable vacant unit. If no such unit is available, the applicant will be offered the next appropriate unit.

XI. SPECIAL OCCUPANCY CATEGORIES

Applicants will be interviewed and processed as authorized in Sections V through VIII, with exceptions made as follows:

A. **Persons with Disabilities**

An applicant with disabilities will be given priority for an accessible unit if such applicant deems that this type of unit is appropriate for their household.

If the household determines that the accessible unit is not appropriate for the household's needs, the household's name will be returned to its place on the Development's Waiting List, as applicable.

XII. AMENDING THE TENANT SELECTION PLAN

This Plan may be amended only with the prior written approval of the Illinois Housing Development Authority.

XIII. CERTIFICATION

By signing this Plan, Management certifies that the contents of this Plan will be followed as written, and that no other Tenant Selection Plan has been executed for the Development at this time, or will be executed in the future without written approval from the Illinois Housing Development Authority.

Counterparts and Electronic Signatures. This Plan may be executed in counterparts, each of which shall be deemed an original, and all which together shall constitute one and the same instrument. A signed copy of this Plan transmitted by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this Plan.

This Plan is acknowledged and agreed to.

MANAGEMENT:

Organization Name:

Signature:

Print Name:

Title:

Dated:

OWNER:

Organization Name:

Signature:

Print Name:

Title:

Dated:

This Plan has been reviewed by IHDA as of this day of , 20 .

ILLINOIS HOUSING DEVELOPMENT AUTHORITY:

Signature:

Print Name:

Title:

EXHIBIT A

INITIAL RENT STRUCTURE

# of Units		60% Units	30% Units	Utility Allowance
20	1 Bedroom	12	8	$101
20	2 Bedroom	20	0	$120

NOTE: The rents shown above are the initial rents for the development. After the initial rents, this Exhibit will be replaced with a copy of the most recently approved Rent Schedule for the Development.

EXHIBIT B

LEASE ADDENDUM FOR ACCESSIBLE UNIT AVAILABILITY

This addendum to the Lease Agreement between HTG Arlington, LP (Lessor) and

_____ (Lessee) entered into a lease agreement

on_____(date).

In order to comply with Section 8.27 of Section 504 of the Rehabilitation Act of 1973, the landlord or its agent must first lease vacant accessible units to current occupants requiring accessibility features of the vacant unit and occupying a unit not having such features. If no such occupants exist, the unit would be leased to an eligible qualified applicant on the waiting list, who requires the accessibility features of the vacant unit. When offering an accessible unit to an applicant not having handicaps requiring the accessibility features of the unit, the landlord must require the applicant to agree to move to a non-accessible unit when available.

The resident noted above has been offered an accessible unit and does not have handicaps requiring such a unit. The resident noted above hereby agrees, upon request of the landlord to transfer to a non-handicapped accessible unit to accommodate a person or person(s) on the wait list who have required such an accessible unit.

I (we) have read and understand the terms of this lease addendum and agree to be bound by its provisions and conditions as written.

_____ _____

Signature of Resident Date

_____ _____

Signature of Resident Date

_____ _____

Signature of Owner/Agent Date

EQUAL HOUSING OPPORTUNITY

EXHIBIT C

VERIFICATION OF PREFERENCE STATUS

Dear_____:

_____ (Applicant) SSN#_____,

has applied for housing at Crescent Place and has indicated that they are eligible for a housing preference given the following circumstance:

1. State Preferences

A. ❒ Displaced from an urban renewal area.

B. ❒ Displaced by a disaster, such as a fire or flood, that resulted in extensive damage or has destroyed the unit.

C. ❒ Displaced by an activity carried on by an agency of the United States or by any State or local government body or agency.

2. Additional Preferences

A. ❒ Elderly, displaced, homeless, or disabled single person.

In order to determine the preference status, we are required to verify the preference. Therefore, we would appreciate your completing the certification below and returning this form in the enclosed envelope. This information will be used only for purpose of determining the preference for this applicant.

Sincerely,

Property Manager

I hereby authorize the release of the requested information.

Signature of Applicant

(Please complete items below, sign and date).

I verify that _____ (Applicant's) current living situation meets

_____ preference(s) as cited on the previous page.

Firm or Agency Name _____

_____
Signature

Print Name _____

Title _____

Firm or Agency Address _____

Phone Number _____ Date _____

EXHIBIT D

RE: VERIFICATION OF PREFERENCE - RESPONSE

Dear _____:

In your recent application, you indicated that you qualify for the following preference(s):

- Displaced from an urban renewal area.
- Displaced by a disaster, such as a fire or flood, that resulted in extensive damage or has destroyed the unit.
- Displaced by an activity carried on by an agency of the United States or by any State or local government body or agency.
- Elderly, displaced, homeless, or disabled single person

After reviewing the documentation, which you submitted, we regret to inform you that you do not meet the criteria for receiving a preference based on the following reason(s):

_____

_____

_____

If you feel this decision has been made in error and wish to provide additional documentation , please contact the rental office at (xxx) xxx-xxxx.

Sincerely,

Property Manager



EXHIBIT E

Date: _____

Dear Prospective Resident:

Thank you for your inquiry regarding housing at Crescent Place. We are pleased to enclose a brochure and Pre-Application for residency. Residents will be selected only from those eligible persons who submit a formal application. We are now accepting pre-applications and invite you to fill out the enclosed form and mail it back to us as soon as possible to the following address:

Attn: Crescent Place
Management Office
310 West Rand Road
Arlington Heights, IL 60004

You may be eligible for a preference if one of the following conditions applies to you: you have been displaced from an urban renewal area; displaced by a disaster, such as a fire or flood; displaced by an activity carried on by an agency of the United States or by any State or local government body or agency; or a resident of Arlington Heights. Households qualifying for a preference will receive housing before any other applicant households that are not so qualified. If you feel you qualify for a housing preference, complete the appropriate certification form attached to this letter and return it along with your pre-application by mail. For households not claiming a housing preference, screening will be conducted according to the order in which the pre-application was received.

For more information or to schedule a tour, please call our office at (xxx) xxx-xxxx.

Thank you for your interest in Crescent Place. We look forward to hearing from you soon.

Sincerely,

Property Manager



EXHIBIT F

CRESCENT PLACE PRE-APPLICATION

APPLICANT REQUESTS: □ 1 Bedroom □ 2 Bedroom □ Parking

FULL NAME: _____
(Last) (First) (Middle)

PRESENT ADDRESS: _____

PHONE: _____ EMAIL: _____

DATE OF BIRTH _____

Would you be interested in an accessible unit? ☐ Yes ☐ No

Do you feel you qualify for a housing preference? ☐ Yes ☐ No

Gross Annual Household Income: $_____

PLEASE LIST ANY ADDITIONAL PERSONS WHO WILL OCCUPY THE UNIT

NAME	AGE	RELATIONSHIP

_____

TO BE COMPLETED BY MANAGEMENT:

TIME RECEIVED _____

DATE RECEIVED_____





EXHIBIT G

Crescent Place Pre-Application Log

Date Application Received	Time Application Received	Applicant	Unit Type	# in Household	Accessible Unit	Income	Income Level	Preference Claimed

EXHIBIT H

OneSite Leasing & Rents Affordable

Crescent Place

5/10/2021 12:27:08 PM

Waiting List Report

As of xx/xx/xxxx

Bed - room	Household Count	Name Phone	Waitlist position	Application date/time	Income status	Accessible	Status	Move-in date/time Unit	Status inactive date/time	# of times unit refusal	Preference type
1	1	Joe Smith (123) 456-7890	1	04/30/2021 6:09 PM	EL	No	A			0	N/A

Income status - EL (Extremely Low), VL (Very Low), L (Low), B (BMIR), UQ (Unqualified), UD (Undetermined), NA (Not Applicable), M(Moderate)
Status - A (Active), O (Active with offer), C (Canceled), F (Failed to Respond), M (Moved in), R (Rejected), W (Voluntarily withdrew), P (Pending move-in)
Accessible - M (Mobility), H (Hearing), V (Vision), No (Standard)

EXHIBIT M

APPLICANT
REJECTION

Date: _____

Dear_____:

Thank you for your interest in renting at Crescent Place. After careful consideration and review of your application, we regret to inform you that we are not able to accept your application for tenancy at this time for the following reason(s):

_____

_____

If you wish to appeal this decision, please do so within 14 days of the date of this letter (excluding weekends and designated federal holidays) to schedule an appointment. The management office is open Monday-Friday and the contact phone number is (xxx) xxx-xxxx.

Any meeting with the applicant to discuss the applicant's rejection must be conducted by a member of the owner's staff who was not involved in the initial decision to deny admission or assistance.

Sincerely,

Property Manager



SOCIAL SECURITY NUMBER REQUIREMENTS

The head of household/spouse/co-head must disclose social security numbers (SSN's) for all household members. In addition, applicants must provide adequate documentation or acceptable evidence of the SSN including any of those listed below:

- Original Social Security card
- Driver's license with SSN
- Identification card issued by a federal, state or local agency, a medical insurance provider, or an employer or trade union
- Earnings statements on payroll stubs
- Bank statement
- Form 1099
- Benefit award letter
- Retirement benefit letter
- Life insurance policy
- Court records

Applicants do not need to disclose or provide verification of a SSN to be placed on the waiting list; however applicants must disclose a SSN and provide adequate documentation to verify each SSN for all non-exempt household members before they can be housed.

If household members have not disclosed and/or provided verification of the SSN at the time a unit becomes available, the next eligible applicant must be offered the available unit.

The applicant who has not provided required SSN has 90 days from the date they are first offered an available unit to disclose/verify the SSN. During this 90-day period, the applicant may retain its place on the waiting list. After 90 days, if the applicant has been unable to supply the SSN documentation the applicant will be determined ineligible and removed from the waiting list. An additional 90 days will be granted if the failure to provide documentation of a SSN is due to circumstances that are outside the control of the applicant.

Individuals who have applied for legalization under the Immigration and Reform Control Act of 1986 will be able to disclose their SSN, but unable to supply the cards for documentation. SSN are assigned to these persons when they apply for amnesty. The cards are forwarded to the Department of Homeland Security (DHS) until the persons are granted temporary lawful resident status. Until that time, their acceptable documentation is a letter from the DHS indicating social security numbers have been assigned.

EXHIBIT F

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, _____ ("Petitioner") is the contract purchaser of record of that certain property located at the address commonly known as 310 W Rand Rd and legally described in Exhibit B of this Ordinance ("Property"); and

WHEREAS, Ordinance No. 2021-_____, adopted by the Village President and Board of Trustees, on October 18, 2021 ("Ordinance"), grants rezoning of a portion of the Property and a preliminary plat of subdivision for the Property as described in the Ordinance; and

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2021

ATTEST:

By:_____ By:_____

Its:_____ Its:_____

Village Board
10/18/2021

Item: Ordinance - Land Use Variation Amendment - New Hope Academy

Department: Planning/Legal

At the October 4th Village Board meeting, a request for an amendment to a Land Use Variation for the expansion of an existing private school within an M-1 Research Development and Light Manufacturing District, for the property located at 3250 N. Arlington Heights Rd., was discussed and approved. The attached ordinance sets forth the provisions and conditions of the approval.

ATTACHMENTS:

Description	Type
Land Use Variation Amendment - New Hope Academy	Ordinance

THIS SPACE FOR CLERK'S USE ONLY

AN ORDINANCE AMENDING
LAND USE VARIATION
ORDINANCE NUMBER 17-016

ADOPTED BY THE
PRESIDENT AND BOARD OF
TRUSTEES OF THE VILLAGE OF
ARLINGTON HEIGHTS THIS
18TH DAY OF OCTOBER, 2021.

AN ORDINANCE AMENDING
LAND USE VARIATION
ORDINANCE NUMBER 17-016

WHEREAS, on April 3, 2017, the President and Board of Trustees of the Village of Arlington Heights approved Ordinance Number 17-016, granting a land use variation for a private school in an M-1 Research Development and Light Manufacturing District, for the property located at 3250 N Arlington Heights Rd; and

WHEREAS, pursuant to notice, on September 22, 2021, the Plan Commission, in Petition Number 21-016, conducted a public hearing on a request for an amendment to Ordinance Number 17-016 to allow the expansion of the existing Private School; and

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

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

SECTION ONE: That the Land Use Variation approved and amended by Ordinance Number 17-016 is hereby amended to allow the expansion of the existing Private School for the property legally described in Exhibit A, attached hereto, in substantial conformance with the plans submitted by the Petitioner described in Exhibit B, attached hereto, copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That the amendment to the Land Use Variation granted in Ordinance Number 17-016, is subject to the following conditions, to which the Petitioner has agreed:

1. Should the Village observe issues with the drop-off and pick-up procedures, the school shall work with staff to resolve said issues, which may include (but is not limited to) additional staff assigned to assist with drop-off and pick-up, reconfiguring queue locations and allowing double stacking of vehicles in drive aisle (where appropriate), and staggering of arrival or departure times.

2. A total of 15 parking spaces on the southern side of the building shall be striped as "Reserved" for New Hope Academy staff.

3. The Petitioner shall comply with all Federal, State and Village Codes, Regulations, and Policies.

SECTION THREE: Except as amended by this Ordinance, the remaining provisions of Ordinance Number 17-016, shall remain in full force and effect.

SECTION FOUR: That the Director of Building and Life Safety of the Village of Arlington Heights is hereby directed to issue permits for the facility herein approved, upon proper

application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION FIVE: That this Ordinance shall be recorded by the Village in the Office of Cook County Clerk. This Ordinance and the privileges, obligations, and provisions contained herein will run with the Property, and will inure to the benefit of, and be binding upon, the Petitioner and its personal representatives, successors and assigns.

SECTION SIX: This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village President and Board of Trustees in the manner required by law; and

2. The filing by the Petitioner with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit C attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

In the event the Petitioner does not file fully executed copies of the Unconditional Agreement and Consent pursuant to this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES:

NAYS:

PASSED AND APPROVED this 18th day of October, 2021.

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

Legal Description

Parcel 1:
All that part of the Northwest 1/4 of the Northwest 1/4 and of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian, lying West of the West line of Freedom Small Farms, a subdivision of parts of the West 1/2 of the Northwest 1/4 of Section 8, and lying South of the center line of Fairview Lane, as shown upon plat of said subdivision, extended to the West, in Cook County, Illinois; excepting therefrom the following portions thereof, exception Portion A: the East 597.14 feet thereof, exception Portion B: that part taken and condemned in Case No. 70L9667 by the Department of Public Works and Buildings of the State of Illinois for relocated Arlington Heights Road; exception Portion C: that part lying Northerly of the Northerly line of relocated Arlington Heights Road.

Parcel 2:
The West 287.14 feet of the East 597.14 feet of that part of the Northwest 1/4 of the Northwest 1/4 and of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian, lying West of the West line of Freedom Small Farms, a subdivision of parts of the West 1/2 of the Northwest 1/4 of Section 8, lying South of the center line of Fairview Lane (extended to the West) as shown upon plat of said subdivision recorded June 17, 1941 as Document No. 12703394, in Cook County, Illinois; excepting therefrom the following portions thereof: exception Portion A: that part conveyed by Reinhold and Ruth E. Rieve to the State of Illinois for the use of the Department of Public Works and Building by deed dated July 16, 1970 and recorded August 14, 1970 as Document No. 21227380; exception Portion B: that part lying Northerly of the Northerly line of relocated Arlington Heights Road, being a line drawn between a point in the East line of the aforesaid West 287.14 feet that is 404. 89 feet South of the aforesaid extension of the center line of Fairview Lane, as measured along the East line of the aforesaid West 287.14 feet, and a point in the West line of the aforesaid East 597.14 feet that is 192.276 feet South of the aforesaid extension of the center line of Fairview Lane.

P.I.N. 03-08-102-035-0000 and 03-08-102-029-0000

commonly known as 3250 N. Arlington Heights Road, Arlington Heights, Illinois.

EXHIBIT B

Site Plan Documents

Blocking Plan, prepared by Interwork Architects, dated June 9, 2021, consisting of Sheet SK-6.09.21
Space Plan, consisting of one sheet

EXHIBIT C
UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, _____, (“Petitioner”) is the tenant of that certain property located at the address commonly known as 3250 N Arlington Heights Rd and legally described in Exhibit A of this Ordinance ("Property"); and

WHEREAS, Ordinance No. 2021-_____, adopted by the Village President and Board of Trustees, on October 18, 2021 ("Ordinance"), grants an amendment to the Land Use Variation for the Property as described in the Ordinance; and

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2021

ATTEST:

By:_____ By:_____

Its:_____ Its:_____

Village Board
10/18/2021

Item: Resolution - Class 6b Property Tax Classification - 1400-1500 W Dundee Rd

Department: Planning/Legal

RPG Arlington Heights Development, LLC is requesting approval for a Cook County Class 6b Property Tax Classification for 1400-1500 W. Dundee Road, consisting of four parcels of property. In order to be able to develop two modern manufacturing/warehouse facilities totaling around 510,000 square feet, a Class 6b designation is being requested.

The Village's guidelines for Class 6b applicants are based upon employing at least 25 workers, showing financial benefit to the Village, and commitment to providing 10% of their property tax savings over the first five years towards the Zero Interest Loan program or other economic programs. The applicant is the prospective buyer of the site and will not be occupying the building, but rather, leasing to prospective tenants. If approved by the Village Board and Cook County, the property tax abatement will not take effect until tenants occupy at least 50% of the buildings' combined square footage.

The applicant expects to have a positive financial impact on the Village. The owner/developer is conducting a redevelopment of approximately $40 million to the site. This will increase the long-term value and viability of the property. In addition to the taxes generated, new tenants will increase employment within the Village. The applicant estimates that the completed facilities should serve approximately 125 full-time workers. Both existing buildings on-site have been 100% vacant for over three years, and would be demolished to make way for the new facilities. Further, the applicant has signed an agreement to provide the Village with 10% of their property tax savings over the first five years of the abatement, in order to help fund the Zero Interest Loan program or other economic programs.

Additionally, since the project was initially planned, the unforeseen need to construct a detention vault to support truck traffic has added an additional $4.1 million to the project cost. Coupled with a substantial increase in the cost of steel and roofing has added $7.5 million to the total development cost. The developer is also planning significant sustainable design features including

energy-efficient LED lighting, rainwater collection via underground infiltration, and clerestory windows. The developer has stated that the project cannot move forward without Class 6b approval.

The proposed redevelopment of 1400-1500 W. Dundee Road provides the Village with an exciting opportunity to attract new enterprises to the community. The Class 6b incentive would allow for the revitalization of a property struggling with long-term vacancy and bringing only the second newly developed spec industrial building to Arlington Heights in the past decade. A detailed summary of the request by RPG Arlington Heights Development, LLC for a Cook County Class 6b incentive is attached.

RECOMMENDATION

It is recommended that the attached Resolution Approving Certain Property to Participate in the Cook County Class 6b Assessment Incentive Program for RPG Arlington Heights Development, LLC, located at 1400-1500 W Dundee Road, be approved.

ATTACHMENTS:

Description	Type
Class 6b - 1400-1500 W Dundee Rd	Resolution
Application Summary - 1400-1500 W Dundee Rd	Exhibits

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

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights has reviewed the application for Class 6b property tax status from RPG Arlington Heights Development, LLC, located at 1400-1500 W Dundee Rd, Arlington Heights, Illinois, and RPG Arlington Heights Development, LLC, has proven to this Board that such incentive is necessary for development to occur on this specific real estate, and hereby find that said property qualifies for an assessment reduction pursuant to the Cook County Class 6b assessment incentive program; and

WHEREAS, the Owner has provided an Economic Disclosure Statement to the City;

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

SECTION ONE: That RPG Arlington Heights Development, LLC, located at 1400-1500 W Dundee Rd, Arlington Heights, Illinois, legally described in Exhibit A, attached hereto and made a part hereof, is approved for participation in the Cook County Class 6b assessment incentive program and the Village of Arlington Heights hereby supports and consents to said property receiving Class 6b status from the Cook County Assessor based on New Construction and Substantial Rehabilitation.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 18th day of October, 2021.

ATTEST: _____ Village President

_____
Village Clerk

EXHIBIT A

Legal Description

BEING A RESUBDIVISION OF LOTS 1 THROUGH 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL, BEING A RESUBDIVISION OF LOT 1 IN BOB ROHRMAN'S RESUBDIVISION, BEING A SUBDIVISION OF THE SOUTH HALF OF GOVERNMENT LOTS 1 AND 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, AS DOCUMENT NUMBER 1007631040, IN COOK COUNTY, ILLINOIS

PINs: 03-06-302-021/-022 & Portions of PINs 03-06-302-023/-024

Commonly described as 1400-1500 W. Dundee Road Arlington Heights, IL 60004

THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

The review for determination of support for County Tax abatement for the property identified as 1400-1500 W. Dundee Road will be conducted as follows:

I. Item by item review as per Village Procedures and Application Form.

II. Synopsis of application.

III. Correlation of application to Comprehensive Plan.

IV. Correlation of application to zoning.

V. State of economy of industry making application.

VI. Site visit summary.

VII. Site specifics of property requesting abatement.

VIII. Relationship of property tax abatement goals to application.

IX. Relationship of Village guidelines to application.

X. Finance Department review.

XI. Adherence to Zero Interest Loan program / economic program requirements

XII. Department of Planning and Community Development recommendation.

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

I. Review Item by Item of Application

A) INTRODUCTION: Complete. (Applicant asserts that computations are to the best of its knowledge based on current value.)

B) PROPERTY DESCRIPTION: Complete. Submitted as Attachment A.

C) IDENTIFICATION OF PERSONS: Complete. Submitted as Attachment D.

D) PROPERTY USE: Complete. Identified in application and submitted as Attachment E.

E) TRAFFIC: The applicant projects about 300-500 automobiles and 40-60 trucks would enter/exit the site on a daily basis. When constriction is complete, it will offer 599 parking spaces.

F) EVIDENCE OF NEW CONSTRUCTION: Complete. Ownership and the prospective tenant are planning a complete redevelopment of the property totaling up to $40 million when inclusive of the cost of building materials. Work includes demo of two existing vacant buildings and redevelopment of the property including two new spec industrial facilities.

G) EMPLOYMENT OPPORTUNITIES: Complete. The development is being built on speculation, with no specific tenant in-hand at this point. The applicant estimates that approximately 125 full-time positions will be created per this development, contributing an estimated $530,000 in employing spending to the Village's economy annually. Improvements to the site will also temporarily employ 25-50 construction jobs. The applicant has verified that these workers will be paid prevailing wage.

H) FISCAL EFFECT: Complete. Submitted as Attachment M.

I) OTHER INDUCEMENTS: Complete. No other inducements requested. Submitted as Attachment N.

J) JUSTIFICATION: Complete. Submitted as Attachment O.

K) OTHER DATA: Complete. Provided copy of Cook County eligibility application, ALTA land title survey, and site plan. Submitted as Attachments B and C.

II. Synopsis

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

The property at 1400-1500 W. Dundee Road received a Class 6b designation in 1997 that has since expired. The property was under different ownership at that time. The two buildings currently on the property have been completely vacant for several years. The developer, who would purchase the property, has indicated to Staff that the project cannot move forward without approval of the Class 6b property tax abatement. The property tax abatement would not become active until at least 50% of the useable square footage is occupied.

Under the incentive provided by Class 6b, qualifying industrial real estate would be eligible for the Class 6b level of assessment from the date that new construction or substantial rehabilitation is completed and initially assessed or, in the case of abandoned property, from the date of substantial re-occupancy. Properties receiving Class 6b designation will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. This constitutes a substantial reduction in the level of assessment and results in significant tax savings. In the absence of this incentive, industrial real estate would normally be assessed at 25% of its market value. Again, the abatement would not take effect until at least 50% of built space is occupied by tenants.

The industrial/flex vacancy rate is currently 13.0% in Arlington Heights (source: CoStar, August 2021). If the vacancy rate were to remain static, redevelopment and complete re-occupancy of this site would reduce the vacancy rate by nearly seven percent to 6.2%.

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

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

Applicant wishes to obtain a Cook County Class 6b Property Tax classification. The Law Offices of Liston & Tsantilis filed this Class 6b application on behalf of the applicant, RPG Acquisitions LLC (now **RPG Arlington Heights Development, LLC**) with Village Staff on June 23, 2021.

III. Correlation of Application to Comprehensive Plan

The Village's Comprehensive Plan indicates that this property has been designated for "Commercial" uses. However, per the developer's Plan Commission approval, the site would be designated as "R&D, Mfg., Warehousing" on the Comp Plan moving forward. Therefore, within this designation the layout of the building is appropriate: industrial and office.

- Industrial/Manufacturing/Warehouse Space 90%
- General Office Space 10%

This takes into account approximately 459,000 square feet of industrial space, and 51,000 square feet of office space.

IV. Correlation of Application to Zoning

The Zoning Map revised January 1, 2020, designates the relevant parcels as **M-1 Research, Development, and Light Manufacturing** making up the southeast corner of the proposed development, and **B-3 General Service, Wholesale and Motor Vehicle District** encompassing the northern portion of the project. The developer was approved for a planned unit development (PUD) on September 8, 2021, in order to provide zoning allowances for the proposed industrial redevelopment on the site.

V. State of Economy of Industry Making Application

The existing development at 1400-1500 W. Dundee Road encompasses 550,000 square feet of primarily industrial space that has been 100% vacant since December 2017. The potential buyer of the property wishes to redevelop the site, demolishing the existing structures and constructing two new spec industrial buildings. One building of 305,000 square feet would be built on the footprint of the existing structure. A second building, of about 205,000 square feet, would be constructed immediately north of the exiting Lexus of Arlington dealership. Both buildings would be built on spec, meaning there is no current tenant in-hand, and the new facilities would be marketed to prospective businesses.

A previously approved Class 6b for the site has been inactive for over a decade. There is no active Class 6b on the property currently. Due to the property tax burden on the site, the buyer is requesting the property tax abatement in order to make the project financially feasible. Justification of economic benefits would include an increase in property value, a long-term increase in property taxes, and the attraction of new businesses and workers to the community. The applicant estimates that, at 100% occupancy, approximately 125 workers could be employed by the tenants. Spending by these workers at Arlington Heights businesses would be a further boon to the local economy.

VI. Site Visit

Village Staff has toured the site numerous times over the years and has verified that the existing building is obsolete based upon modern industrial needs. Staff has also worked closely with the developer on the project as a whole, including review of plans, as part of the Plan Commission process.

VII. Site Specifics of Property Requesting Abatement

RPG Arlington Heights Development, LLC is applying for a Class 6b property tax abatement that would allow them to complete a demolition of the existing buildings at 1400-1500 W. Dundee Road in order to construct two industrial spec buildings totaling 510,000 square feet of space. The site specifics are provided below:

A. Both existing buildings have been 100% vacant for several years, with the west building being vacant for more than eight years, and the east building completely unoccupied since 2017.

B. The property currently does not an active Class 6b designation. A Class 6b approved for the property in 1997 has long since expired.

C. The developer's cost of completing this project is estimated at approximately $40 million. Since the project was initially planned, the need to construct a detention vault to support truck traffic has added an additional $4.1 million to the project cost. Coupled with a substantial increase in the cost of steel and roofing has added $7.5 million to the total development cost. The developer has stated that the project cannot move forward without Class 6b approval.

D. The developer is also planning significant sustainable design features including energy-efficient LED lighting, rainwater collection via underground infiltration, and clerestory windows.

E. The new facilities are being built on spec, and there are currently no tenants committed to leases. The developer anticipates that, when 100% occupied, the site could employ approximately 125 full-time workers who would contribute an estimated $530,000 to the community annually.

The property will be redeveloped to replace obsolete buildings and bring new companies and newer industrial facilities to Arlington Heights. The development and prospective tenants are expected to meet zoning standards per the site's approved Planned Unit Development (PUD).

VIII. Relationship of Property Tax Abatement Goals to Application

The intent of the Cook County Class 6/7 programs are to encourage new industrial and commercial development within the county. This property tax abatement program demonstrates an ongoing desire by Cook County officials to maintain its commercial and industrial competitiveness within the Chicago metropolitan region.

In this instance, the abatement would allow for the redevelopment of a long-vacant property, and the demolition of obsolete structures nearly 50 years old, to accommodate modern facilities. Redevelopment of the property would enable multiple companies to establish an operation in Arlington Heights, taking up 510,000 square feet of new industrial space. The economic impact would be shown in employment growth, a reduction in the Village's industrial/flex vacancy rate, and a growth in the site's property value.

IX. Relationship of Village Guidelines to Application

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

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

The Village of Arlington Heights initiated its own guidelines in May 1990, and these have been updated since that time. The current community guidelines require the following:

1. The application fee shall have been paid.

2. The application form shall have been completed with attachments.

3. The business must be a manufacturing, industrial, research, warehousing, or fabricating firm for an excess of 51% of the structure's floor space or an excess of 51% of the employees.

4. The business must employ at least 25 individuals during the period when the taxes are abated.

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

Guideline #3 is met by this application as 90% of the floor space is dedicated to industrial use, with the remaining 10% dedicated to office space. Guideline #4 is expected to be met with an estimated 125 full-time workers to be on-site when full occupancy is reached. Guideline #5 is met by the inevitable increase in property value, long-term property tax revenue from the proposed redevelopment, and residual spending from the tenants' employees within the Village.

X. Finance Department Review

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

XI. Adherence to Zero Interest Loan Program / Economic Program Requirements

In order to receive approval from the Village of Arlington Heights for the Class 6b tax abatement, the applicant must formally execute an agreement with the Village. This agreement is a commitment to rebate 10% of the applicant's savings from the abatement to the Village over the first five years of the incentive.

The contract purchaser has signed a formal agreement expressing willingness to rebate the Village 10% of their property tax abatement savings in order to help the Village enhance its business community. Such rebate is to be placed in the Zero Interest Loan fund in order to fund such loans or other economic development activities, as the Village deems appropriate or desirable.

XII. Department of Planning and Development Recommendation

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

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

For use as an EXAMPLE:

	COOK	**COOK (W/CLASS 6B)**	**DUPAGE**
Market Value	$51,125,559	$51,125,559	$51,125,559
Assessment Level	x .25	x .10	x .33
Assessed Valuation	$12,781,390	$ 5,112,556	$16,871,434
Equalization Factor	x 2.9160	x 2.9160	x 1.0000
Equalized Value	$37,270,533	$14,908,213	$16,871,434
Tax Rate (per $100)	x 10.449%	x 10.449%	x 6.037%
Taxes	**$ 3,894,398**	**$ 1,557,759**	**$ 1,074,710**

DuPage County taxes for a comparably sized and valued property are nearly $3 million lower than Cook County taxes in this example. In other terms, DuPage County property taxes are approximately 262% lower than Cook County non-residential property taxes. With the Class 6b abatement in this instance, Cook County property taxes become exponentially more competitive (still 45% higher than DuPage property taxes).

As with the granting of Class 6b tax abatements in general, the net result of encouraging Class 6b tax abatements will provide for a more aggressive atmosphere for economic development in Arlington Heights than other communities in the six-county region. If approved, the Class 6b designation will help redevelop an aging property, attract new businesses to Arlington Heights, and garner residual spending to support existing businesses from new employees in the community.

Village Board
10/18/2021

Item: Resolution - Class 7c Commercial Urban Relief Eligibility Incentive - 44 S Vail Ave

Department: Planning/Legal

44 Vail, LLC is requesting Village approval for a Cook County Class 7c Property Tax Classification relative to 44 S. Vail Avenue, consisting of three parcels of property. The site has been 100% vacant since March 2018. The property tax abatement in question would apply to the renovation of the approximately 57,000 square foot structure, formerly owned and occupied by AT&T, into a multi-tenant commercial office building. While there are no tenants in-hand at this point, the renovations would allow for growth in the Village's daytime population, and reoccupation of key office space within the Downtown.

In order for the petitioner to renovate and re-tenant the building, a Class 7c property tax abatement is being requested. The Class 7c incentive applies to commercial properties whereas the 6b is designated for industrial users. Additionally, the Class 7c incentive lasts five years, with only one renewal opportunity, whereas the 6b lasts 12 years with no existing cap on number of renewals.

The Village's guidelines for Class 7c applicants are based upon employing at least 50 workers, showing financial benefit to the Village, and a formal commitment to providing 10% of their property tax savings over the first three years towards the Arlington Heights Zero Interest Loan program or other economic programs.

Per these guidelines, the applicant estimates that approximately 62-82 workers will occupy the building once it reaches full capacity. This is based upon a calculation of one worker per 500 square feet. The applicant anticipates having a positive financial impact on the Village as the property is anticipated to generate around $850,000 in property taxes over the five-year life of the incentive, as opposed to only $436,000 million if it remains vacant. Additionally, new workers will provide residual revenues to the Village via patronage to other businesses in the community.

The County requires that the application meet four eligibility factors as well:

1. A real estate tax analysis verifying stagnation or a reduction in EAV during three of the past six years.
2. Evidence of vacancy and marketing efforts, and three years of income tax statements.
3. Verification of the "but for" clause (i.e. development would not occur but for the incentive) and economic feasibility following the incentive period.
4. Certification of increased tax revenue and employment.

From 2015-2020, equalized assessed value stagnated four times, and decreased in 2016. The property has been completely vacant for over three years, and with the ongoing high regional office vacancy due to the lingering effects of the pandemic, it may be extremely difficult to find another tenant (or multiple tenants) to re-occupy the property.

The owner has stated in their application that, due to the high rate of property taxes in Cook County (more than double, per square foot, compared to Lake County), the renovation is not economically feasible without the abatement. And as stated above, increased tax revenue is shown through increases in property taxes, as well as indirect sales and food & beverage taxes.

The applicant is looking to renovate a key office property in the Downtown, bringing new businesses and workers to the community. With the pandemic, there has been limited investment in office space in the region. This renovation would provide for much-needed reinvestment in our community's office space, helping diversify the Downtown land use mix and providing daytime population to support our other businesses. In summary, the Class 7c incentive would allow for the establishment of new employers within the community, creating additional jobs and tax-generating opportunities.

Note: A request to amend the existing parking agreement with the former owner will be in a separate transmittal.

RECOMMENDATION

It is recommended that the Village Board of Trustees approve a Resolution supporting the application for a Class 7c tax incentive for the renovation and re-occupancy of 44 S. Vail Avenue. This approval is subject to compliance with all Village codes and regulations.

ATTACHMENTS:

Description	**Type**
Class 7c - 44 S Vail Ave	Resolution
Application Summary - 44 S Vail Ave	Exhibits

A RESOLUTION APPROVING CERTAIN PROPERTY TO PARTICIPATE IN THE COOK COUNTY CLASS 7c COMMERCIAL URBAN RELIEF ELIGIBILITY INCENTIVE

WHEREAS, The Village of Arlington Heights, Cook County, Illinois ("Village") is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government affairs ("Home Rule Powers"); and

WHEREAS, the President and Board of Commissioners of County of Cook enacted an ordinance known as the Cook County Real Property Assessment Classification Ordinance, as amended from time to time ("Classification Ordinance"), which provides for a tax assessment incentive classification designed to encourage commercial development throughout Cook County by offering a real estate incentive for the development of new commercial facilities, the rehabilitation of existing commercial structures, and the utilization of abandoned commercial buildings in order to create employment opportunities and expand the tax base; and

WHEREAS, the owner of a property may request that the President and Village Board of Trustees of the Village of Arlington Heights ("Corporate Authorities") approve a Cook County Class 7c Real Estate Tax Assessment Classification ("Class 7c Tax Assessment Classification") for a property; and

WHEREAS, the adoption of a resolution by the Corporate Authorities is required and must be filed by the Requestor along with an application for said incentive with the County of Cook in order for the property to be eligible for a Class 7c Tax Assessment Classification; and

WHEREAS, 44 Vail, LLC, ("Applicant") has caused to be filed with the Corporate Authorities an application for a Class 7c Tax Assessment Classification for the property located at 44 S. Vail Ave., Arlington Heights, Illinois (PIN: 03-29-346-021-0000, 03-29-346-023-0000, 03-29-346-025-0000) ("Subject Property") based on occupation of abandoned property for more than twelve (12) continuous months; and

WHEREAS, the Corporate Authorities have reviewed the Applicant's Cook County Commercial Urban Relief Eligibility - Incentive Classification Initial Questionnaire (IC-IQ) for Class 7c property tax status; and

WHEREAS, the applicant has proven that the four eligibility factors of the Cook County Real Property Assessment Classification Ordinance for a Class 7c Incentive are present and has satisfactorily demonstrated that the Class 7c property tax abatement is necessary for occupation to occur on the Subject Property; and

WHEREAS, the Village of Arlington Heights consents to and supports the application of 44 Vail, LLC, for a Class 7c property tax abatement for the Subject Property,

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

SECTION ONE: That the Applicant, 44 Vail, LLC, located at 44 S. Vail Ave., Arlington Heights, Illinois, and legally described in Exhibit A, attached hereto and made a part hereof, is approved for participation in the Cook County Class 7c Commercial Urban Relief Eligibility Incentive based on occupation of abandoned property for more than twelve (12) continuous months and the Village of Arlington Heights hereby supports and consents to said property receiving Class 7c status from the Cook County Assessor and finds that a Class 7c is necessary for occupation to occur on the Subject Property.

SECTION TWO: The Corporate Authorities find that the four eligibility factors, as set forth in Section 74-63(11), Subsections (a)(1) – (a)(4) of the Classification Ordinance are present at the Subject Property.

SECTION THREE: The Economic Disclosure Statement, as defined in the County Ordinance, has been received and filed by the Village.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 18th day of October, 2021.

ATTEST: _____ Village President

_____
Village Clerk

Resolution-Misc:Class 7c – 44 S Vail Ave

EXHIBIT A

Legal Description

PARCEL 1:
LOTS 3, 4, 5, AND 6 IN BLOCK 32 IN DUNTON, COOK COUNTY BEING THE WEST ½ OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOTS 10 AND 11 (EXCEPT THE NORTH 5.00 FEET); TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY, LYING WEST AND ADJOINING LOT 11 AND THE WEST 1/2 OF THE ALLEY, LYING EAST AND ADJOINING LOT 10 IN SIEBURG'S SUBDIVISION OF BLOCK 25 EXCEPT THE EAST 1/2 OF LOTS 1 AND 2, ALSO THE NORTH 1/2 OF BLOCK 32 OF ROBINSON STREET BETWEEN LOTS 25 AND 32 IN DUNTON IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE EASEMENT AGREEMENT DATED OCTOBER 25, 1985 AND RECORDED AS DOCUMENT NUMBER 85269990 FROM THE VILLAGE OF ARLINGTON HEIGHTS TO ILLINOIS BELL TELEPHONE COMPANY, ITS SUCCESSORS, ASSIGNS, EMPLOYEES, AGENTS, CONTRACTORS, SUBCONTRACTORS AND INVITEES FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING
DESCRIBED LAND:
THE NORTH 5 FEET OF LOTS 10 AND 11 AND THE SOUTH 2 FEET OF LOTS 9 AND 12, TOGETHER WITH ALL THAT PART OF THE VACATED ALLEY ADJOINING SAID PORTIONS OF LOTS AS HEREIN DESCRIBED, IN SIEBURG'S SUBDIVISION OF BLOCK 25, AND THE NORTH 1/2 OF BLOCK 32 AND VACATED ROBINSON STREET IN DUNTON COOK COUNTY, BEING THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS

PINs: 03-29-346-021-0000; 03-29-346-023-0000; 03-29-346-025-0000

commonly known as 44 S Vail Ave, Arlington Heights, IL 60005

THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

The review for determination of support for a Cook County Class 7c Property Tax abatement for the property identified as 44 S. Vail Avenue will be conducted as follows:

I. Item by item review as per Village Procedures and Application Form

II. Synopsis of application

III. Correlation of application to Comprehensive Plan

IV. Correlation of application to zoning

V. State of economy of industry making application

VI. Site visit summary

VII. Site specifics of property requesting abatement

VIII. Relationship of property tax abatement goals to application

IX. Relationship of Village guidelines to application

X. Finance Department review

XI. Adherence to Zero Interest Loan program / economic program requirements

XII. Department of Planning and Community Development recommendation

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

I. Review Item by Item of Application

A) INTRODUCTION: Complete. Applicant asserts that computations are to the best of its knowledge based on current value.

B) PROPERTY DESCRIPTION: Complete. Provided legal description, plat of survey, and site aerial.

C) IDENTIFICATION OF PERSONS: Complete.

D) PROPERTY USE: Complete. There is 31,069 leasable square feet between two floors, with the intention of attracting office users. Some first-floor retail is also possible. There are an additional 9,955 square feet of leasable square feet in a below-ground level that could be utilized by office users as well.

E) TRAFFIC: Complete. This is dependent upon the tenants who will eventually lease space in the building. No truck traffic is anticipated. The site offers 57 private parking spaces onsite. Additional permit parking for employees is being considered separately.

F) EVIDENCE OF NEW CONSTRUCTION: Complete. The applicant is renovating and attracting tenants for a 57,000 square foot office building that has been vacant since March 2018. The estimated cost for the site improvements is approximately $2 million and involves exterior facade improvements, new mechanicals, and updated interior office suites.

G) EMPLOYMENT OPPORTUNITIES: Complete. The applicant estimates that tenant(s) will employ approximately one person per 500 square feet, or about 62-82 employees. Actual number unknown at this time as the building would be listed as available for lease with no tenants yet secured.

H) FINANCIAL INFORMATION: Complete. Newly formed entity so no financial records available.

I) FISCAL EFFECT: Complete.

J) OTHER INDUCEMENTS: Complete. No other inducements requested.

K) JUSTIFICATION: Complete.

L) TAX BILLS: Complete. History of tax bills dating back five years, verifying decline/stagnation of equalized assessed value (EAV) at the property.

M) EAV INFORMATION: Complete. Data showing decline or stagnation in EAV in at least three of past six years provided.

N) CERTIFICATION OF "BUT FOR" REQUIREMENT: Complete. Justification provided.

O) TAX REVENUE AND EMPLOYMENT PROJECTIONS: Complete.

P) COMPLETED IC-IQ QUESTIONNAIRE: Complete. Not submitted as the applicant is the buyer and property manager, but will not be occupying the property. Rather, they will be recruiting office tenants that meet Village zoning requirements.

II. Synopsis

The Applicant, 44 Vail LLC, wishes to obtain a Cook County Class 7c Property Tax Classification for 44 S. Vail Avenue in order to renovate the building and property for leasing to potential office users. The Class 7c classification is designed to encourage commercial development throughout Cook County by offering a real estate tax incentive for the development of new commercial facilities, the rehabilitation of existing commercial structures, and the commercial reutilization of abandoned buildings. The goal of the Class 7c designation is to stabilize and increase commercial property values, incentivize viable and timely commercial projects, and increase employment opportunities.

The site has never been approved for a Class 7c tax abatement and has been 100% vacant for over three years. With approval, this project would be assessed at 10% for the next three years, before rising to 15% in the fourth year, and 20% in the fifth and final year. This constitutes a substantial reduction in the level of assessment and results in significant tax savings. Barring the request for, and approval of, an incentive renewal, the property would return to paying the standard 25% assessment after the fifth year. In the absence of this incentive, commercial real estate would normally be assessed at 25% of its market value.

Eligibility Requirements
Real estate is eligible for Class 7c status under the following conditions:

1. The property's assessed value, equalized assessed value, or real estate taxes, have declined or remained stagnant in three of the past six years.
2. There is either: (a) new construction, (b) substantial rehabilitation, or (c) substantial re-occupancy of "abandoned" property.
3. Certification that the development/redevelopment/rehabilitation would not occur "but for" the incentive and that the project will be economically feasible at the conclusion of the incentive.
4. Evidence that the project will result in increased tax revenue and employment opportunities at the property.

The applicant wishes to obtain a Cook County Class 7c Property Tax classification. The Class 7c application was formally submitted on July 1, 2021. Additional requested information has been sent over the ensuing weeks.

III. Correlation of Application to Comprehensive Plan

The General Comprehensive Plan indicates that this property is designated for *Mixed Use*. And the Cook County Class 7c incentive is "intended to encourage commercial projects which would not be economically feasible without assistance." While the site is designated for mixed-use, a renovated office building presents an opportunity to bring daytime population to the Downtown to support existing shops, services, and restaurants. The applicant would reinvest in the property as upscale office space. Therefore, the request is to utilize the site as professional office, as it is currently approved and allowed by zoning.

IV. Correlation of Application to Zoning

The Zoning Map revised January 1, 2020, designates the relevant parcel as B-5 Downtown District. Within this designation, *Offices: Business and Professional* are permitted outright.

V. State of Economy of Industry Making Application

The applicant wishes to renovate and re-tenant, in its entirety, the two-story office building at 44 S. Vail Avenue. The building is approximately 57,000 square feet in size, and has been 100% vacant since March 2018. The purpose for applying for the incentive is that the purchase, renovation, and re-tenanting would not be financially viable otherwise, due to the level of property taxes.

The Village's Class 7c guidelines suggest that the applicant have a minimum employment threshold of 50 employees. The applicant is the buyer, but not a tenant. Applicant estimates that when 100% occupied, the building would accommodate 62-82 workers. Therefore, the employment requirement would be met. Over the five-year life of the incentive, the applicant estimates that the property would generate approximately $410,000 more in property taxes with a Class 7c designation than in its current vacant

state. And with the abatement, the applicant expects the site to generate $848,000 in total property tax revenue from 2021-2025. Residual tax revenues (sales taxes, food & beverage taxes, etc.) are also anticipated via employees patronizing local businesses.

VI. Site Visit

Village Staff visited the property on July 20th, and verified that significant work still needs to be done to improve the interior. Exterior improvements are also planned per Planning & Community Development Staff recommendation, and the new owner has received positive recommendations from the Design Commission. The Building & Life Safety Department confirmed there are no outstanding Code issues with the property. The applicant has verified that the property has been 100% vacant since March 2018.

VII. Site Specifics of Property Requesting Abatement

The vacant building at 44 S. Vail Avenue is 56,872 square feet over two above-ground floors, and a lower level. The applicant is applying for a Class 7c property tax abatement that would enable the rehab and eventual re-occupancy of the entire vacant property at an estimated cost of $2 million. The site specifics for 44 S. Vail are as follows:

A. The property has been 100% vacant since March 2018.

B. Equalized assessed value (EAV) for the property has been stagnant or decreasing in five of the past six years. From 2015-2020, the property value stagnated four times. It decreased in 2016.

C. The property tax rate is anticipated to be $5.74 per square foot at this property once occupancy is achieved and the abatement period has expired. A similar Lake County property can expect to pay $2.48 per square foot. A Class 7c designation would make the property at 44 S. Vail much more competitive at $2.29 per square foot during the first three years of incentive period.

D. While the applicant has no plans to reoccupy the building itself, it anticipates re-tenanting the space with multiple companies that are estimated to employ 62-82 workers.

By definition, "The purpose of the B-5 District is to provide a central area for various retail, office, governmental, institutional, public, residential and cultural activities. Emphasis on pedestrian traffic and access will be encouraged for all uses permitted."

The intended use (professional office), once renovations are complete, meets the definition for an appropriate B-5 operation as it would provide daytime population for the Downtown and would attract working professionals to the community. Further, it re-utilizes office space at a time when office vacancy in the community is at nearly 20% (source: CoStar). The buyer would attract tenants that comply with the mission of the Class 7c designation.

VIII. Relationship of Property Tax Abatement Goals to Application

The initial intent of the County Assessor's property tax incentive plan is to encourage new industrial and commercial development within the County. The Class 7c Property Tax Abatement program demonstrates an ongoing desire by Cook County officials to maintain commercial competitiveness with the rest of the Chicago metropolitan region.

In this instance, the abatement would allow for the renovation and re-use of a 57,000 square foot office building that has been completely vacant for over three years, and potentially bring over 80 daytime workers to the Village. Furthermore, it would reduce the Village's office vacancy rate by 0.7%, at a time when office vacancy throughout the region is exceedingly high. Economic impact would be shown in employment growth, an increase in tax revenues, and residual spending at other local businesses from the tenants' employees.

In the first year after the expiration of the incentive the property stands to generate an estimated $325,000 in property taxes, nearly four times as much if the site were to remain vacant. Even with the abatement, the applicant expects the site to generate $850,000 in total property tax revenue from 2021-2025.

IX. Relationship of Village Guidelines to Application

The Class 7c incentive typically provides a 10% assessment level for the first three years, 15% in the fourth year and 20% in the fifth year. This constitutes a substantial reduction in the level of assessment and results in significant tax savings. In the absence of this incentive, commercial real estate would normally be assessed at 25% of its market value.

The Class 7c provision requires "real estate used primarily for commercial purposes." This is defined as "any real estate used primarily for buying or selling goods or services, or for otherwise providing goods and services, including any real estate used for hotel and motel purposes." This incentive is available throughout Cook County, but requires municipal approval prior to County officials granting the abatement. Further, localities may adopt guidelines of their own. These specifications may place restrictions such as minimum number of employees or square feet of operation.

The Village of Arlington Heights initiated its own guidelines for Class 6b requests in May 1990, modifying them for Class 7c requests in July 2015 (last updated in November 2019). These guidelines require the following:

1. The application fee shall have been paid.

2. The application form shall have been completed with attachments.

3. The business must be a commercial operation for an excess of 51% of the structure's floor space or an excess of 51% of the employees.

4. The business must employ at least 50 individuals during the period when the taxes are abated. The business must, in good faith, make an effort to recruit Arlington Heights residents for available job positions.

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

Guideline #3 is met by this application as the intended use of the entire floor space is dedicated to professional office use, or potentially retail. Guideline #4 is expected to be met as the applicant estimates that between 62-82 workers will occupy the building once it reaches full capacity. Guideline #5 is met as complete re-occupancy of the property with the Class 7c designation is estimated to generate $850,000 in cumulative property taxes over the next five years, while it will only generate $436,500 if it remains vacant. Also, the Village will benefit from residual spending by the tenant's employees.

X. Finance Department Review

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

XI. Adherence to Zero Interest Loan Program / Economic Program Requirements

In order to receive approval from the Village of Arlington Heights for the Class 7c tax abatement, the applicant must formally execute an agreement with the Village. This agreement is a commitment to rebate 10% of the applicant's savings from the abatement to the Village over the first three years of the five-year incentive. The savings will be placed in the Zero Interest Loan fund, to be distributed to new or expanding businesses within Arlington Heights that have applied and been approved for such a loan, or to support other economic development activities as approved by the Village Board.

The applicant has signed the formal agreement, and is willing to rebate the Village 10% of their property tax abatement savings in order to help the Village enhance local economic activity

XII. Department of Planning and Community Development Recommendation

The intent of the Class 7c tax abatement program is to allow participating communities in Cook County to provide an incentive to revitalize stagnant commercial properties within the County. This program permits a property tax abatement by reducing the tax rate for a five-year period provided that a fiscal benefit continues to return to the host community.

The request for tax abatement is recommended for approval. The program is designed to facilitate the ongoing, long-term use of the property, and new investment, at 44 S. Vail Avenue. It is imperative that the community continues to demonstrate that it is ready to aggressively assist business development provided that is does not negatively impact the Village's quality of life. However, approval is contingent upon compliance with all Village codes.

The abatement would further benefit the community by bringing in new workers to a property that has been vacant for over three years, and by providing significant long-term property tax revenues and residual tax revenues. Furthermore, the Arlington Heights office vacancy rate has jumped from 11.7% to 19.4% since the fourth quarter of 2018 (source: CoStar). This project would involve the re-occupancy nearly of approximately 57,000 square feet of space and drop the office vacancy rate by 0.7%

As is always the case with Class 7c property tax abatement requests, the applicant finds Cook County commercial property taxes to be burdensome. An illustrative comparison of Cook County and Lake County taxes follows. Please note that the market values are only provided as examples to show the tax discrepancy and may not reflect the actual market value of the property when complete:

For use as an EXAMPLE:

	COOK	COOK (W/CLASS 7C)	LAKE
Market Value	$ 4,970,240	$ 4,970,240	$ 4,970,240
Assessment Level	x .25	x .10	x .33
Assessed Valuation	$ 1,242,560	$ 497,024	$ 1,640,179
State Multiplier	x 2.9160	x 2.9160	x 1.0000
Equalized Value	$ 3,623,305	$ 1,449,322	$ 1,640,179
Tax Rate (per $100)	x 9.004%	x 9.004%	x 8.595%*
Taxes	$ 326,247	$ 130,497	$ 140,973

*Note: Based upon Lake County (Deerfield) 2019 property tax rate for a similar commercial property.

Commercial taxes in adjacent counties would be lower than in Cook. With the Class 7c abatement, Cook County property taxes become much more competitive, about 7% lower than a similar Lake County property in this instance. The net result of encouraging Class 7c tax abatement incentives will provide for a more aggressive atmosphere for economic development in Arlington Heights than other communities in the six-county region. The applicant is proposing the renovation and re-tenanting of a 57,000 square foot building by multiple companies that could potentially bring over 80 daytime workers to Downtown.

Besides the long-term increase in property value, and resulting property tax revenues, the Village would additionally benefit via residual spending from the employees and any visitors to the property. Uncertainty regarding the ongoing pandemic has had a continued deleterious effect on regional office investment, and having an owner willing to commit substantial finances into Downtown office space is an opportunity that may be rare in the near future. This renovation will help strengthen the diversity of land use in the Downtown, and increase the daytime population to support other businesses in the community. Staff recommends approval of this incentive request.

Village Board
10/18/2021

Item: Destruction of Closed Session Recordings

Department: Village Clerk

In accordance with State statute, the Village Board may authorize destruction of Closed Session Recordings for meetings which were held at least 18 months ago and for which the minutes have been approved. The recordings for the meetings of 11/21/2019 and 11/05/2019 meet these parameters.

Recommendation

It is recommended that the Village Board authorize the destruction of the recordings for the Closed Session meetings held on 11/21/2019 and 11/05/2019.

Village Board
10/18/2021

Item: DC#21-053 - Trio/BP Auto Service Station - 2250 S. Arlington Heights Rd. / Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, Section 30-207, to allow a 99.3 sf ground sign, where 80 sf is the maximum allowed.

2. A variation from Chapter 30, Section 30-403.a, to allow a 125 sf wall sign, where 19.2 sf is the maximum allowed.

3. A variation from Chapter 30, Section 30-401.b, to allow a wall sign to partially cover window openings, where this is prohibited.

4. A variation from Chapter 30, Section 30-207, to allow a total 456.98 sf surface area of all signage added together, where 320 sf is the maximum allowed for automobile service stations located on a corner lot.

Recommendation

A public meeting was held by the Design Commission on September 28, 2021 where Commissioner Eckhardt moved and Commissioner Fitzgerald seconded:

A motion to recommend to the Village Board of Trustees, approval of the following sign variation request for Trio/BP Automotive Service Station located at 2250 S. Arlington Heights Road:

1. A VARIATION FROM CHAPTER 30, SECTION 30-207, TO ALLOW A 99.3 SF GROUND SIGN, WHERE 80 SF IS THE MAXIMUM ALLOWED.

2. A VARIATION FROM CHAPTER 30, SECTION 30-403.A, TO ALLOW A 125 SF WALL SIGN, WHERE 19.2 SF IS THE MAXIMUM ALLOWED.

3. A VARIATION FROM CHAPTER 30, SECTION 30-401.B, TO ALLOW A WALL SIGN TO PARTIALLY COVER WINDOW OPENINGS, WHERE THIS IS

PROHIBITED.

4. A VARIATION FROM CHAPTER 30, SECTION 30-207, TO ALLOW A TOTAL 456.98 SF SURFACE AREA OF ALL SIGNAGE ADDED TOGETHER, WHERE 320 SF IS THE MAXIMUM ALLOWED FOR AUTOMOBILE SERVICE STATIONS LOCATED ON A CORNER LOT.

This recommendation is based on drawings A001 & A005 received 7/8/21, A003 & exterior elevations received 9/22/21, A004 received 8/13/21, renderings received 9/10/21, Federal, State and Village codes, regulations, and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to incorporate all requirements listed on the Certificate of Appropriateness into the permit drawings, and to ensure that building permit plans and sign permit plans comply with all zoning code, building code, and sign code requirements.

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

ATTACHMENTS:

Description	**Type**
Staff Report 9-28-21	Board or Commission Report
DC Minutes - 9/28/21	Minutes
Exhibits 9-28-21	Exhibits
Staff Report - 8/24/21	Board or Commission Report
DC Minutes - 8/24/21	Minutes
Exhibits 8-24-21	Exhibits
Hardship Letter	Correspondence
DC Timeline Tracker	Exhibits

STAFF DESIGN COMMISSION REPORT
RE-REVIEW

PROJECT INFORMATION:

Project Name:	Trio/BP Auto Service Station – Sign Variation
Project Address:	2250 S. Arlington Heights Road
Prepared By:	Steve Hautzinger
Date Prepared:	August 13, 2021
Date Revised:	September 21, 2021

PETITION INFORMATION:

DC Number:	21-053
Petitioner Name:	Heidi Lapin
Petitioner Address:	WT Group 2675 Pratum Avenue Hoffmann Estates, IL 60192
Meeting Date:	August 24, 2021
Re-Review Meeting Date:	September 28, 2021

Requested Action(s):

1. A variation from Chapter 30, Section 30-207, to allow a 99.3 sf ground sign, where 80 sf is the maximum allowed.
2. A variation from Chapter 30, Section 30-403.a, to allow a 125 sf wall sign, where 19.2 sf is the maximum allowed.
3. A variation from Chapter 30, Section 30-401.b, to allow a wall sign to partially cover window openings, where this is prohibited.
4. A variation from Chapter 30, Section 30-207, to allow a total 456.98 sf surface area of all signage added together, where 320 sf is the maximum allowed for automobile service stations located on a corner lot.

ANALYSIS:

Summary:

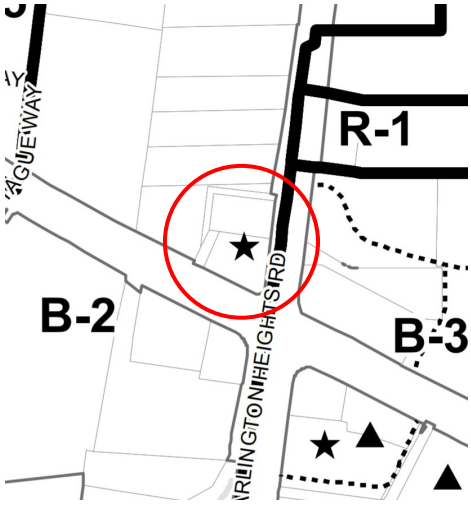
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for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

The petitioner is proposing a façade renovation and new signage to rebrand the existing Maverick/BP automotive service station to a Trio/BP service station. The new signage includes replacement of one ground sign, two wall signs, two point of purchase "POP" wall signs, one car wash canopy sign, and the addition of a fourth BP logo to the fuel pumps canopy.

This property previously received sign variation approvals in 2012 to allow additional signage beyond code allowances. However, the proposed new ground sign and east facing wall sign have been increased in size, so new sign variations are required. Table 1 below summarizes the existing and proposed signage.



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

Direction	*Existing Zoning*	*Existing Use*
Subject Property	B-2, General Business District	Maverick/BP automotive service station
North	B-2, General Business District	Red Roof Inn hotel
South	B-2, General Business District	Shell automotive service station
East	B-3, General Service, Wholesale and Motor Vehicle District	Mitsuwa Marketplace
West	B-2, General Business District	Red Roof Inn hotel

Table 1: Existing and Proposed Signage Summary

PROPOSED SIGNS	MAXIMUM ALLOWED PER CODE	EXISTING SIGNS APPROVED IN 2012	CURRENT PROPOSAL	REMARKS / RECOMMENDATIONS
A1 – ground sign	80 sf max per side = 160 sf max 16'-6" max. height	78 sf per side = 156 sf 16'-6" height	99.3 sf per side = 198.6 sf 16'-6" height	**Variation required for size.** The existing and proposed ground sign sizes exclude the stone base below the sill.
B1 – east wall sign, facing Arlington Heights Rd	19.2 sf max (25% of signable wall area)	67.81 sf	125 sf	**Variation required for size.** **Variation required to partially cover window openings.**
B2 – south wall sign, facing Algonquin Rd	62.7 sf max (25% of signable wall area)	54.65 sf	44 sf	Complies with code.
B3 – P.O.P (point of purchase) wall signs	Not allowed	2 signs at 20.19 sf = 40.38 sf total (variation approved in 2012)	2 signs at 20.19 sf = 40.38 sf total	Complies with 2012 variation which included a condition that window signs are not allowed.
C1 thru C4 – fuel pump canopy signs	1 sign allowed per canopy face up to 25% of the signable area.	3 signs at 9 sf = 27 sf	4 signs at 9 sf = 36 sf	3 signs are existing to remain. 1 additional sign is proposed. Complies with code.
C5 – car wash canopy sign	Not allowed	14.54 sf (variation approved in 2012)	13 sf	Complies with 2012 variation.
TOTAL SIGNAGE	320 sf maximum	360.38 sf (variation approved in 2012)	456.98 sf	**Variation required.**

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

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

The petitioner has submitted a letter addressing the hardship criteria, which in summary states that the size of the proposed ground sign is due to the decorative stone structure, which is proposed to tie in with the building design, and while the overall sign is larger than the existing ground sign, the square footage of the signage on the sign is less than the existing ground sign.

In regards to the wall sign, the petitioner feels that the 150 sf triangular sign structure should be considered as part of the building wall instead of as part of the sign, which would eliminate the wall sign variation and reduce the total signage variation request by 128 sf.

Project Update:
This project was reviewed by the Design Commission on August 24, 2021, at which time the Design Commission CONTINUED the project for re-review due to concerns regarding the proposed building design and wall signage. The Design Commission raised concerns regarding the poor integration of the large triangular wall sign which clashed with the existing curved wall parapet. They felt that the triangular sign was too big and it should not extend above the top of the wall. The Design Commission did not object to the proposed ground sign.

In response to the Design Commission's from August 24, the petitioner has made the following changes to the wall sign:
- The triangular wall sign has been slightly reduced in size from 150 sf to 125 sf.
- The wall above the main entrance has been increased in height with a flat parapet so that the triangular wall sign does not extend above it.
- Three-dimensional renderings have been provided to illustrate how the entry design and wall sign will look.

Staff Comments:
Ground Sign. The ground sign is uniquely designed with the signage components broken up into separate pieces placed upon the stone structure. The total amount of signage on the ground sign is 56.5 sf, which is less than the existing ground sign as well as the 80 sf maximum code allowance. The proposed stone structure is nicely designed and works well to complement the existing building design, so Staff does not object to the additional square footage that the stone adds to the overall ground sign size.

Wall Sign. Staff does not agree that the large triangular sign structure is part of the building wall. The triangular structure is part of the sign, and it looks way out of scale with the building façade. Per code, wall signs are not allowed to cover wholly or partially any window opening. Wall signs are also limited to 25% of the wall surface that it is mounted on. The proposed large triangular sign violates these requirements. It is recommended that the large triangular structure be omitted, and the "TRIO" signage with small green logo be placed on the existing wall above the entry doors, similar to the existing sign.

Total Signage. Village records indicate very few previous sign variations for automobile service stations throughout Arlington Heights, with almost all existing service stations using code compliant amounts of signage. A variation was approved for this property in 2012 to allow a total 360.38 sf of signage, where code allows a maximum of 320 sf. The originally requested 481.98 sf of signage has been reduced to 456.98 sf, but it is still excessive. Automobile service stations are already allowed significantly more signage than most other businesses, therefore a greater amount of signage is already built into the code. As noted above, Staff recommends omitting the large 125 sf triangular wall sign structure, and instead just use the 22 sf "TRIO" signage with small

green logo on the existing building wall. This would reduce the total amount of signage by 103 sf, from 456.98 sf to 353.98 sf, which would comply with the previous variation granted in 2012.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variation for the *Trio/BP automobile service station* located at 2250 S. Arlington Heights Road:

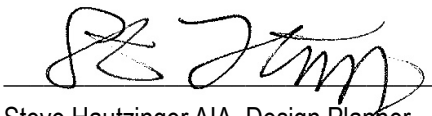
1. A variation from Chapter 30, Section 30-207, to allow a 99.3 sf ground sign, where 80 sf is the maximum allowed.

It is recommended that the Design Commission recommend **denial** to the Village Board for the following sign variations for the *Trio/BP automobile service station* located at 2250 S. Arlington Heights Road:

2. A variation from Chapter 30, Section 30-403.a, to allow a 125 sf wall sign, where 19.2 sf is the maximum allowed.
3. A variation from Chapter 30, Section 30-401.b, to allow a wall sign to partially cover window openings, where this is prohibited.
4. A variation from Chapter 30, Section 30-207, to allow a total 456.98 sf surface area of all signage added together, where 320 sf is the maximum allowed for automobile service stations located on a corner lot.

This recommendation is based on drawings A001 & A005 received 7/8/21, A003 & exterior elevations received on 9/22/21, A004 received on 8/13/21, renderings received 9-10-21, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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



September 21, 2021

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 21-053

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 28, 2021

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

Members Present:	Jonathan Kubow, Chair John Fitzgerald Ted Eckhardt Scott Seyer
Members Absent:	Kirsten Kingsley
Also Present:	Heidi Lapin, WT Group for *Trio Gas Station* Brian Wente, Graham Enterprises for *Trio Gas Station* Orlando Vivacqua, Soos & Associates *for Chipotle* Richard Silverman, MJK Real Estate *for Chipotle* Brian Roginski, Owner for *Cortland's Garage* Jim Platt for *Cortland's Garage* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR AUGUST 24, 2021

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF AUGUST 24, 2021. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1 & ITEM 2. COMMERCIAL & SIGN VARIATION RE-REVIEW

DC#21-024 – Trio/BP Auto Service Station – 2250 S. Arlington Heights Rd - Commercial
DC#21-053 – Trio/BP Auto Service Station - 2250 S. Arlington Heights Rd – Sign Variation

Heidi Lapin and Brian Wente, representing *Graham Enterprises*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. This property received Plan Commission review and Village Board approval in 2012 for an amendment to a Special Use permit allowing reconstruction and expansion of an automobile service station, a Land Use Variation for a car wash, and variations from Chapter 28. Because this project was reviewed by the Plan Commission, the role of the Design Commission is limited to building and signage only.

The petitioner is proposing a facade renovation and new signage to rebrand the existing Maverick/BP automotive service station to a Trio/BP service station. A summary of the proposed facade changes are as follows:

- Replace the existing "Maverick Car Wash" wall sign with a large white-colored triangular wall sign overlapping the storefront entrance and windows.
- Add internally illuminated orange-colored brise soleil metal awning features across the north, east, and south façades.
- Add orange-colored metal door surrounds at the car wash entrance and exit.
- Remove the existing gooseneck accent light fixtures on the north, east, and south facades.

The project was reviewed by the Design Commission on August 24, 2021, at which time the Design Commission CONTINUED the project for re-review due to concerns regarding the proposed building design and wall signage. Mr. Hautzinger presented elevations from the previous review and gave a summary of Staff and Design Commission comments from August 24, 2021.

Staff comments from August 24, 2021
This property is located along the South Arlington Heights Road Corridor which is a priority redevelopment area for the Village. The Village Board recently approved the South Arlington Heights Road Corridor Plan which outlines the Village's vision and strategies for improvements to enhance this important Gateway into the Village through beautification, redevelopment, walkability, and by establishing an identity for the area.

The existing building design looks great and is in excellent condition. The building is less than 10 years old, and it still has a very fresh and new appearance that makes a very positive impact on this prominent location within the South Arlington Heights Road Corridor. The proposed changes to the building design will have a negative impact on the appearance. The internally illuminated orange brise soleil metal awning features and orange car wash door surrounds are too bold and they do not fit in with the existing building architecture. Per the Village's Design Guidelines, bright colors shall be used for accent only. As proposed the orange features are too prominent, especially at night when they will be illuminated. Staff acknowledges that the Trio branding includes these orange design features, but it is recommended that the proposed design be revised to incorporate orange accents in a much more subtle and subdued manner such as using smaller, non-illuminated orange canopy accents above the storefront windows only without wrapping across the brick walls. Also, the existing stone window heads on the west elevation are in excellent condition and should be left unpainted.

In regards to signage, the proposed large, white triangular wall sign is out of scale with the building façade. Per code, wall signs are not allowed to cover wholly or partially any window opening, nor project beyond the ends or top of the wall to which it is attached. Wall signs are also limited to 25% of the wall surface that it is mounted on. The proposed large triangular sign violates these requirements. It is recommended that the large triangular structure be omitted, and the "TRIO" signage with small green logo be placed on the existing wall above the entry doors, similar to the existing sign. The petitioner is seeking variations for the proposed wall sign as well as other proposed new signs on the property which are being reviewed in detail under a separate application.

Design Commission comments from August 24, 2021

The Design Commission raised concerns regarding the following:

- Poor integration of the large triangular wall sign which clashed with the existing curved wall parapet. They felt that the triangular sign was too big and it should not extend above the top of the wall.
- Brightness of the orange illuminated awnings.
- The stone lintels on the west wall should not be painted.
- Drawing errors and confusion regarding EIFS versus ACM wall panels.

Mr. Hautzinger presented updated elevations submitted by the petitioner in response to the Design Commission's comments from August 24th:

- The triangular wall sign has been slightly reduced in size from 150 sf to 125 sf.
- The wall above the main entrance has been increased in height with a flat parapet, so the triangular wall sign does not extend above it.
- Three-dimensional renderings have been provided to illustrate how the entry design and wall sign will look.
- The depth of the illuminated orange canopy sign boxes have been increased to reduce the brightness, and the lights will be on a dimmer control to allow adjustment if needed.
- The stone lintels on the west elevation have been revised to remain unpainted.
- The elevation drawings have been clarified to show that the existing cream colored aluminum panels above the windows will be replaced with new gray colored aluminum panels.

Staff felt the coordination of the triangular wall sign has been improved with the slightly reduced sign size and the raised parapet wall. However, Staff still feels that overall the proposed changes to the building design will still have a negative impact on the appearance. Staff still recommends that the orange accents be revised to a more subtle design, such as smaller, non-illuminated orange canopy accents above the storefront windows only without wrapping across the brick walls. Staff also still recommends that the large triangular structure be omitted, and the "TRIO" signage with small green logo be placed on the existing wall above the entry doors, similar to the existing sign. Staff recommends that the Design Commission require these revisions to the proposed design.

With regards to signage, the petitioner is proposing new signage that includes replacement of one ground sign, two wall signs, two point of purchase "POP" wall signs, one car wash canopy sign, and the addition of a fourth BP logo to the fuel pumps canopy. The following variations are required:

1. A variation from Chapter 30, Section 30-207, to allow a 99.3 sf ground sign, where 80 sf is the maximum allowed.
2. A variation from Chapter 30, Section 30-403.a, to allow a 125 sf wall sign, where 19.2 sf is the maximum allowed.
3. A variation from Chapter 30, Section 30-401.b, to allow a wall sign to partially cover window openings, where this is prohibited.
4. A variation from Chapter 30, Section 30-207, to allow a total 456.98 sf surface area of all signage added together, where 320 sf is the maximum allowed for automobile service stations located on a corner lot.

When the project was reviewed on August 24, 2021, the Design Commission raised concerns about the poor integration of the large triangular wall sign which clashed with the existing curved wall parapet. They felt the triangular sign was too big and it should not extend above the top of the wall. The Design Commission did not object to the proposed ground sign.

In response to the Design Commission's comments from August 24, the petitioner has made the following changes to the wall sign:

- The triangular wall sign has been slightly reduced in size from 150 sf to 125 sf.
- The wall above the main entrance has been increased in height with a flat parapet so the triangular wall sign does not extend above it.
- Three-dimensional renderings have been provided to illustrate how the entry design and wall sign will look.

Staff comments regarding the updated signage are as follows:

Ground Sign. The ground sign is uniquely designed with the signage components broken up into separate pieces placed upon the stone structure. The total amount of signage on the ground sign is 56.5 sf, which is less than the existing ground sign as well as the 80 sf maximum code allowance. The proposed stone structure is nicely designed and works well to complement the existing building design, so Staff does not object to the additional square footage that the stone adds to the overall ground sign size.

Wall Sign. Staff does not agree that the large triangular sign structure is part of the building wall. The triangular structure is part of the sign, and it looks way out of scale with the building façade. Per code, wall signs are not allowed to cover wholly or partially any window opening. Wall signs are also limited to 25% of the wall surface that it is mounted on. The proposed large triangular sign violates these requirements. It is recommended that the large triangular structure be omitted, and the "TRIO" signage with small green logo be placed on the existing wall above the entry doors, similar to the existing sign.

Total Signage. Village records indicate very few previous sign variations for automobile service stations throughout Arlington Heights, with almost all existing service stations using code compliant amounts of signage. A variation was approved for this property in 2012 to allow a total 360.38 sf of signage, where code allows a maximum of 320 sf. The originally requested 481.98 sf of signage has been reduced to 456.98 sf, but it is still excessive. Automobile service stations are already allowed significantly more signage than most other businesses, therefore a greater amount of signage is already built into the code. As noted above, Staff recommends omitting the large 125 sf triangular wall sign structure, and instead just use the 22 sf "TRIO" signage with small green logo on the existing building wall. This would reduce the total amount of signage by 103 sf, from 456.98 sf to 353.98 sf, which would comply with the previous variation granted in 2012.

Staff's recommendation was and is again, approval of the following sign variation:

1. A variation from Chapter 30, Section 30-207, to allow a 99.3 sf ground sign, where 80 sf is the maximum allowed.

Staff's recommendation was and is again, denial of the following sign variations:

2. A variation from Chapter 30, Section 30-403.a, to allow a 150 sf wall sign, where 19.2 sf is the maximum allowed.
3. A variation from Chapter 30, Section 30-401.b, to allow a wall sign to partially cover window openings and to project beyond the ends and top of the wall to which it is attached, where this is prohibited.
4. A variation from Chapter 30, Section 30-207, to allow a total 481.98 sf surface area of all signage added together, where 320 sf is the maximum allowed for automobile service stations located on a corner lot.

Ms. Lapin gave an updated slide presentation of the project noting that this site is being re-branded along with 8 other stores in the area, including Northbrook, Park Ridge and Glen Ellyn, to create a brand that has a contemporary, modern feel that welcomes customers. Previous comments from the commissioners were taken to heart and they feel they have addressed all of them in the re-design being presented tonight. They need to stay true to their brand, which is why they are investing in these changes, and they feel these improvements will truly help the corner site and continue to be a gateway for the Village.

Changes that were made to the design include the following:
Front door integration with the triangle – They looked at creating a vestibule, but they cannot move or alter the location of the front door due to the width of the existing sidewalk and ADA accessibility requirements.
Illumination – A dimmer control will be added to this project. Pictures were shown of a store recently completed in Downtown Chicago that shows the same canopy as the current Arlington Heights store, which will remain. However, at night when illuminated, the focus is on the canopy and the lights underneath it; whereas the orange color lighting on the building is subtle.
West elevation lintels - The lintels will not be painted.
3D renderings – Showing the perspective of the triangle on the front façade and how it penetrates the exterior wall of the store and is an integral part of the wall, with the orange bands intersecting with the triangle for the layering effect that is on all of their other stores. The triangle is below the roofline and is part of the wall component on the inside of

the building as well as the outside.
Re-work the large triangle at the entrance - The large triangle was reduced in size by 8.5% or 25 square feet. The text in the green triangle of the TRIO sign is approximately 20 square feet, for a new total signage of 351.98 square feet, which is below what they asked for in 2012.
Materials above the door – Concerns about multiple materials and multiple colors were reviewed, and the existing ACM panels are now being replaced with a light warm grey color to enhance the brand and relate to the existing masonry materials, and the entry wall will now be a darker grey color to be a good contrast with the existing building.

Ms. Lapin concluded her presentation and welcomed any questions at this time.

The commissioners summarized their comments. Commissioner Eckhardt thanked the petitioner for listening to the commissioners' previous comments and concerns and addressing them very well. In particular, Commissioner Eckhardt liked the changes that were made to the parapet and TRIO sign at the front entrance. Looking at the front elevation now, it really sits in the background to the overwhelming coloration and brightness of the canopy. He loved the project now and was in complete support.

Commissioner Seyer thanked the petitioner for listening to the commissioners' comments and for revising the design in a positive way towards what is there now. The triangular element no longer jumps out as strongly as it did before, and the 3D images help to show how the triangular element is integrated; however, he felt this could be a slippery slope in the future for what is a sign and what is not a sign. If it is integral to the architecture, which in his opinion was not before but is now, this might be straddling a little bit more towards a sign, but he felt the triangular element is creating some architecture that is interesting, rather than just a series of boxes. He was in favor of the revised TRIO sign and in support of the project as submitted tonight.

Commissioner Fitzgerald agreed with everything already said before. He liked the orange which is much more muted on the sample board than it is in the pictures presented tonight. He liked the triangular element, which is an interesting option that he felt is not as bold as it appears by numbers. He liked the idea of dimmers on the lighting behind the orange lights, and he asked for clarification of the two green colors on the sample board. Ms. Lapin explained that one of the green samples was omitted based on Staff recommendations, and the other is for the BP logo. Commissioner Fitzgerald appreciated what was presented tonight and really liked the project.

Chair Kubow had nothing further to add and appreciated the changes that were made. The current design is fun, playful and he liked that it is a little more muted than originally proposed.

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

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APRPOVAL OF THE ARCHITECTURAL DESIGN FOR THE *TRIO/BP AUTOMOTIVE SERVICE STATION* LOCATED AT 2250 S. ARLINGTON HEIGHTS ROAD, AS SUBMITTED. THIS RECOMMENDATION IS BASED ON THE EXTERIOR ELEVATIONS RECEIVED 9/22/21, RENDERINGS RECEIVED 9/10/21, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/OWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE, AND SIGN CODE REQUIREMENTS.

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

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR *TRIO/BP AUTOMOTIVE SERVICE STATION* LOCATED AT 2250 S. ARLINGTON HEIGHTS ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-207, TO ALLOW A 99.3 SF GROUND SIGN, WHERE 80 SF IS THE MAXIMUM ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403.A, TO ALLOW A 125 SF WALL SIGN, WHERE 19.2 SF IS THE MAXIMUM ALLOWED.
3. A VARIATION FROM CHAPTER 30, SECTION 30-401.B, TO ALLOW A WALL SIGN TO PARTIALLY COVER WINDOW OPENINGS, WHERE THIS IS PROHIBITED.
4. A VARIATION FROM CHAPTER 30, SECTION 30-207, TO ALLOW A TOTAL 456.98 SF SURFACE AREA OF ALL SIGNAGE ADDED TOGETHER, WHERE 320 SF IS THE MAXIMUM ALLOWED FOR AUTOMOBILE SERVICE STATIONS LOCATED ON A CORNER LOT.

THIS RECOMMENDATION IS BASED ON DRAWINGS A001 & A005 RECEIVED 7/8/21, A003 & EXTERIOR ELEVATIONS RECEIVED ON 9/22/21, A004 RECEIVED ON 8/13/21, RENDERINGS RECEIVED 9/10/21, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

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

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

Mr. Hautzinger clarified to the petitioner that the Design Commission is a recommending body to the Village Board for sign variations, and the next step is to be scheduled with the Village Board for a final decision on the sign variation request.

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TRIO C-STORE REMODEL
2250 ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS

TRIO

ISSUE

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VILLAGE	6/25/2021
VILLAGE 2	7/26/2021
ID SIGN 3	8/11/2021
VILLAGE	9/08/21

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

A203
3D RENDERINGS



1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

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DRAWN: MA, JB, NR
JOB:2002846D

A201-C
COLOR EXTERIOR ELEVATIONS



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



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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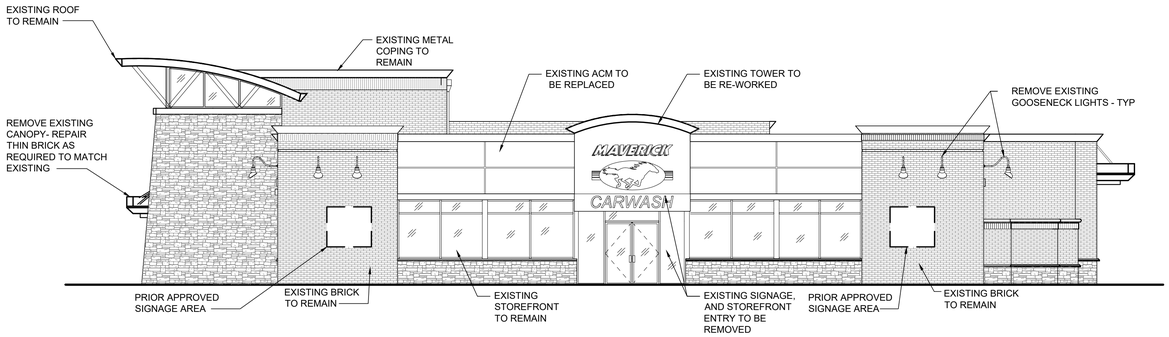
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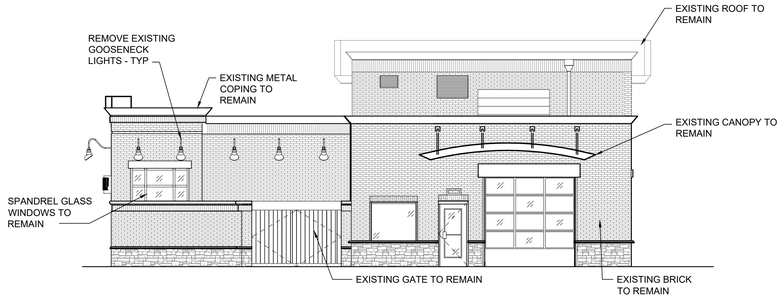
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DRAWN: MA, JB, NR
JOB:2002846D

A202-C
COLOR EXTERIOR ELEVATIONS



1 EXISTING EAST ELEVATION

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



2 EXISTING NORTH ELEVATION

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

3 PROPOSED EAST ELEVATION

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

4 PROPOSED NORTH ELEVATION

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

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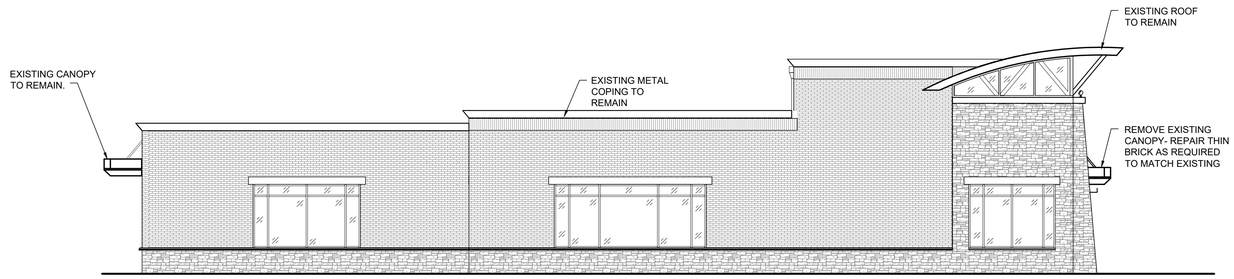
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ISSUE

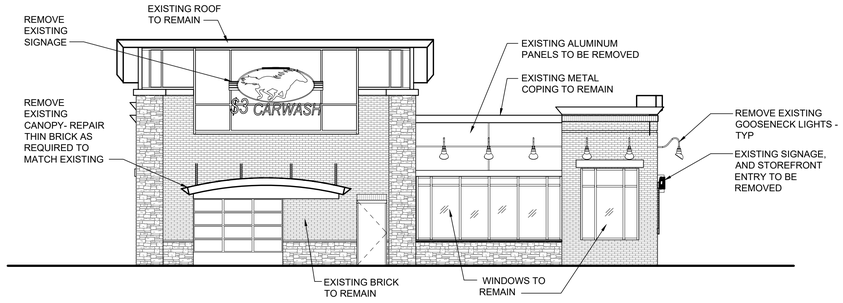
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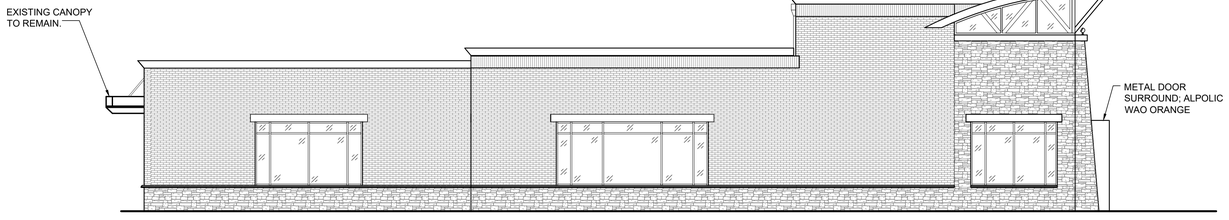
A201
EXTERIOR ELEVATIONS



1 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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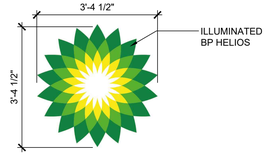
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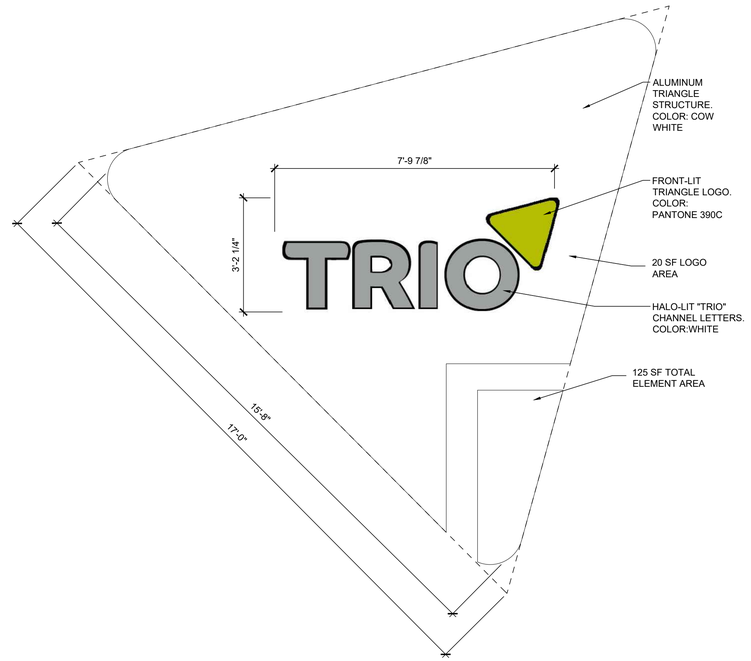
A202
EXTERIOR ELEVATIONS



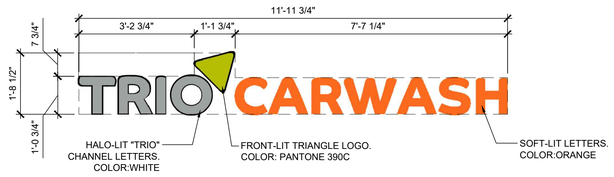
1 9SF CANOPY SIGN (C1, C2, C3, C4)
SCALE: 1/2" = 1'-0"



2 44 SF WALL SIGN (B2)
SCALE: 1/2" = 1'-0



3 125 SF FACADE ELEMENT (B1)
SCALE: 1/2" = 1'-0



4 13 SF CARWASH CANOPY SIGN (C4)
SCALE: 1/2" = 1'-0"

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A003
SIGNAGE ELEVATIONS

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Trio/BP Auto Service Station – Sign Variation
Project Address: 2250 S. Arlington Heights Road
Prepared By: Steve Hautzinger

Date Prepared: August 13, 2021

PETITION INFORMATION:

DC Number: 21-053

Petitioner Name: Heidi Lapin
Petitioner Address: WT Group
2675 Pratum Avenue
Hoffmann Estates, IL 60192

Meeting Date: August 24, 2021

Requested Action(s):

1. A variation from Chapter 30, Section 30-207, to allow a 99.3 sf ground sign, where 80 sf is the maximum allowed.
2. A variation from Chapter 30, Section 30-403.a, to allow a 150 sf wall sign, where 19.2 sf is the maximum allowed.
3. A variation from Chapter 30, Section 30-401.b, to allow a wall sign to partially cover window openings and to project beyond the ends and top of the wall to which it is attached, where this is prohibited.
4. A variation from Chapter 30, Section 30-207, to allow a total 481.98 sf surface area of all signage added together, where 320 sf is the maximum allowed for automobile service stations located on a corner lot.

ANALYSIS:

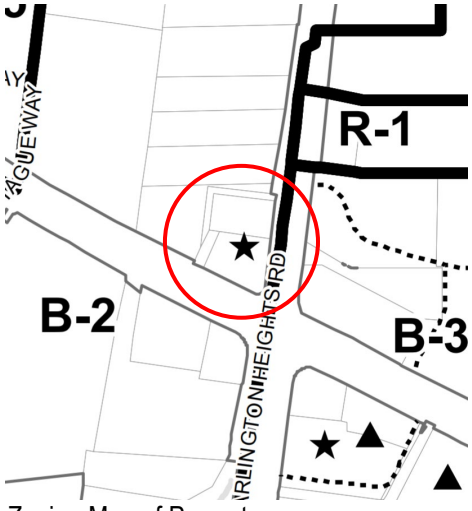
Summary:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications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

The petitioner is proposing a façade renovation and new signage to rebrand the existing Maverick/BP automotive service station to a Trio/BP service station. The new signage includes replacement of one ground sign, two wall signs, two point of purchase "POP" wall signs, one car wash canopy sign, and the addition of a fourth BP logo to the fuel pumps canopy.

This property previously received sign variation approvals in 2012 to allow additional signage beyond code allowances. However, the proposed new ground sign and east facing wall sign have been increased in size, so new sign variations are required. Table 1 below summarizes the existing and proposed signage.



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

Direction	*Existing Zoning*	*Existing Use*
Subject Property	B-2, General Business District	Maverick/BP automotive service station
North	B-2, General Business District	Red Roof Inn hotel
South	B-2, General Business District	Shell automotive service station
East	B-3, General Service, Wholesale and Motor Vehicle District	Mitsuwa Marketplace
West	B-2, General Business District	Red Roof Inn hotel

Table 1: Existing and Proposed Signage Summary

PROPOSED SIGNS	MAXIMUM ALLOWED PER CODE	EXISTING SIGNS APPROVED IN 2012	CURRENT PROPOSAL	REMARKS / RECOMMENDATIONS
A1 – ground sign	80 sf max per side = 160 sf max 16'-6" max. height	78 sf per side = 156 sf 16'-6" height	99.3 sf per side = 198.6 sf 16'-6" height	**Variation required for size.** The existing and proposed ground sign sizes exclude the stone base below the sill.
B1 – east wall sign, facing Arlington Heights Rd	19.2 sf max (25% of signable wall area)	67.81 sf	150 sf	**Variation required for size.** **Variation required to partially cover window openings and to project beyond the ends and top of the wall to which the sign is attached.**
B2 – south wall sign, facing Algonquin Rd	62.7 sf max (25% of signable wall area)	54.65 sf	44 sf	Complies with code.
B3 – P.O.P (point of purchase) wall signs	Not allowed	2 signs at 20.19 sf = 40.38 sf total (variation approved in 2012)	2 signs at 20.19 sf = 40.38 sf total	Complies with 2012 variation which included a condition that window signs are not allowed.
C1 thru C4 – fuel pump canopy signs	1 sign allowed per canopy face up to 25% of the signable area.	3 signs at 9 sf = 27 sf	4 signs at 9 sf = 36 sf	3 signs are existing to remain. 1 additional sign is proposed. Complies with code.
C5 – car wash canopy sign	Not allowed	14.54 sf (variation approved in 2012)	13 sf	Complies with 2012 variation.
TOTAL SIGNAGE	320 sf maximum	360.38 sf (variation approved in 2012)	481.98 sf	**Variation required.**

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

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

The petitioner has submitted a letter addressing the hardship criteria, which in summary states that the size of the proposed ground sign is due to the decorative stone structure, which is proposed to tie in with the building design, and while the overall sign is larger than the existing ground sign, the square footage of the signage on the sign is less than the existing ground sign.

In regards to the wall sign, the petitioner feels that the 150 sf triangular sign structure should be considered as part of the building wall instead of as part of the sign, which would eliminate the wall sign variation and reduce the total signage variation request by 128 sf.

Staff Comments:
Ground Sign. The ground sign is uniquely designed with the signage components broken up into separate pieces placed upon the stone structure. The total amount of signage on the ground sign is 56.5 sf, which is less than the existing ground sign as well as the 80 sf maximum code allowance. The proposed stone structure is nicely designed and works well to complement the existing building design, so Staff does not object to the additional square footage that the stone adds to the overall ground sign size.

Wall Sign. Staff does not agree that the large triangular sign structure is part of the building wall. The triangular structure is part of the sign, and it looks way out of scale with the building façade. Per code, wall signs are not allowed to cover wholly or partially any window opening, nor project beyond the ends or top of the wall to which it is attached. Wall signs are also limited to 25% of the wall surface that it is mounted on. The proposed large triangular sign violates these requirements. It is recommended that the large triangular structure be omitted, and the "TRIO" signage with small green logo be placed on the existing wall above the entry doors, similar to the existing sign.

Total Signage. Village records indicate very few previous sign variations for automobile service stations throughout Arlington Heights, with almost all existing service stations using code compliant amounts of signage. A variation was approved for this property in 2012 to allow a total 360.38 sf of signage, where code allows a maximum of 320 sf. The requested 481.98 sf of signage is excessive. Automobile service stations are already allowed significantly more signage than most other businesses, therefore a greater amount of signage is already built into the code. As noted above, Staff recommends omitting the large 150 sf triangular wall sign structure, and instead just use the 22 sf "TRIO" signage with small green logo on the existing building wall. This would reduce the total amount of signage by 128 sf, from 481.98 sf to 353.98 sf, which would comply with the previous variation granted in 2012.

RECOMMENDATION
It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variation for the *Trio/BP automobile service station* located at 2250 S. Arlington Heights Road:

1. A variation from Chapter 30, Section 30-207, to allow a 99.3 sf ground sign, where 80 sf is the maximum allowed.

It is recommended that the Design Commission recommend **denial** to the Village Board for the following sign variations for the *Trio/BP automobile service station* located at 2250 S. Arlington Heights Road:

2. A variation from Chapter 30, Section 30-403.a, to allow a 150 sf wall sign, where 19.2 sf is the maximum allowed.
3. A variation from Chapter 30, Section 30-401.b, to allow a wall sign to partially cover window openings and to project beyond the ends and top of the wall to which it is attached, where this is prohibited.
4. A variation from Chapter 30, Section 30-207, to allow a total 481.98 sf surface area of all signage added together, where 320 sf is the maximum allowed for automobile service stations located on a corner lot.

This recommendation is based on the plans received 7/8/21, revised drawing A003 received on 7/27/21, revised drawing A004 received on 8/13/21, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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



August 17, 2021

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 21-053

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 24, 2021

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

Members Present:	Jonathan Kubow, Chair John Fitzgerald Ted Eckhardt Scott Seyer Kirsten Kingsley
Members Absent:	None
Also Present:	Heidi Lapin, WT Group for *Trio Gas Station* Brian Wente, Graham Enterprises for *Trio Gas Station* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR AUGUST 10, 2021

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF AUGUST 10, 2021. COMMISSIONER KINGSLEY ABSTAINED. MOTION CARRIED.

ITEM 1 & ITEM 2. COMMERCIAL & SIGN VARIATION REVIEW

DC#21-024 – Trio/BP Auto Service Station – 2250 S. Arlington Heights Rd - Commercial
DC#21-053 – Trio/BP Auto Service Station - 2250 S. Arlington Heights Rd – Sign Variation

Heidi Lapin, representing *WT Group,* and Brian Wente, representing *Graham Enterprises*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. This property received Plan Commission review and Village Board approval in 2012 for an amendment to a Special Use permit allowing reconstruction and expansion of an automobile service station, a Land Use Variation for a car wash, and variations from Chapter 28. Because this project was reviewed by the Plan Commission, the role of the Design Commission is limited to building and signage only.

The petitioner is proposing a facade renovation and new signage to rebrand the existing Maverick/BP automotive service station to a Trio/BP service station. A summary of the proposed facade changes are as follows:

- Replace the existing "Maverick Car Wash" wall sign with a large white-colored triangular wall sign overlapping the storefront entrance and windows.
- Add internally illuminated orange-colored brise soleil metal awning features across the north, east, and south façades.
- Add orange-colored metal door surrounds at the car wash entrance and exit.
- Replace the existing main entrance doors with a taller storefront, and paint the wall above in a gray color.
- Add triangular gray-colored vinyl window decals at the top of the windows
- Paint the existing natural stone window heads on the west façade in an orange color.
- Remove the existing gooseneck accent light fixtures on the north, east, and south facades.

This property is located along the South Arlington Heights Road Corridor which is a priority redevelopment area for the Village. The Village Board recently approved the South Arlington Heights Road Corridor Plan which outlines the Village's vision and strategies for improvements to enhance this important Gateway into the Village through beautification, redevelopment, walkability, and by establishing an identity for the area.

The existing building design looks great and is in excellent condition. The building is less than 10 years old, and it still has a very fresh and new appearance that makes a very positive impact on this prominent location within the South Arlington Heights Road Corridor. The proposed changes to the building design will have a negative impact on the appearance. The internally illuminated orange brise soleil metal awning features and orange car wash door surrounds are too bold and they do not fit in with the existing building architecture. Per the Village's Design Guidelines, bright colors shall be used for accent only. As proposed, the orange features are too prominent, especially at night when they will be illuminated. Staff acknowledges that the Trio branding includes these orange design features, but it is recommended that the proposed design be revised to incorporate orange accents in a much more subtle and subdued manner such as using smaller, non-illuminated orange canopy accents above the storefront windows only without wrapping across the brick walls. Also, the petitioner is proposing to paint the existing stone masonry lintels above the windows on the west elevation. Although this is the backside of the building, it is visible from Algonquin Road, and the stone lintels are in excellent condition, therefore, Staff felt they should be left unpainted in their natural condition.

Staff recommends revisions to the proposed architectural changes, based on the comments made.

The petitioner is also proposing new signage that includes replacement of one ground sign, two wall signs, two point of purchase "POP" wall signs, one car wash canopy sign, and the addition of a fourth BP logo to the fuel pumps canopy. This proposal requires the following sign variations:

1. A variation from Chapter 30, Section 30-207, to allow a 99.3 sf ground sign, where 80 sf is the maximum allowed.
2. A variation from Chapter 30, Section 30-403.a, to allow a 150 sf wall sign, where 19.2 sf is the maximum allowed.
3. A variation from Chapter 30, Section 30-401.b, to allow a wall sign to partially cover window openings and to

project beyond the ends and top of the wall to which it is attached, where this is prohibited.
4. A variation from Chapter 30, Section 30-207, to allow a total 481.98 sf surface area of all signage added together, where 320 sf is the maximum allowed for automobile service stations located on a corner lot.

This property previously received sign variation approvals in 2012 to allow additional signage beyond code allowances. However, the proposed new ground sign and east facing wall sign have been increased in size, so new sign variations are required. The staff report shows a summary of the existing and proposed signage.

The petitioner has submitted a letter addressing the hardship criteria, which in summary states that the size of the proposed ground sign is due to the decorative stone structure, which is proposed to tie in with the building design, and while the overall sign is larger than the existing ground sign, the square footage of the signage on the sign is less than the existing ground sign. The petitioner feels that the 150 sf triangular sign structure should be considered as part of the building wall instead of as part of the sign, which would eliminate the wall sign variation and reduce the total signage variation request by 128 sf.

Staff comments regarding signage are as follows:
Ground Sign. The ground sign is uniquely designed with the signage components broken up into separate pieces placed upon the stone structure. The total amount of signage on the ground sign is 56.5 sf, which is less than the existing ground sign as well as the 80 sf maximum code allowance. The proposed stone structure is nicely designed and works well to complement the existing building design, so Staff does not object to the additional square footage that the stone adds to the overall ground sign size.

Wall Sign. Staff does not agree that the large triangular sign structure is part of the building wall. The triangular structure is part of the sign, and it looks way out of scale with the building façade. Per code, wall signs are not allowed to cover wholly or partially any window opening, nor project beyond the ends or top of the wall to which it is attached. Wall signs are also limited to 25% of the wall surface that it is mounted on. The proposed large triangular sign violates these requirements. It is recommended that the large triangular structure be omitted, and the "TRIO" signage with small green logo be placed on the existing wall above the entry doors, similar to the existing sign.

Total Signage. Village records indicate very few previous sign variations for automobile service stations throughout Arlington Heights, with almost all existing service stations using code compliant amounts of signage. A variation was approved for this property in 2012 to allow a total 360.38 sf of signage, where code allows a maximum of 320 sf. The requested 481.98 sf of signage is excessive. Automobile service stations are already allowed significantly more signage than most other businesses, therefore a greater amount of signage is already built into the code. As noted above, Staff recommends omitting the large 150 sf triangular wall sign structure, and instead just use the 22 sf "TRIO" signage with small green logo on the existing building wall. This would reduce the total amount of signage by 128 sf, from 481.98 sf to 353.98 sf, which would comply with the previous variation granted in 2012.

Staff recommends approval of the following sign variation:
1. A variation from Chapter 30, Section 30-207, to allow a 99.3 sf ground sign, where 80 sf is the maximum allowed.

Staff recommends denial of the following sign variations:
2. A variation from Chapter 30, Section 30-403.a, to allow a 150 sf wall sign, where 19.2 sf is the maximum allowed.
3. A variation from Chapter 30, Section 30-401.b, to allow a wall sign to partially cover window openings and to project beyond the ends and top of the wall to which it is attached, where this is prohibited.
4. A variation from Chapter 30, Section 30-207, to allow a total 481.98 sf surface area of all signage added together, where 320 sf is the maximum allowed for automobile service stations located on a corner lot.

Ms. Lapin gave a slide presentation of the project. The existing location is a highlight when entering the Village, and they feel the product they are proposing will only enhance the existing site and make it better. When they were last before the commission in 2012, the name 'Maverick' was attached to the site, which has no tie to them. Since then,

they conducted extensive research and made a significant investment to develop new branding that has already occurred with 8 or 9 other stores in the area. They feel this new branding will increase sales and ultimately help the Village with sales tax. She presented pictures of the McHenry store/station and referred to the large triangular element on the front of the building that they feel is an architectural element that is part of the building; it is not a sign. The element was purposely designed to be a triangle and is part of the new brand, it does not cover any part of the windows. It is an aluminum material that continues through into the interior of the building and will not be illuminated from the inside or the outside. Pictures of the interior of the building were shown to get a feel for the new brand and what they are trying to put forth to the community; they want to be different and take things to the next level. The orange linear lines on both the inside and outside of the building are purposeful to draw your eye into the store, as well as frame it when inside the store. They are proposing quality finishes and quality products. A photo of the McHenry store at night was also shown to talk about the illumination with regards to the orange band and the triangular element. The triangle does not light up, only the TRIO words and the little green triangle are illuminated. Their focus is on the gas pump canopy; they want this to be seen from Algonquin or Arlington Heights Road to help drive in customers, and the orange band on the building will then lead customers into the store; it all ties together. This was purposely designed to be linear to draw people in. Photos of other updated stores in Northbrook, Glen Ellyn and Park Ridge were shown, all of which included the triangular element and the orange band, which they view as architectural elements.

Ms. Lapin also presented the site plan and elevations, showing the changes being proposed to the facade of the building. She reiterated that everything being proposed is tied together and purposeful to draw in the customer and lead them into the store. Removing the 150 sf for the triangular element will result in a request for a total of only 353 sf, which is less than the 360 sf that was approved in 2012. Ms. Lapin also said their original proposal to Staff was not well received, so they removed the green band at the top. They understand that the existing façade of the building has brown tones of brick and stone, as opposed to their other sites that are usually grey; however, they do not intend to paint the brick grey. They are trying to be respectful of Staff's request and make sure that they have a building that fits well in the community; however, they also feel they have taken out as many elements as they can in order to stay true to their new brand. They feel the monument sign is a great product of high quality, with more stone and less signage, and the triangular architectural element is being incorporated as a prototype for signs in other communities as well.

Ms. Lapin concluded that they really feel the new architectural features being brought to this site will improve the site and help enhance the gateway to Arlington Heights. They are using high quality materials for a high quality Village, and they feel it will increase their product offering in the store and drive sales tax as well. She hopes the commission will reconsider Staff's comments and take into account what she has said tonight.

Chair Kubow thanked the petitioner for a great presentation. He acknowledged someone present in the audience and asked if there was any public comment on the project, and the response was no.

Chair Kubow said that because both the facade changes and the sign variation requests are very much tied to each other, commissioner comments should include both matters; however, any motions made tonight should be separate.

The commissioner summarized their comments. Commissioner Eckhardt was okay with the pylon sign out in front of the building and he was okay with all the other signs, but he had concerns from a code stand point with the triangular sign. Although he understood the petitioner's position that this sign is part of the building architecture and part of the new brand, he felt it was an oddball element, especially since it looks like it has been pasted on top of the curved area at the front entry. He said that more needed to be done to the front door, and he provided the petitioner with a few ideas that he sketched. Commissioner Eckhardt said he remembered when the building was originally reviewed and there was some controversy with the tower; there are a lot of masses and busyness going on and the triangular TRIO element is kind of just pasted on top, which can be an aesthetic, but it is not one that he particularly cares for. The way it smashes into the curved roofline above the front door is bothersome to him. He was looking for some kind of element that could take this away from the fact that code does not allow any signs to be above the roofline, and this commission has never approved such a sign. He would vote against this for that reason. He believed in precedence, especially when it comes to signs, and there has been a lot of discussion by this commission about what a signable

area is. Commissioner Eckhardt acknowledged that the interior of the store is reflecting a lot of the exterior elements, including the triangular piece, and he understood the importance of that. He was unsure about the longevity of the new design and how sustainable it will be over the years; it is a little reminiscent of the very first Best Buy stores. Because this building is at the front door of Arlington Heights, he was concerned about how the building and site will look at night when things are illuminated. He also reiterated that he had no issues with anything being proposed with the exception of the TRIO sign element on the front of the building.

Commissioner Seyer said it was a nice building with fun elements being added to it, similar to the nearby Driven Car Wash that has eye catching colors as well. Although he was sympathetic to a lot of that and wants the building to look nice and to be branded, he was getting caught up in some of the technical things as well as the design. Focusing on the triangular element, he felt that it really feels like a sign because when an architectural element has the exact same proportions or angles as the actual angle of the logo, it starts to become a sign; if it was a circle element it would feel different to him. He asked for clarification on the existing south elevation where it states that the existing aluminum panels will be removed, as well as the proposed south elevation where it states the existing ACM to remain. He added that these panels appear to be cream colored EIFS, not aluminum panels. He also pointed out that on the front elevation there is cream color, light decals, and the big triangular element that is an off-white color; it feels like there is a lot of different colors that could possibly clash and appear a little haphazard-looking. He asked what the intent is for the panels that are on both sides of the existing building, and Ms. Lapin replied that those panels are intended to be the same color as they currently exist, and match the triangular element, which is more of a white color than cream.

Commissioner Seyer pointed out that these solid panels are set back from the bump-out above the front door, and the large triangular element will span quite a bit in front of that setback, making it feel like the triangle is out there. He questioned what this element will be attached to and whether there will be any exposed attachments. Ms. Lapin referred to the photo of the updated store in Northbrook that showed no exposed attachments. Commissioner Seyer had difficulty with the hard triangular shape of the TRIO element against the soft barrel curve above the front door. In itself, the front entrance is its own architectural element and now there will be an element on an element, which in his opinion fight each other. Ms. Lapin replied that perhaps they could incorporate some changes to address that concern. Commissioner Seyer said he is sympathetic to the logo and the branding, which are exciting but not yet there, based on what is being shown tonight. He agreed with Staff's concerns about painting the limestone on the west elevation to orange, and he would limit all orange elements to new aluminum elements and not any of the existing stone elements. He liked the monument sign at the corner of the site that feels perfectly appropriate, and he was okay with the other signage being proposed, with the exception of the triangle.

Commissioner Kingsley agreed with most of what was said by the other commissioners. She asked if the front doors at the entry are being rebuilt to be flush with the face of the barrel vault, and Ms. Lapin said their intent is to keep the existing setback for the doors, with the sign, the triangular element going over the corner. Commissioner Kingsley also asked if the front doors and the glass above the doors will be flush all the way up to the top of the transom window, and all the windows on either side will be flush, and Ms. Lapin said yes. Commissioner Kingsley also asked about the material for the small gray piece above the door that sticks out, and Mr. Hautzinger said that piece appeared to be the existing EIFS of the tower. Commissioner Kingsley agreed with the other commissioners that the barrel vault no longer goes with the triangular element being proposed. That detail bothers her, and because there is work being done to this detail on the inside, she felt it should also be done on the outside. She referred to one of the photos provided by Staff of another Trio store that had a cleaner front door detail, with doors that are flush with the tower; the tower is one piece and then the TRIO is put on it. In some of the other photos from Staff, the triangular element appears to be so much smaller in relationship to the size of the TRIO letters. She suggested a smaller triangle and the triangle not go above the main building roofline, as well as pulling the front doors forward. She asked if the orange color will be illuminated and Ms. Lapin said yes. Commissioner Kingsley had no issue with the monument sign, and she suggested incorporating the panels that were done on the other updated buildings so there are less materials on this store. She also agreed with the comment to not paint the limestone on the back of the building, and she asked for clarification about the P.O.P. wall signs on the front elevation, and their material. Ms. Lapin said the P.O.P. wall signs were previously approved in 2012 as part of the Maverick branding, but the signs were never installed. There is currently nothing there. Mr. Hautzinger added that these signs were previously referred to as 'point of purchase' signs,

similar to window signage; however, a condition of the 2012 approval is that window signage is prohibited. Mr. Wente said the original intent of the P.O.P. sign were a metal frame design with non-illuminated signage; however, they are open to eliminating these if necessary because these signs are not used in other re-branded stores.

Commissioner Fitzgerald agreed with a lot of what has been said so far. He felt the triangular element looked like it was just plopped on the building, and he might be open to it if the tower was simplified and did not have as many planes, recessed planes, or different depths to it; however, he still did not love it. He liked the illuminated orange lights in the night photo of the McHenry store because they do not stand out as much, as opposed to the other photos shown where they stand out a lot more; he wanted to ensure that the lights are toned down. He liked the monument sign and although he did not care for the lintels being painted orange on the side of the building, he understood the need for orange on that elevation. He had no further comments.

Chair Kubow did not have much more to add to what was already said. He felt that if the triangular sign is approved as proposed, it would be setting a precedence in the Village and people might get creative with their future sign designs and work around the sign code. While he completely appreciates the petitioner's presentation and understands the new branding concept, he did not think the way it is currently proposed fits Village standards.

Chair Kubow asked the commissioners to provide a quick summary of their comments at this time.

Commissioner Seyer gave the following comments: keep the existing limestone lintels as is, do not paint; rather than the barrel vault at the front entry, flatten out that roof so it does not compete, and have it be more in line with the other TRIO stores; require the triangular feature to be smaller, the top cannot go above the existing building, and should comply with code; bring the front door forward to be flush with the pop-out of the front entry so it is more integrated with the triangular element. He asked Staff to clarify the code requirement with regards to the top of the TRIO sign. Mr. Hautzinger said that wall signs are not allowed to partially cover window openings or to project beyond the ends and top of the wall to which the sign is attached.

Commissioner Kingsley agreed with the comments made by Commissioner Seyer, and added a comment that the EIFS should possibly be changed to be the aluminum panels that exist on other TRIO stores.

Commissioner Eckhardt agreed with the comments as well. His interpretation of the proposed TRIO sign above the roofline is that it is not necessarily the top of the roof. A building with a hip roof is not allowed to have signs mounted on top of the gutter line, and a flat roof like this building has is not allowed to have signs climb above the parapet wall. He felt the front entry needed to be redesigned in such a way to integrate it more closely with the curtain wall system, similar to one of the other updated stores, tie it to the building and make it more or less a flat element. He said the orange elements are okay, although the illumination and wattage should be discussed further to ensure the brightness does not end up looking like Disney World or Las Vegas.

Commissioner Fitzgerald agreed with these second round comments. He did not want any motion that allows Staff to review any changes required for the front entry. He wanted the project to come back for another review.

Chair Kubow asked the petitioner if they had any further comments at this time. Ms. Lapin appreciated the comments made and said they could definitely re-work the front door based on the comments given. With regards to the roof and their interpretation of Village code, she explained that the car wash sign on the left was what they considered to be the highest point of the roof. Mr. Hautzinger clarified that code states that a wall sign cannot extent above the wall that it is mounted on, not the highest point of the roof. Ms. Lapin understood and reiterated that they can re-work the front door and come back for another review, as well as work with the commission on the wattage for the orange color. She pointed out that it is difficult to show the actual brightness of the orange in pictures, and that it is actually not as bright as it appears in some of the photos provided. The brightness is where the gas pumps are, and when the light is there, the orange becomes more subdued in the building. She encouraged the commissioners to visit the store in Northbrook to see the actual brightness of the orange color.

Chair Kubow asked if a motion should be made with recommendations and requirements, and that it be required for both items to come back for another review. Mr. Hautzinger recommended that the motion should just continue both of these petitions to a date decided.

Commissioner Seyer wanted to be sure he understood what was being said with respect to the front entry. What the commissioners are saying is that the front entry and entire glass enclosure should be more integrated, with the glass all brought forward as one element and the triangle element integrated with it. Mr. Hautzinger stated that 3D renderings are not required, but due to the complexity of the entry design, he strongly encouraged perspective renderings of the front entry be provided.

Possible upcoming meeting dates and submittal deadlines were discussed. Ms. Lapin said they are very eager to keep moving forward with this project and will do everything possible to re-submit in time for the next meeting on September 14.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO CONTINUE THE REVIEW OF DC#21-024, TRIO GAS STATION (COMMERCIAL), AND DC#21-053, TRIO GAS STATION (SIGN VARIATION), TO THE NEXT DESIGN COMMISSION MEETING ON SEPTEMBER 14, 2021.

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

TRIO C-STORE DESIGN COMMISSION SUBMITTAL

2250 ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS 60005



PROJECT DIRECTORY

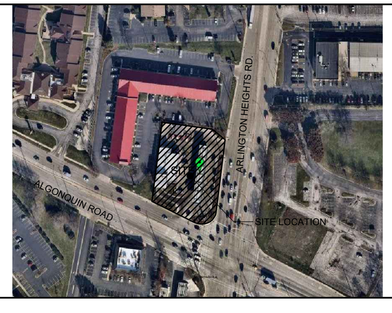
OWNER

GRAHAM ENTERPRISE INC.
ATTN: BRIAN WENTE
750 BUNKER CT. SUITE 100
VERNON HILLS, IL
847.837.0777

ARCHITECT

THE W-T GROUP, LLC
ATTN: MATT ACKERMAN
CHRISTIAN KALISCHEFSKI
2675 PRATUM AVENUE
HOFFMAN ESTATES, IL 60192
224.293.6960

LOCATION MAP



DRAWING INDEX

GENERAL

G001	COVER SHEET

SITE

A001	SITE PLAN
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A003	SIGNAGE ELEVATIONS
A004	ID SIGN & CAR WASH CANOPY
A005	AUTO CANOPY ELEVATIONS
A006	SITE PARCEL MAP W/ 250' LINE
A007-10	SITE PHOTOS & AERIAL

LANDSCAPE

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ARCHITECTURAL

A101	EXISTING FLOOR PLAN
A102	PROPOSED FLOOR PLAN
A131	ROOF PLAN
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A202	EXTERIOR ELEVATIONS
A201-C	COLOR EXTERIOR ELEVATIONS
A202-C	COLOR EXTERIOR ELEVATIONS

LAND SURVEY

S-1	BOUNDARY AND TOPOGRAPHIC SURVEY

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

WT GROUP
Engineering with Precision, Peace and Passion.
2675 Pratum Avenue | Hoffman Estates, IL 60192
T 224.293.6960 | F 224.293.6944
wtengineering.com
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SIGNED: EXP:

TRIO C-STORE REMODEL
2250 ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS
TRIO

TRIO

ISSUE

FOR	DATE
REVIEW	01/26/2021
DESIGN	3/12/2021
DESIGN 1	5/18/2021

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

G001
COVER SHEET

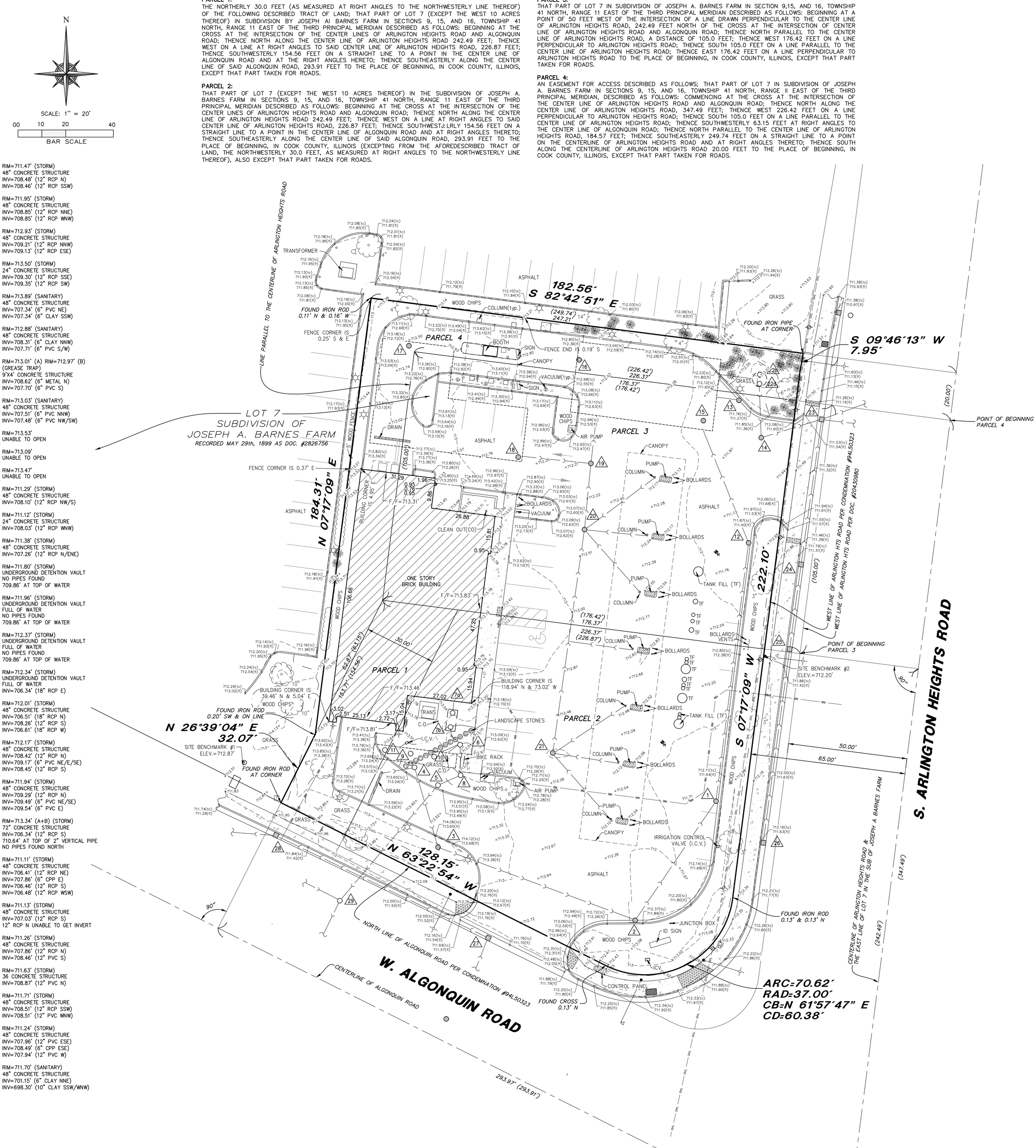
BOUNDARY & TOPOGRAPHIC SURVEY

PARCEL 1:
THE NORTHERLY 30.0 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY LINE THEREOF) OF THE FOLLOWING DESCRIBED TRACT OF LAND; THAT PART OF LOT 7 (EXCEPT THE WEST 10 ACRES THEREOF) IN SUBDIVISION BY JOSEPH AI BARNES FARM IN SECTIONS 9, 15, AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE CROSS AT THE INTERSECTION OF THE CENTER LINES OF ARLINGTON HEIGHTS ROAD AND ALGONQUIN ROAD; THENCE NORTH ALONG THE CENTER LINE OF ARLINGTON HEIGHTS ROAD 242.49 FEET; THENCE WEST ON A LINE AT RIGHT ANGLES TO SAID CENTER LINE OF ARLINGTON HEIGHTS ROAD, 226.87 FEET; THENCE SOUTHWESTERLY 154.56 FEET ON A STRAIGHT LINE TO A POINT IN THE CENTER LINE OF ALGONQUIN ROAD AND AT THE RIGHT ANGLES HERETO; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ALGONQUIN ROAD, 293.91 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART TAKEN FOR ROADS.

PARCEL 2:
THAT PART OF LOT 7 (EXCEPT THE WEST 10 ACRES THEREOF) IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15, AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE CROSS AT THE INTERSECTION OF THE CENTER LINES OF ARLINGTON HEIGHTS ROAD AND ALGONQUIN ROAD; THENCE NORTH ALONG THE CENTER LINE OF ARLINGTON HEIGHTS ROAD 242.49 FEET; THENCE WEST ON A LINE AT RIGHT ANGLES TO SAID CENTER LINE OF ARLINGTON HEIGHTS ROAD, 226.87 FEET; THENCE SOUTHWESTJ:LRLY 154.56 FEET ON A STRAIGHT LINE TO A POINT IN THE CENTER LINE OF ALGONQUIN ROAD AND AT RIGHT ANGLES THERETO; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ALGONQUIN ROAD, 293.91 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (EXCEPTING FROM THE AFOREDESCRIBED TRACT OF LAND, THE NORTHWESTERLY 30.0 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY LINE THEREOF), ALSO EXCEPT THAT PART TAKEN FOR ROADS.

PARCEL 3:
THAT PART OF LOT 7 IN SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTION 9,15, AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF 50 FEET WEST OF THE INTERSECTION OF A LINE DRAWN PERPENDICULAR TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, 242.49 FEET NORTH OF THE CROSS AT THE INTERSECTION OF CENTER LINE OF ARLINGTON HEIGHTS ROAD AND ALGONQUIN ROAD; THENCE NORTH PARALLEL TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, A DISTANCE OF 105.0 FEET; THENCE WEST 176.42 FEET ON A LINE PERPENDICULAR TO ARLINGTON HEIGHTS ROAD; THENCE SOUTH 105.0 FEET ON A LINE PARALLEL TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE EAST 176.42 FEET ON A LINE PERPENDICULAR TO ARLINGTON HEIGHTS ROAD TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART TAKEN FOR ROADS.

PARCEL 4:
AN EASEMENT FOR ACCESS DESCRIBED AS FOLLOWS; THAT PART OF LOT 7 IN SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15, AND 16, TOWNSHIP 41 NORTH, RANGE II EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CROSS AT THE INTERSECTION OF THE CENTER LINE OF ARLINGTON HEIGHTS ROAD AND ALGONQUIN ROAD; THENCE NORTH ALONG THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, 347.49 FEET; THENCE WEST 226.42 FEET ON A LINE PERPENDICULAR TO ARLINGTON HEIGHTS ROAD; THENCE SOUTH 105.0 FEET ON A LINE PARALLEL TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY 63.15 FEET AT RIGHT ANGLES TO THE CENTER LINE OF ALGONQUIN ROAD; THENCE NORTH PARALLEL TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, 184.57 FEET; THENCE SOUTHEASTERLY 249.74 FEET ON A STRAIGHT LINE TO A POINT ON THE CENTERLINE OF ARLINGTON HEIGHTS ROAD AND AT RIGHT ANGLES THERETO; THENCE SOUTH ALONG THE CENTERLINE OF ARLINGTON HEIGHTS ROAD 20.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART TAKEN FOR ROADS.



LOCATION MAP

LEGEND

PROPERTY LINE	UTILITY POLE	SOIL BORING	
CENTER LINE	TYPICAL SIGN	TELEPHONE MANHOLE	
EASEMENT LINE	FLARED END SECTION	PARKING METER	
BUILDING SETBACK	CLOSED MANHOLE	GUARDRAIL	
(XXX') RECORD DATA	OPEN GRATE MANHOLE	GUY WIRE ANCHOR	
XXX.XX TOP OF (CURB,WALL, ETC.) XXX.XX SPOT GRADE BOTTOM OF (GROUND, GUTTER,ETC.)	BEEHIVE GRATE MANHOLE	773 CONTOUR LINE	
CONCRETE	GUTTER FRAME MANHOLE	TREE LINE / HEDGE LINE	
	VALVE VAULT	EDGE GRAVEL/STONE	
	FIRE HYDRANT	FENCE LINE	
EVERGREEN/DECIDUOUS WITH SIZE IN INCHES	B-BOX / SERVICE VALVE	STORM SEWER	
	POST LIGHT\GROUND LIGHT	SANITARY SEWER	
	AREA LIGHT\LIGHT POLE	COMBO SEWER	
SHRUB/SHRUB LINE	STREET LIGHT	WS WATER SERVICE LINE	
MONITOR WELL	TRAFFIC SIGNAL	WM WATER MAIN	
GAS VALVE	MAST ARM SIGNAL	OHL OVERHEAD LINE	
UTILITY MARKINGS (cable,elec,fiber) (tel,water,gas)	HANDHOLE (electric\traffic)	FO FIBER OPTIC LINE	
	GAS METER	G GAS LINE	
	ELECTRIC METER	UGT U.G. TELCO LINE	
MAILBOX	PEDESTAL(telco,elec,cable)	UGE U.G. ELECTRIC LINE	

NOTES:

1. SITE BENCHMARK #1 – CROSS CUT ON TELCO. MANHOLE RIM, 40.42' SW OF THE SW CORNER OF BUILDING AND 32.55' NW OF MH#28. ELEVATION=712.87' (NAVD88)

SITE BENCHMARK #2– SQUARE CUT ON LIGHT POLE BASE ON THE WEST SIDE OF ARLINGTON HEIGHTS ROAD, 10.48' WESTERLY OF MH#25. ELEVATION=712.20' (NAVD88)

2. PERMANENT INDEX NUMBER (P.I.N. #): 08–16–200–052, 08–16–200–053, 08–16–200–062 & 08–16–200–104

3. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.

4. PROPERTY AREA: 1.0376 ACRES (45,198 SQUARE FEET)

5. FIELD WORK COMPLETED ON 12/14/17

6. SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT, REFER TO A CURRENT TITLE REPORT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HERON.

7. SURVEY PREPARED FOR: CORPORATE DESIGN + DEVELOPMENT GROUP

8. BUILDING TIES & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING.

9. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.

10. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE THE W–T GROUP DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 26th DAY OF DECEMBER A.D. 2017. AT HOFFMAN ESTATES, ILLINOIS.

THE W–T GROUP, LLC

FRANJO I. MATICIC – PLS #035–003556 EXPIRES 11/30/2018
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570–0015

PROFESSIONAL LAND SURVEYOR FRANJO I. MATICIC 035-003556 HOFFMAN ESTATES ILLINOIS STATE OF ILLINOIS

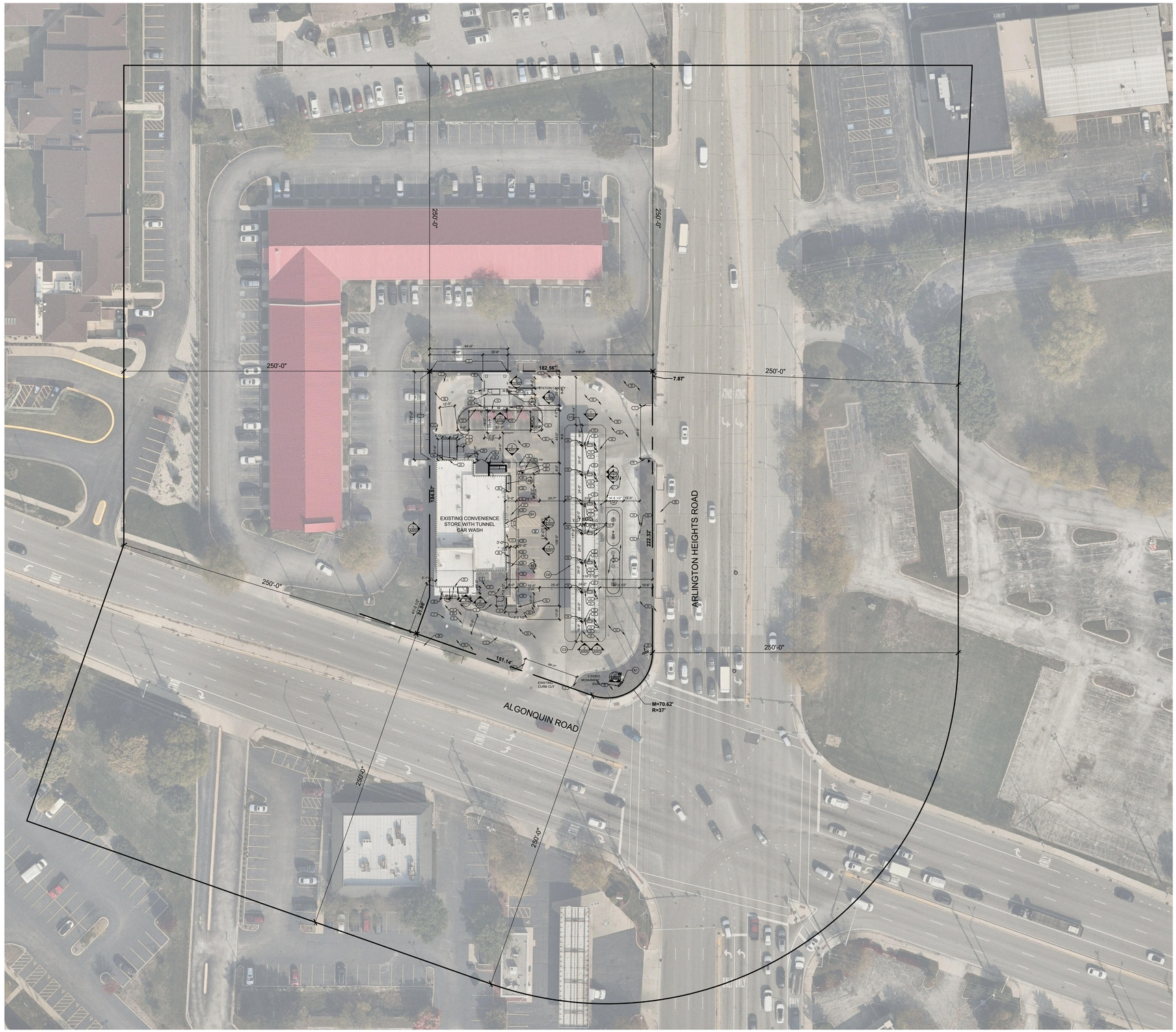
JOB : S17287	SCALE : 1"=20'	BOUNDARY & TOPOGRAPHIC SURVEY	GRAHAM OIL 2250 S. ARLINGTON HEIGHTS RD. ARLINGTON HEIGHTS, ILLINOIS
SHEET S-1 OF ONE SHEETS	DRAWN : KCH		
	BOUNDARY : KCH		
	FIELD WORK : MWS		
	CHECK : FIM		

PREPARED BY: W-T

W-T LAND SURVEYING
LAND AND CONSTRUCTION SURVEYORS
2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com
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REVISIONS	DATE	BY



1 SITE PARCEL MAP
SCALE: 1/8" = 1'-0"

N

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A006
SITE PARCEL MAP WITH 250' LINE



- KEY PLAN
SCALE: N.T.S.

N



1N TRIO BP SITE - 2250 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



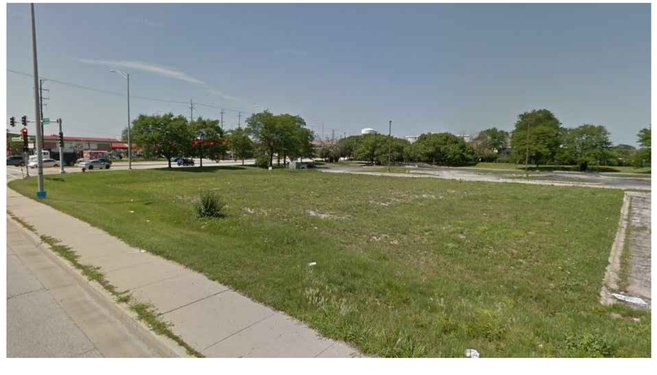
2N ARLINGTON RESERVE - 300 W. ALGONQUIN RD
SCALE: N.T.S.



3N COURTYARD BY MARRIOTT - 100 W. ALGONQUIN RD
SCALE: N.T.S.



4N RED ROOF INN - 22 W. ALGONQUIN RD
SCALE: N.T.S.



5N VACANT LOT - 10 E. ALGONQUIN RD
SCALE: N.T.S.



6N MITSUWA MARKET - 100 E. ALGONQUIN RD
SCALE: N.T.S.



7N RACK HOUSE - 222 E. ALGONQUIN RD
SCALE: N.T.S.

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A007
SITE PHOTOS (NORTH)



- KEY PLAN
SCALE: N.T.S.

N



1N TRIO BP SITE - 2250 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



1S PROPERTY FOR SALE - 111 E. ALGONQUIN RD
SCALE: N.T.S.



2S PROPERTY FOR SALE - 15 E. ALGONQUIN RD
SCALE: N.T.S.



3S PROPERTY FOR SALE - 1 E. ALGONQUIN RD
SCALE: N.T.S.



4S SHELL - 2113 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



5S DENNY'S - 17 W. ALGONQUIN RD
SCALE: N.T.S.



6S DOUBLETREE - 75 W. ALGONQUIN RD
SCALE: N.T.S.

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A008
SITE PHOTOS (SOUTH)



- KEY PLAN
SCALE: N.T.S.

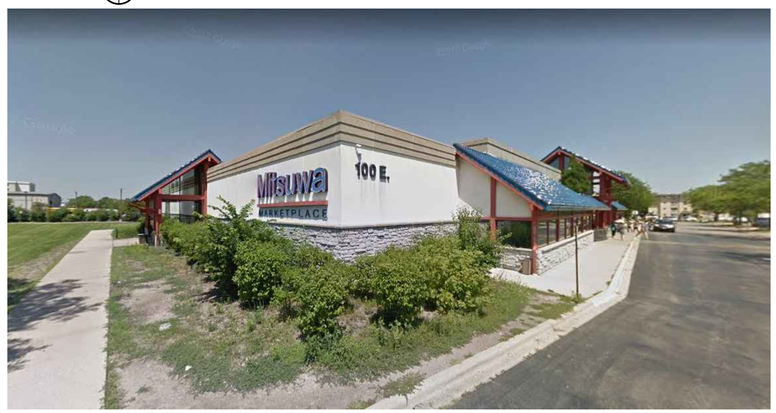
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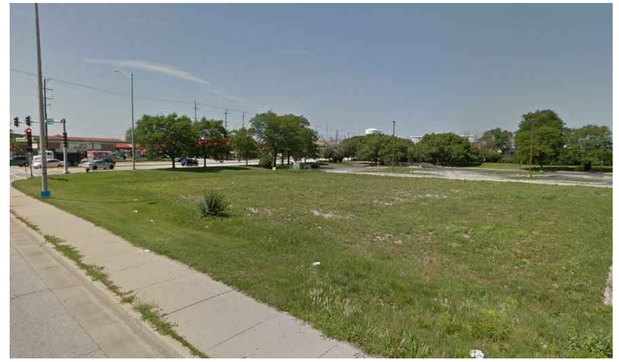
1N TRIO BP SITE - 2250 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



1E OFFICE BUILDING - 2123 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



2E MITSUWA MARKET - 100 E. ALGONQUIN RD
SCALE: N.T.S.



3E VACANT LOT - 10 E. ALGONQUIN RD
SCALE: N.T.S.



4E PROPERTY FOR SALE - 1 E. ALGONQUIN RD
SCALE: N.T.S.



5E PROPERTY FOR SALE - 2355 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



6E GUITAR CENTER - 2375 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.

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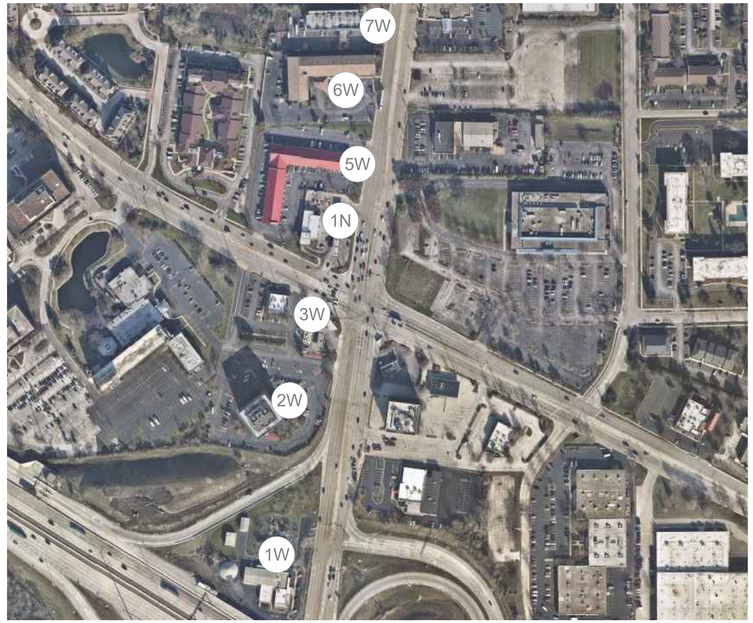
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A009
SITE PHOTOS (EAST)



- KEY PLAN
SCALE: N.T.S.

N



1N TRIO BP SITE - 2250 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



1W SCHOOL DIST. 59 ADMIN. CTR - 2123 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



2W ARLINGTON PLACE ONE - 2340 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



3W SHELL - 2213 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



4W RED ROOF INN - 22 W. ALGONQUIN RD
SCALE: N.T.S.



5W COMFORT INN - 2120 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



6W WINGATE BY WINDHAM - 2112 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.

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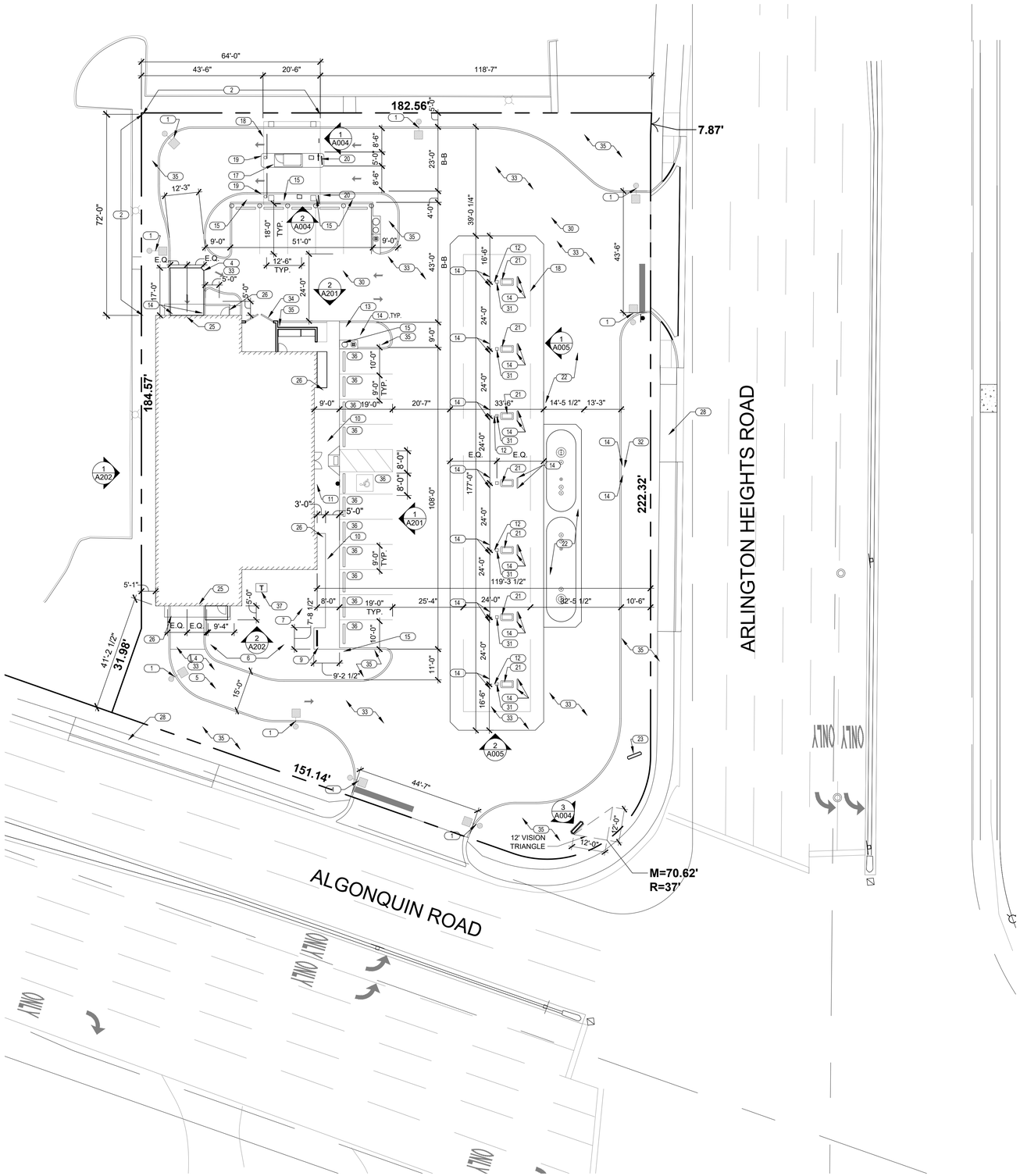
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A010
SITE PHOTOS (WEST)



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

N

SITE PLAN KEY NOTES

1. EXISTING LIGHT FIXTURE WITH SIDE SHIELDS LOCATED AT THE NORTH & WEST PROPERTY LINES.
2. EXISTING 5'-0" TALL BOARD ON BOARD WOOD FENCE.
3. NOT USED
4. EXISTING RADIANT SNOW MELT SYSTEM BELOW CONCRETE PAVEMENT.
5. EXISTING CONTINUOUS TRENCH DRAIN.
6. EXISTING RECLAIM TANKS (3) 1,000 GALLON.
7. EXISTING GREASE SEPARATOR.
8. NOT USED
9. EXISTING BIKE RACK.
10. EXISTING CONCRETE SIDE WALK.
11. EXISTING EMERGENCY DISCONNECT.
12. EXISTING FIRE EXTINGUISHERS.
13. EXISTING PROPANE MERCHANDISE.
14. EXISTING 6" DIA. CONCRETE FILLED PROTECTION BOLLARD.
15. EXISTING VACUUM UNIT AND WAND.
16. NOT USED
17. EXISTING CAR WASH KIOSK.
18. EXISTING CANOPY.
19. EXISTING AUTOMATIC BOOM BARRIER GATE.
20. EXISTING MENU BOARD SIGN.
21. EXISTING FUEL DISPENSER.
22. EXISTING UNDERGROUND FUEL TANKS.
23. EXISTING MONUMENT SIGN. PANELS TO BE UPDATED.
24. NOT USED.
25. EXISTING CARWASH DOOR OPENING.
26. DASHED LINE REPRESENTS NEW CANOPY ABOVE REFER TO ARCHITECTURAL DRAWINGS.
27. NOT USED.
28. EXISTING PEDESTRIAN SIDEWALK.
29. NOT USED.
30. EXISTING UNDER GROUND DETENTION VAULT.
31. EXISTING SUPPORT COLUMN FOR CANOPY ABOVE.
32. EXISTING VERTICAL FUEL SYSTEM VENT RISERS.
33. EXISTING CONCRETE VEHICULAR PAVEMENT.
34. EXISTING TRASH ENCLOSURE.
35. EXISTING LANDSCAPE.
36. EXISTING PARKING STALL AND WHEEL STOP.
37. EXISTING TRANSFORMER ON 6" CONCRETE PAD.

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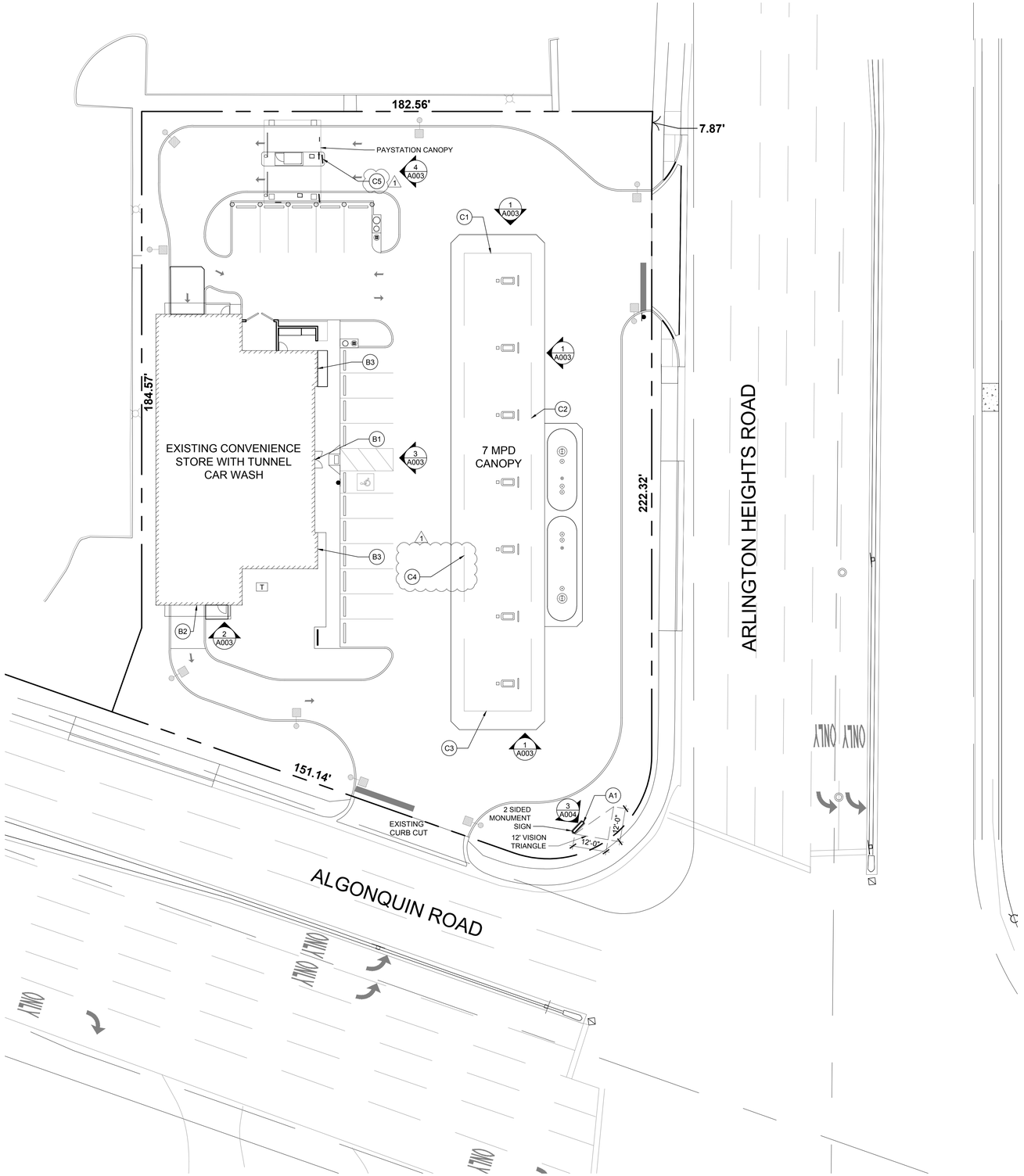
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A001
SITE PLAN



1 SIGNAGE PLAN
SCALE: 1" = 20'-0"

N

SIGNAGE INFORMATION

SIGN TYPE / QUANTITY (SECT. 30-207)	GROUND SIGNS: QUANTITY: (2) ALLOWED IF SEPARATED BY MIN 250' ALONG THE RIGHT OF WAY. AREA: 80 SF MAX. PER SIDE. PRICE PORTION: MAX 50% OF THE SIGN AREA. CHANGEABLE COPY: MAX 20% OF THE SIGN AREA. WALL SIGNS: AREA: 25% OF SIGNABLE AREA OR 150 SF MAX WINDOW SIGNS: AREA: 40% OF WINDOW AREA POINT OF PURCHASE: NOT LISTED CANOPY SIGNS: QUANTITY: (1) PER STREET SIDE AREA: 25% OF SIGNABLE AREA		
GROUND SIGN (TABLE A)		ALLOWED	PROPOSED 1
	AREA:	MAX 160 SF (80 SF/SIDE)	208SF (104.0 SF/SIDE)
	FUEL PRICER AREA:	MAX 50%	18.5%
	CHANGEABLE AREA:	MAX 20%	9.30%
	HEIGHT:	16'-6"	16'-6"
GROUND SIGN SETBACKS (SECT. 30-207)		REQUIRED	PROPOSED
	PROPERTY LINE:	3'-0"	5'-1"
	VISION TRIANGLE:	12'-0" x 12'-0"	SIGN IS OUTSIDE 12'-0"x12'-0" AREA PER EXTENSION OF PROPERTY LINES.
WALL SIGNS (SECT. 30-207)		ALLOWED	PROPOSED
	AREA ON NORTH:	0	0
	AREA ON EAST:	150 SF	66 SF (INCLUDES PREVIOUSLY APPROVED VARIANCE FOR POP SIGNAGE AT 40 SF)
	AREA ON SOUTH:	150 SF	46 SF
	AREA ON WEST:	0	0
	SUBTOTAL AREA:	300 SF	112 SF
CANOPY SIGNS (SECT. 30-207)		ALLOWED	PROPOSED
	AUTO CANOPY:		
	AREA ON NORTH:	15.00 SF	9.00 SF
	AREA ON EAST:	102.50 SF	9.00 SF
	AREA ON SOUTH:	15.00 SF	9.00 SF
	AREA ON WEST:	0.00 SF	9.00 SF 1
	CAR WASH CANOPY		
	AREA ON EAST:	14.54 SF 1	14.5 SF
	SUBTOTAL	151.68 SF 1	50.5 SF 1
SITE TOTAL (SECT. 30-207)		ALLOWED	PROPOSED 1
	SITE TOTAL:		
	INDIVIDUAL ELEMENT	462.38 SF	370.5 SF (360.38 SF PREVIOUSLY APPROVED VARIANCE)
	CORNER LOT	320.00 SF	370.5 SF (360.38 SF PREVIOUSLY APPROVED VARIANCE)

SIGNAGE KEY

A1	GROUND SIGN - ILLUMINATED SIGN WITH ELECTRONIC PRICING, SEE SHEET A206. 1 6'-10" x 16'-6" x 2 SIDES= 104 SF (208 SF)
B1	C-STORE WALL SIGN (EAST) HALO LIT LETTERS WITH INTERNALLY ILLUMINATED CHARTREUSE TRIANGLE LOGO EXISTING SIGN = 67.81 SF PROPOSED SIGN = 22 SF
B2	CAR WASH WINDOW SIGN (SOUTH) INTERNALLY ILLUMINATED EXISTING SIGN = 54.65 SF PROPOSED SIGN = 46 SF
B3	POP BUILDING SIGNS - EAST ELEVATION : SOUTHERN (1) x 4'-9" x 4'-3" = 20.19 SF NORTHERN (1) X 4'-9" x 4'-3" = 20.19 SF 40.38 SF
C1	AUTO CANOPY (NORTH) INTERNALLY ILLUMINATED HELIOS 3'-0" x 3'-0" = 9.00 SF
C2	AUTO CANOPY (EAST) INTERNALLY ILLUMINATED HELIOS 3'-0" x 3'-0" = 9.00 SF
C3	AUTO CANOPY (SOUTH) INTERNALLY ILLUMINATED HELIOS 3'-0" x 3'-0" = 9.00 SF
C4	AUTO CANOPY (SOUTH) INTERNALLY ILLUMINATED HELIOS 3'-0" x 3'-0" = 9.00 SF
C5	CAR WASH CANOPY (EAST) INTERNALLY ILLUMINATED EXISTING SIGN = 14.54 SF PROPOSED = 14.50 SF

1

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TRIO C-STORE REMODEL
2250 ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS
TRIO

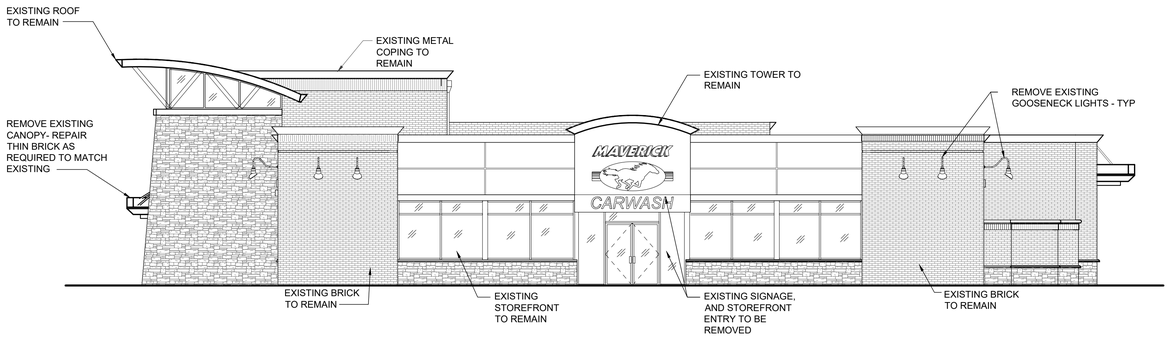
SIGNED EXP

ISSUE

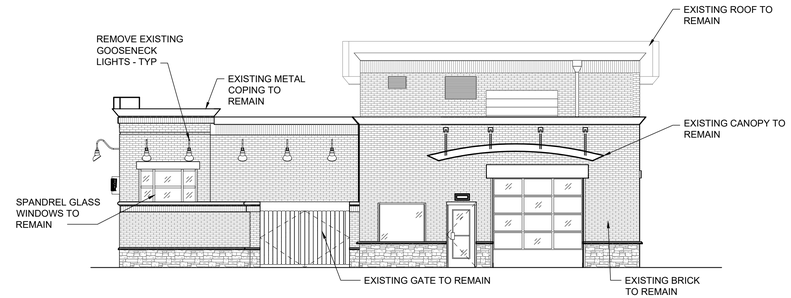
FOR	DATE
REVIEW	01/26/2021
DESIGN	3/12/2021
DESIGN 1	5/18/2021

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

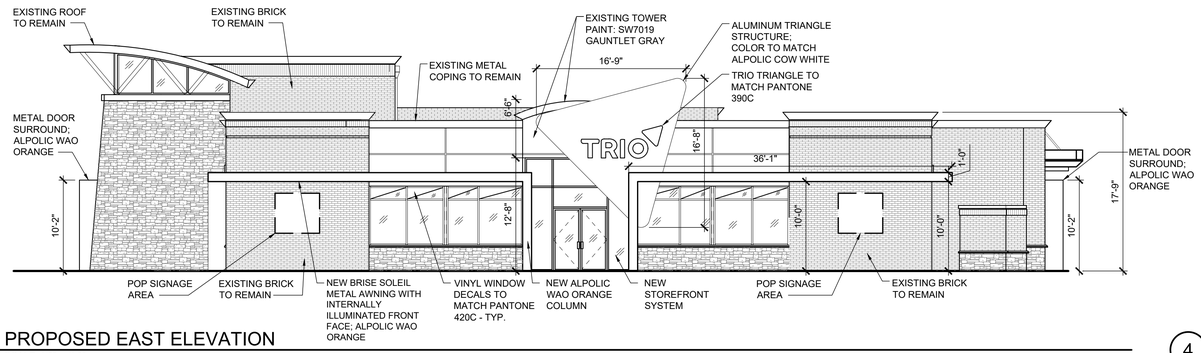
A002
SIGNAGE PLAN



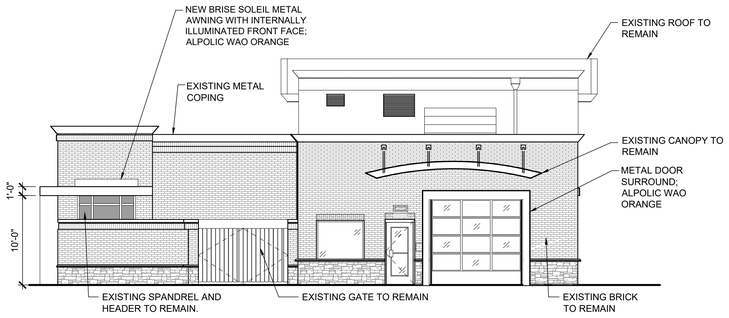
1 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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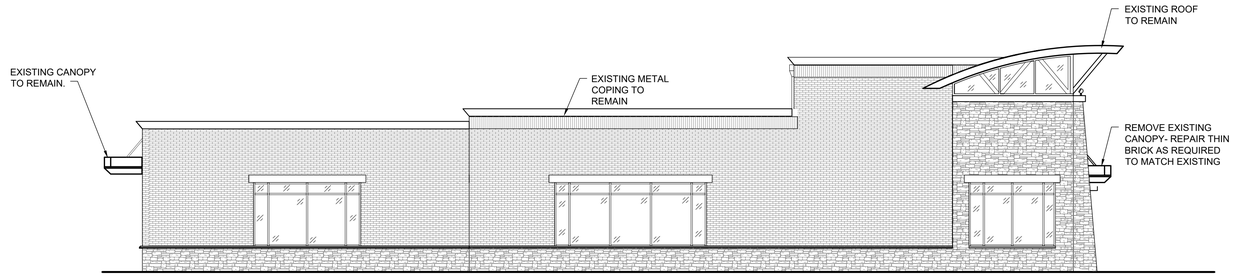
TRIO™

ISSUE

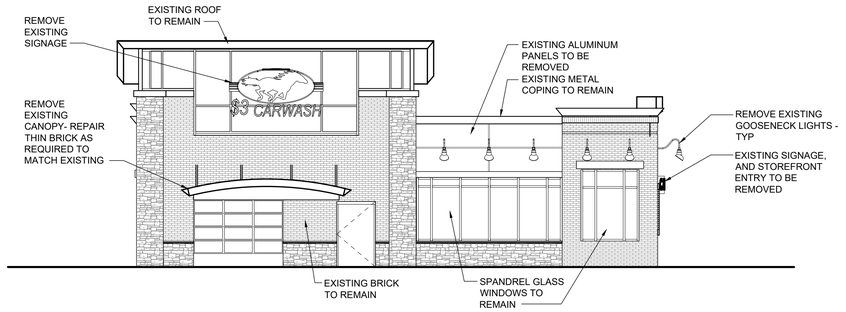
FOR	DATE
REVIEW	01/26/2021
DESIGN	3/12/2021
DESIGN 1	5/18/2021

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

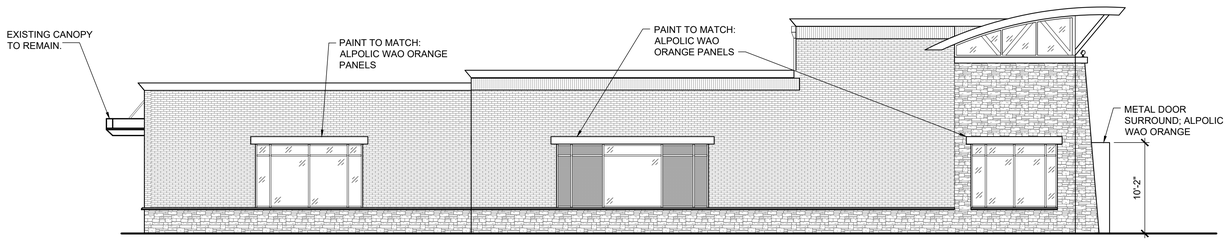
A201
EXTERIOR ELEVATIONS



1 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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ISSUE

FOR	DATE
REVIEW	01/26/2021
DESIGN	3/12/2021
DESIGN 1	5/18/2021

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

A202
EXTERIOR ELEVATIONS









EXISTING BUILDING DESIGN AND WALL SIGNS







EXISTING GROUND SIGN, CAR WASH CANOPY SIGN, AND AUTO CANOPY SIGNS



1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

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FOR	DATE
REVIEW	01/26/2021
DESIGN	3/12/2021
DESIGN 1	5/18/2021

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

A201-C
COLOR EXTERIOR ELEVATIONS



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



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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FOR	DATE
REVIEW	01/26/2021
DESIGN	3/12/2021
DESIGN 1	5/18/2021

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

A202-C
COLOR EXTERIOR ELEVATIONS

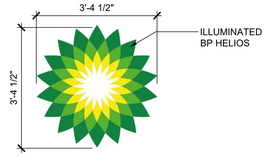




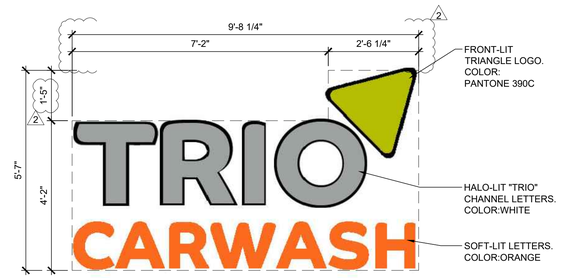




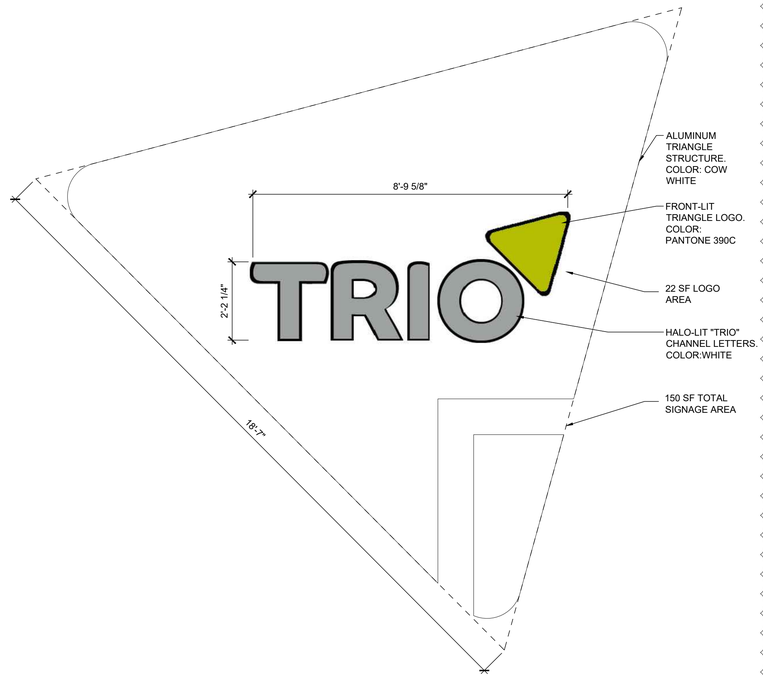
EXISTING TRIO GAS STATIONS



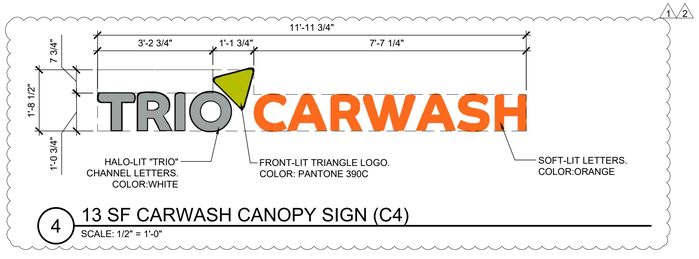
1 9SF CANOPY SIGN (C1, C2, C3, C4)
SCALE: 1/2" = 1'-0"



2 44 SF WALL SIGN (B2)
SCALE: 1/2" = 1'-0



3 150 SF WALL SIGN (B1)
SCALE: 1/2" = 1'-0



4 13 SF CARWASH CANOPY SIGN (C4)
SCALE: 1/2" = 1'-0"

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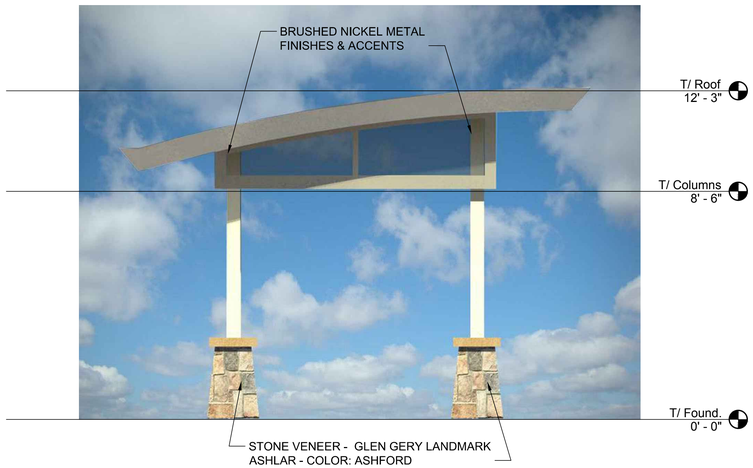
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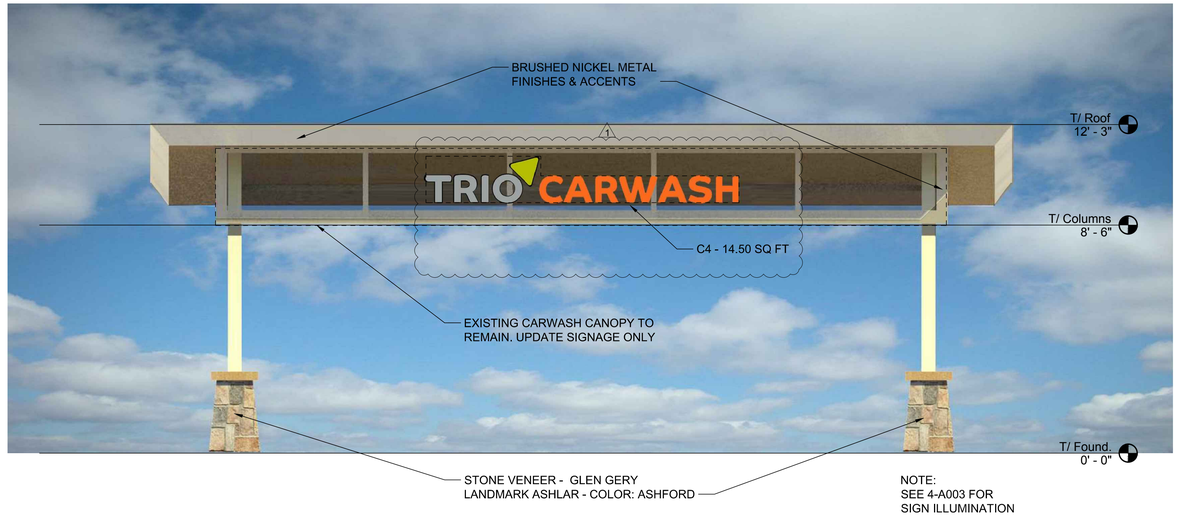
FOR	DATE
REVIEW	1/26/2021
DESIGN	3/12/2021
DESIGN 1	5/18/2021
VILLAGE	6/25/2021
VILLAGE 2	7/26/2021

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

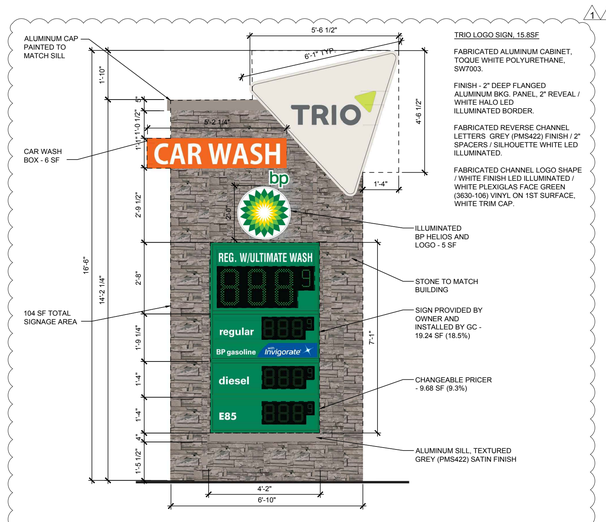
A003
SIGNAGE
ELEVATIONS



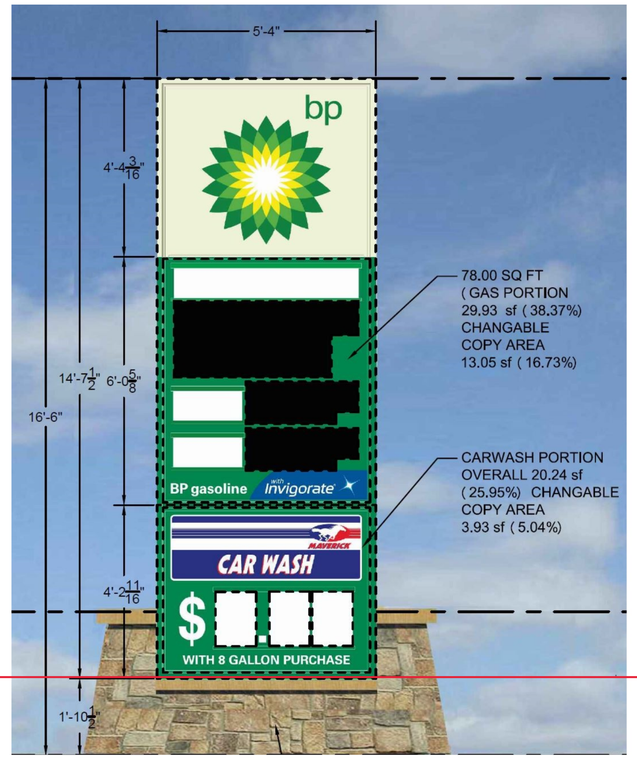
1 SOUTH CARWASH CANOPY
SCALE: 3/8" = 1'-0"

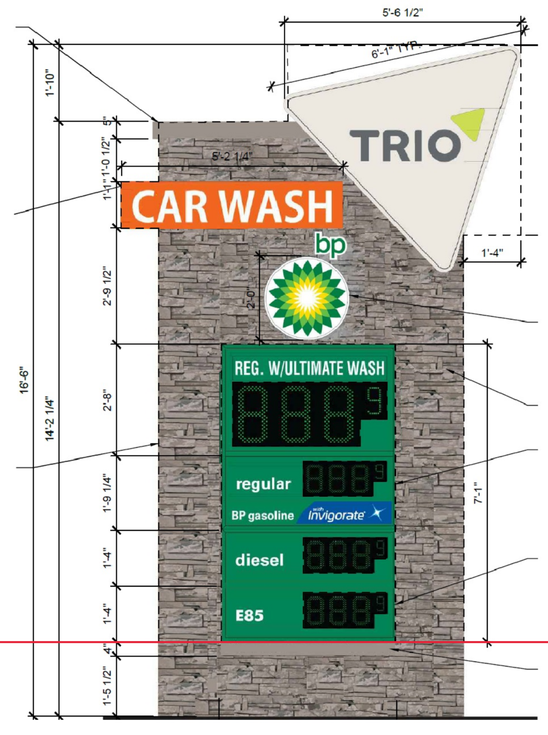


2 EAST CARWASH CANOPY
SCALE: 3/8" = 1'-0



3 MONUMENT SIGN
SCALE: 3/8" = 1'-0





EXISTING AND PROPOSED GROUND SIGNS SHOWN TO SCALE
(NOTE: THE TOTAL SIGN SIZES EXCLUDE THE STONE BASE AREA BELOW THE SILL)

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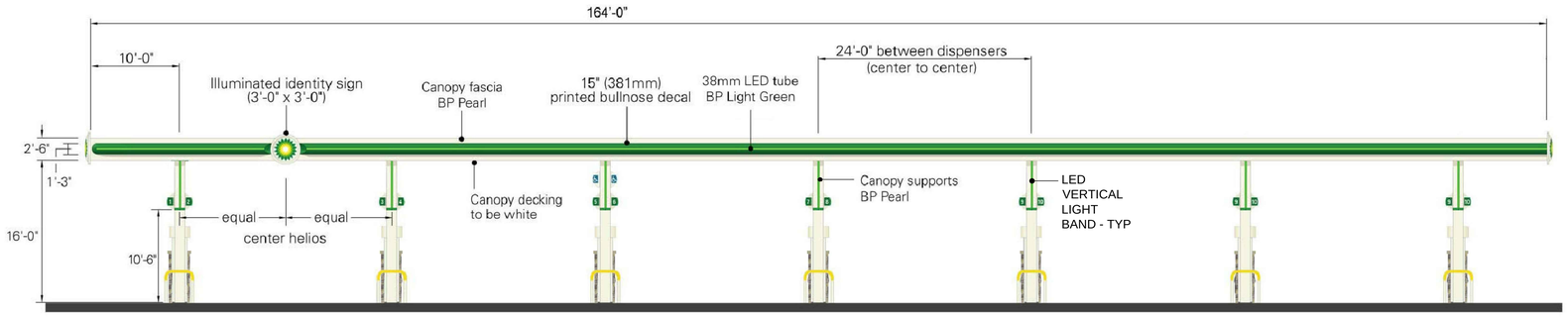
TRIO

ISSUE

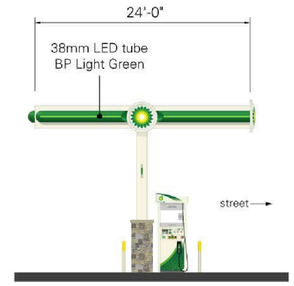
FOR	DATE
REVIEW	1/26/2021
DESIGN	3/12/2021
DESIGN 1	5/18/2021
VILLAGE	6/25/2021
VILLAGE 2	7/26/2021
ID SIGN 3	8/11/2021

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

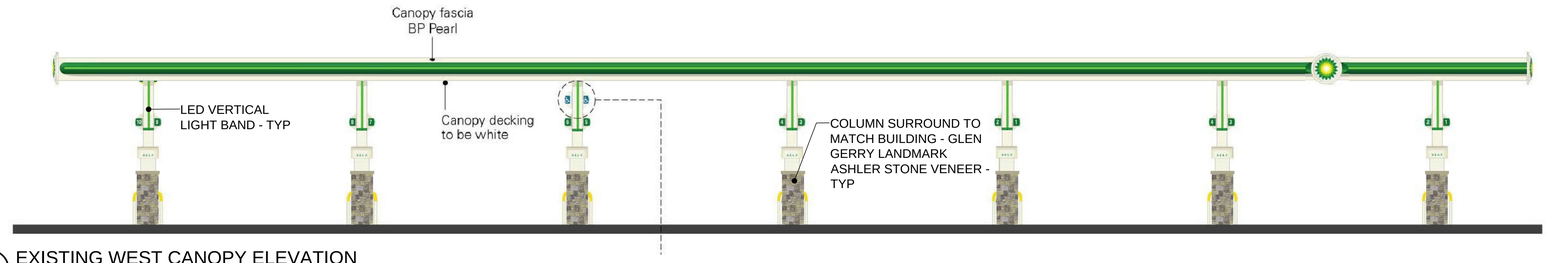
A004
ID SIGN AND
CARWASH CANOPY



1 EXISTING EAST CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING NORTH CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING WEST CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



4 EXISTING SOUTH CANOPY ELEVATION
SCALE: 1/8" = 1'-0"

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ISSUE

FOR	DATE
REVIEW	1/26/2021
DESIGN	3/12/2021
DESIGN 1	5/18/2021
VILLAGE	6/25/2021

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

A005
AUTOCANOPY
ELEVATIONS

ALUMINUM SHAPES & LETTERS
TOQUE WHITE: SW7003

SW 7669 282-C5
Summit Gray

FABRICATED ALUMINUM
SUMMIT GRAY: SW7669

SW 7073 235-C3
Network Gray

LETTERS – TRIO GRAY
PANTONE 422 (EQUAL)



EXISTING STONE: TO MATCH
GENSTONE – STRATFORD VENEER

SW 6926 146-C6
Lucky Green

METAL SIGNS – BP GREEN
PANTONE 355 (EQUAL)

ALPOLIC METAL PANEL
COLOR: TRIO GREEN

ALPOLIC METAL PANEL
COLOR: WAO ORANGE

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Petitioner Name:
WT Group
2675 Pratum Ave., Hoffman Estates, IL 60192
Phone: (224) 213-0673

Date:
7/09/2021

Project:
Graham Enterprise, Inc.
TRIO Convenience Store Renovation

Location:
2250 Arlington Heights Rd., Arlington Heights, IL 60005

Commercial Building:

Proposed Signage Materials:

1. Signs
   a. Identification
      - Fabricated Aluminum
        - Color: Toque White, SW7003
        - Color: Wao Orange, PMS166
        - Color: BP Green
        - Color: TRIO Green, 3630-106
      - Illuminated BP Logos
   b. Letters
      - Color: White PlexiGlas
      - Color: TRIO Gray, PMS422
   c. Accents
      - "Genstone" Stratford Veneer
      - Fabricated Aluminum
        - Color: Summit Grey, SW2127

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July 09, 2021

Addressed to:

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

Re: Sign Variance Request
2250 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Plan Commission:

The following items are signage variance requests and a wall sign explanation.

Ground Sign

The existing Ground sign is currently a straight metal sign whose only tie-in with the existing structure is the stone base upon which it sits.

After exterior improvements are completed, the tie-in will be even less so. A variance is being requested to allow for an increase in area to provide a stone surround to the sign which would allow it to better tie into the new appearance. This would increase the current area of 74 SF to a proposed 104 SF.

While the area of the faces will increase, the amount of actual displayed content will decrease. Currently, the entire sign above the base is displaying information and/or brand content, an estimated 75% of the sign. With this increase, the amount of displayed content will shrink to an estimated 55% of the sign and better tie-in with the primary structure.

Canopy Sign

Three Canopy logos are proposed and in compliance with current signage requirements. A fourth, 9 SF, logo is being requested, on the opposite long side of the Canopy. Due to the angled nature of North Algonquin Road, eastbound traffic will not see the South facing logo unless stopped at a red-light.

Wall Sign

The triangular portion of wall shall be integral to the façade structure. It acts as the termination of the Storefront entry, the adjacent window opposite the entry, and as an extension to the roof parapet wall. Due to this design, the triangular portion is now a reconfigured part of the wall itself that will contribute to the signable area.

The Triangular area is 150 SF; being under 25% signable area and at 150 SF area maximum. Materiality is similar in keeping with the existing traditional building design and only the color shall change.

The only additional signage would be the logo at 22 SF, which would reside inside the modified façade's triangular portion.

30-902 Standards

A. Particular hardships created by existing conditions include: the angled streets provide difficult and/or unsafe viewing of canopy sign while moving ; A ground sign which will not match the remodeled facility and would stand out visibly more being located at the corner of the site ; An architectural wall element whose entire area may be considered a sign when by definition it is an element that will become part of a remodeled façade.

B. None of these elements should be considered obtrusive or unsafe. The Canopy sign in particular is being requested as an addition due to safety of oncoming traffic which may not identify the building in time to safely navigate.

   Nearby Property values, being largely commercial, should benefit and not decrease as a result of the overall remodel, but also the easier identification of the site. A visible investment in the area is more likely to attract other investments of surrounding commercial property more generally.

C. As mentioned in A, the site location and city beautification create issues that may result in running afoul of said standards. Suggested variances would better comply with safety and aesthetic standards.

D. The requested variances will not alter the essential character of the locality. The area is commercial and high traffic and this is a commercial investment which would benefit the area through increased commerce and minimal, if any, impact to the surroundings.

E. Signage is an integral part of a retail petroleum business as people shop by price and make their decision about stopping based on seeing the price. The easier it is for people to see the sign, the greater distance they have to stop, allowing for a decreased chance in accidents.

Total Signage

The Current total allowed square footage of signage, as per previous variance(s) is 360.38 SF. The Proposed total signage of 494.9 SF is requested. The site size and shape necessitate greater signage for safe viewing by drivers and better design tie-ins with existing building elements.

However it is our opinion that the triangular area of the reconfigured façade is not part of the signage and would reduce the proposed area from 494.9 SF to 370 SF, an increase of only 10 SF.

I trust this meets with your needs and if you have any questions please do not hesitate to call.

Regards,

Heidi Lapin
WT Group | Business Development / Project Manager

DESIGN COMMISSION PROJECT TIMELINE

Project Name: Trio/BP Auto Service Station
DC Number: DC:21-053
Location: 2250 S. Arlington Heights Road
Requested Action: Sign Variation

	Date	# of Business Days
DC Application Submittal Date	7/8/21	
Corrections Required	7/27/21	13
Design Commission Meeting	8/24/21	20
Design Commission Re-Review Meeting	9/28/21	25
Village Board Meeting	10/18/21	14

Notification Requirements:

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

Village Board
10/18/2021

Item: Closed Session

Department: Village Managers Office

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

-and-

5 ILCS 120/2(c)(11): litigation, when an action against, affecting or on behalf of the Village has been filed and is pending before a court or administrative tribunal, or when the Board finds that an action is probable or imminent