AGENDA
President and Board of Trustees
Village of Arlington Heights
Virtual Meeting

In response to the COVID-19 pandemic, the Board meeting is closed to in-person, public attendance. The public will have an opportunity to fully participate in the virtual Board meeting via their computers or phones.
Please follow these instructions to participate in the virtual meeting. Residents can also view the meeting live online or on our cable access channels (6 for WOW, 17 for Comcast or for AT&T UVerse, find our access channel through the menu on your remote).

Questions or comments of 200 words or less may be also be emailed in advance of the Village Board meeting to rhume@vah.com by 3 p.m. Monday, October 5. These emails will be read at the Board Meeting.

October 5, 2020
7:30 PM

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL OF MEMBERS**

**IV. APPROVAL OF MINUTES**

A. Village Board 09/21/2020

**V. APPROVAL OF ACCOUNTS PAYABLE**

A. Warrant Register 09/30/2020

**VI. RECOGNITIONS AND PRESENTATIONS**

A. Presentation of "One Book, One Village" Community Reading Event by Jennifer Czajka, Programs & Exhibits Manager, Arlington Heights Memorial Library.

**VII. PUBLIC HEARINGS**

**VIII. CITIZENS TO BE HEARD**

**IX. OLD BUSINESS**

A. Report of Committee of the Whole Meeting of October 5, 2020

Interview of Hart Passman of Elrod Friedman for Village Attorney

## 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. Elevator Maintenance 2020 - Contract Award

B. General Survey & CAD Drafting Services for Street Reconstruction & Rehabilitation 2021

C. Sodium Chloride (Road Salt) 2020 Purchase - State Contract

### CONSENT LEGAL

A. An Ordinance Granting a Land Use Variation and a Variation from Chapter 28 of the Arlington Heights Municipal Code (Cremation by Water, 11 W College Dr)

B. An Ordinance Amending Chapter 6 of the Arlington Heights Municipal Code (Section 6-510b, Special Events Commission, increase members from 12 to 13)

### CONSENT APPOINTMENTS

A. Appointment of Andrew Stengren as the Chairman of the Arlington Economic Alliance

## XI. APPROVAL OF BIDS

## XII. NEW BUSINESS

A. DC#20-053 - The Goddard School - 1316 N. Arlington Heights Rd. / Sign Variation

B. 221-229 W. Rand Rd. Subdivision - PC#20-012

Preliminary and Final Plat of Subdivision

**XIII. LEGAL**

**XIV. REPORT OF THE VILLAGE MANAGER**

**XV. APPOINTMENTS**

**XVI. PETITIONS AND COMMUNICATIONS**

**XVII. ADJOURNMENT**

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

**Village Board**
**10/5/2020**

**Item:** Village Board 09/21/2020

**Department**: Village Clerk

**ATTACHMENTS:**

| **Description** | **Type** |
|---|---|
| Village Board 09/21/2020 | Minutes |

MINUTES
President and Board of Trustees
Village of Arlington Heights
Virtual Meeting
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 21, 2020
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: Rosenberg, Tinaglia, Schwingbeck, Padovani, Baldino, Canty and LaBedz. Trustee Scaletta was absent.

Also present were: Randy Recklaus, Charles Perkins, Robin Ward and Becky Hume.

## IV. APPROVAL OF MINUTES

A. Village Board 09/08/2020

Trustee Richard Baldino moved to approve. Trustee Greg Padovani Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Rosenberg, Schwingbeck, Tinaglia

Abstain: Padovani
Absent: Scaletta

B. Committee of the Whole 09/08/2020 Approved

Trustee Jim Tinaglia moved to approve. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Rosenberg, Schwingbeck, Tinaglia

Abstain: Padovani
Absent: Scaletta

## V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 09/15/2020 Approved

Trustee Bert Rosenberg moved to approve in the amount of $2,286,594.00.
Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

## VI. RECOGNITIONS AND PRESENTATIONS

## VII. PUBLIC HEARINGS

## VIII. CITIZENS TO BE HEARD

## IX. OLD BUSINESS

## X. CONSENT AGENDA

### CONSENT OLD BUSINESS

### CONSENT LEGAL

A. An Ordinance Amending the Zoning Ordinance of the Village of Arlington Heights, Granting a Land Use Variation and Variations from Chapter 28 of the Arlington Heights Municipal Code (Pet Suites, 1050 E Rand Rd) Approved

Trustee Jim Tinaglia moved to approve 2020-030. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

B. An Ordinance Adopting Rules for the Board of Fire and Police Commissioners Approved

Trustee Jim Tinaglia moved to approve 2020-031. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

| | | |
|---|---|---|
| C. | An Ordinance Amending Chapter 18 of the Arlington Heights Municipal Code (Various provisions) | Approved |

Trustee Jim Tinaglia moved to approve 2020-032. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

| | | |
|---|---|---|
| D. | A Resolution Approving an Intergovernmental Agreement with the Illinois Department of Healthcare and Family Services (Supplemental Medicaid payments for ground medical transportation) | Approved |

Trustee Jim Tinaglia moved to approve R2020-019/A2020-070. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

| | | |
|---|---|---|
| E. | A Resolution Approving an Intergovernmental Agreement with the State of Illinois (Sustained Traffic Safety Enforcement Grant) | Approved |

Trustee Jim Tinaglia moved to approve R2020-020/A2020-071. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

F. A Resolution Approving Certain Property to Participate in the Cook County Class 7c Commercial Urban Relief Eligibility Incentive (3400 W Euclid Ave)

Trustee Padovani recused himself as he is an investor in this organization.

Trustee Jim Tinaglia moved to approve R2020-021. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Rosenberg, Schwingbeck, Tinaglia

Abstain: Padovani
Absent: Scaletta

**CONSENT REPORT OF THE VILLAGE MANAGER**

## XI. APPROVAL OF BIDS

A. Renewable Energy Aggregation Approved

Mr. Recklaus said last year, the Village conducted a one year trial for a Renewable Energy Electric Aggregation Program. The program provides Renewable Energy Credits (RECs) sourced from Wind power generators across the Midwest, reducing greenhouse gas emissions. Under the trial program, the Village received RECs for 100% renewable energy and received a civic contribution of $174,963 to be applied toward green projects in the Village.

Staff is recommending entering into a three year agreement with MC Squared. They have a five star rating in the industry and references indicate that they provide excellent customer service. Civic contributions over three years would total $450,000. Staff will be doing public outreach on this effort.

President Hayes liked the 3-year term as less change is better and reduces the implementation and communication issues. Fewer and clearer communications are better.

Trustee Rosenberg asked if it's worth going with the other company as the civic contribution would be lower.

Mr. Recklaus said yes, because a smooth transition is desired, we want to make sure the residents are comfortable with whom we partner. Trustee Rosenberg said the price differential is sizable.

Trustee Canty agreed with Trustee Rosenberg. Why would we switch? It's another change and gives the Village less money. Mr. Recklaus said because we are entering a new agreement, no matter who we go with we have to

start the process over. There were challenges in implementation last time resulting in hundreds of phone calls to Village Hall. MC Squared has better customer service. The primary goal in aggregation is to achieve renewable energy, not the civic contribution. Mr. Recklaus said he was confident MC Squared will be able to field the questions well. With Eligo, some of the confusion came from bounce back from them.

Trustee LaBedz asked if there were any skeletons in the closet. Mr. Recklaus said no, the company was vetted thoroughly.

Trustee Schwingbeck said previously it was recommended to only commit to one year to take advantage of price fluctuations. Will we miss future discounts by agreeing to a three year program? Mr. Recklaus said having a three year program will limit the implementation challenges which outweigh the potential cost savings.

Dave Hoover, the Village's consultant for the program, said initially there was potential opportunity to work with other suppliers. The hope was that there would be more competition, but more suppliers have not joined in, so there is not a benefit to reducing the longevity of the program.

Trustee Rosenberg asked if the contribution differential offsets the vendor choice. It's a significant amount of money. Mr. Hoover said he was supportive of the decision and appreciated the unfortunate amount of staff time involved a year ago. MC Squared can manage this in a much more efficient manner. Trustee Rosenberg asked if the issues would be handled better now since it's been a year. Mr. Hoover said he worked with Eligo to bring them up to speed, and has more confidence in MC Squared.

Trustee Richard Baldino moved to accept the proposal from MC Squared to establish a Renewable Energy Aggregation program for a 36 month term, which will provide for the Village to receive 100% RECs for the program term and a Civic Contribution in the amount of $450,000 and to authorize the Village Manger to sign the contract. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Schwingbeck, Tinaglia
Nays: Rosenberg

Absent: Scaletta

## XII. NEW BUSINESS

A. Cremation by Water - 11 W. College Dr. - PC#20-011 — Approved
Land Use Variation to Allow a Crematorium in the M-1 District, Variations

Philip and Colleen Flores explained aquamation, the water based cremation process they will use. A combination of water, sodium and potassium

hydroxide is used. At the end of the process, the chemical has been completely consumed, neutralized, and no longer remains in the water solution. The water output flows into the Metropolitan Water Reclamation District where CBW has been approved to dispense via a sanitary drain.

President Hayes asked if they were licensed by the State. Mr. Flores said they were certified and licensed by the State. They went through the appropriate training (8-12 hours) on their machine to qualify to purchase it. Then they received safety training. They have the ability to process 3-4 people per day and 28 pets day. They have the ability to expand with a walk in cooler space if necessary.

Mr. Perkins said the company is leasing 2,600 square feet of the building, the last vacant space at that location. Typically crematoriums have funeral services and need parking. This is not the case here. It will be a low intensity use in a manufacturing district. The 64 parking spaces on site exceeds Code. The Plan Commission and staff recommend approval.

Trustee Rosenberg asked if the public dealt directly with them. Mr. Flores said humans would work through a funeral home. Pets can come straight to them or from vets or shelters. Drop offs are by appointment only, but they also offer pick up from people's homes. The drop off area is screened, so the animal is covered. There are active camera systems in place to alleviate any unscheduled drop offs. The cost is comparable or lower to traditional cremation, but the funeral homes set the retail price. Cost is not based on size. There are no emissions or after affects for the environment.

Trustee LaBedz said the Board approved a pet crematorium nearby a few years ago, have there been any complaints? Mr. Perkins said no.

Trustee Baldino said as an environmental chemist, this is not a new technique. He asked if the chemicals were premixed. Mr. Flores said they are purchased separately, then mixed and laid gently over the remains. This reduces chances of a spill. Trustee Baldino asked if there was monitoring before the water goes into the sewer. Mr. Flores said the output is digitally recorded. There is no acid, and the Ph rate will be adjusted with Co2.

Trustee Robin LaBedz moved to approve the Land Use Variation to allow a "Crematory" within the M-1 Zoning District and a variation to waive the requirement for a traffic and parking analysis. Trustee Greg Padovani Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

**XIII. LEGAL**

## XIV. REPORT OF THE VILLAGE MANAGER

Mr. Recklaus noted that this was Ms. Ward's last meeting after 32 years. She has been a significant contributor to the history of the Village and its development. Ms. Ward is helpful to the whole management team and has many years of institutional knowledge. She is guided by what is fair, ethical and right.

President Hayes said Ms. Ward has been invaluable in meetings and during the transition of village mangers.

Trustee Rosenberg said she has made a huge difference at the meetings with her words of wisdom and authorship of motions.

Steve Schwartz, the Firefighter's Union President, thanked Ms. Ward for her innovation in bargaining which have been fruitful for both sides. He said she built mutual trust and created a relationship between the Union and the Village.

## XV. APPOINTMENTS

## XVI. PETITIONS AND COMMUNICATIONS

Melissa Cayer sent the following questions. They were not read during Citizens to be Heard because they were received in "junk email" by mistake.

*1. Why did you vote to forego property tax revenue for 23 years from the TIF district around AH Road and Algonquin Road for the Village of Arlington Heights and the other taxing bodies?*

*2. Which taxing bodies are on the Village of Arlington Heights Joint Review Board?*

*3. Please have the Planning & Community Development group prepare an equation to calculate the amount of taxing bodies' debt affixed to an individual property.*

*4. Mayor, can you make an educated guess as to how much taxing bodies' debt is affixed to your property?*

*5. Does the amount of taxing bodies' debt affixed to a property affect the property sales price and mortgage cost?*

Mr. Recklaus responded that a TIF area does not forgo taxes. The value of property taxes collected when the TIF is established is collected each of the next 23 years. Any growth in value in taxes goes into a fund to pay for improvements on that property.

The Joint Review Board consists of the elementary school district, D214,

the Park District, Library, Township and Harper College, basically any entity that the property pays taxes to.

Any debt numbers should be found at the County Assessor's office. The County is in charge of that calculation, as they collect the taxes. The Village does not collect taxes. The Village cannot determine the Impact on property values.

## XVII. ADJOURNMENT

Trustee Jim Tinaglia moved to adjourn at 8:24 p.m.. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

**Village Board**
**10/5/2020**

**Item:** Warrant Register 09/30/2020

**Department**: Village Clerk

**ATTACHMENTS:**

| Description | Type |
| --- | --- |
| Warrant Register | Warrant Register |

**VILLAGE OF ARLINGTON HEIGHTS**

**WARRANT REGISTER FOR**

**CHECK DATE: 9-30-2020**

| Fund | Fund Description | Total Transaction Amount |
|---|---|---|
| 101 | General Fund | $208,058.35 |
| 225 | Zero Interest Loan Fund | $10,000.00 |
| 231 | Criminal Investigation Fd | $330.93 |
| 235 | Municipal Parkg Opr Fund | $22,202.92 |
| 263 | TIF IV | $1,446.76 |
| 301 | Debt Service Fund | $300.00 |
| 401 | Capital Projects Fund | $362,929.80 |
| 426 | Storm Water Control Fund | $3,834.16 |
| 505 | Water and Sewer Fund | $87,863.26 |
| 605 | Health Insurance Fund | $343,760.25 |
| 621 | Fleet Operations Fund | $33,804.40 |
| 625 | Technology Fund | $46,954.68 |
| 715 | Guaranty Deposits Fund | $6,350.00 |
| **TOTAL ALL FUNDS** | | **$1,127,835.51** |

# WARRANT REGISTER - GM0002

**Department: 0**

**Division: 0**

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225401 | 101-0000-433.14-00 | AETNA INSURANCE | REFUND AMBULANCE CLAIM | $98.63 | $98.63 |
| 225416 | 715-0000-220.93-00 | BALD EAGLE CONSTRUCTION 202457 | BOND REFUND | $200.00 | $200.00 |
| 225419 | 715-0000-220.93-00 | BERG, ROGER 201643 | BOND REFUND | $200.00 | $200.00 |
| 225421 | 715-0000-220.93-00 | BERS, DAN 202131 | BOND REFUND | $200.00 | $200.00 |
| 225422 | 101-0000-433.14-00 | DANICA BEST | REFUND AMBULANCE CLAIM | $17.41 | $17.41 |
| 225424 | 715-0000-220.93-00 | BORISOV, BOYKO 201899 | BOND REFUND | $200.00 | $200.00 |
| 225425 | 715-0000-220.93-00 | BOTCHER, DALE & LESLIE 201806 | BOND REFUND | $200.00 | $200.00 |
| 225438 | 715-0000-220.93-00 | CHICAGOLAND CONCRETE 202219 | BOND REFUND | $200.00 | $200.00 |
| 225440 | 715-0000-220.93-00 | CLAFFORD, JOHN 202569 | BOND REFUND | $200.00 | $200.00 |
| 225449 | 715-0000-220.93-00 | DAVID MARION | BOND REFUND | $200.00 | $200.00 |
| 225451 | 715-0000-220.93-00 | DUMRAUF, GARY 202451 | BOND REFUND | $200.00 | $200.00 |
| 225452 | 101-0000-422.10-00 | ERDMANN EXTERIORS | REFUND PERMIT FEE | $55.00 | $55.00 |
| 225458 | 715-0000-220.93-00 | FIRST BAPTIST CHURCH OF AH | BOND REFUND | $200.00 | $200.00 |
| 225461 | 235-0000-435.65-02 | FOR PAPAS SAKE | REFUND PARKING PERMIT | $15.00 | $15.00 |
| 225479 | 715-0000-220.93-00 | INDRE GLIAUDELYTE 19 3105 | BOND REFUND | $200.00 | $200.00 |
| 225480 | 715-0000-220.93-00 | INDRE JUSKELYE 18 35 | BOND REFUND | $200.00 | $200.00 |
| 225481 | 715-0000-220.93-00 | INDRE JUSKELYLE 18 35 | BOND REFUND | $200.00 | $200.00 |
| 225486 | 715-0000-220.93-00 | JIM LIMA | BOND REFUND | $200.00 | $200.00 |
| 225487 | 715-0000-220.93-00 | JOHN CLARK | BOND REFUND | $200.00 | $200.00 |
| 225488 | 715-0000-220.93-00 | JOHN O'GRADY | BOND REFUND | $200.00 | $200.00 |
| 225490 | 715-0000-220.93-00 | JRC DESIGN BUILD | BOND REFUND | $200.00 | $200.00 |
| 225491 | 715-0000-220.93-00 | JRC DESIGN BUILD 193582 | BOND REFUND | $500.00 | $500.00 |
| 225492 | 715-0000-220.93-00 | KEITH TASCA | BOND REFUND | $200.00 | $200.00 |

# WARRANT REGISTER - GM0002

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225500 | 715-0000-220.93-00 | LUCIA A SERANKO | BOND REFUND | $200.00 | $200.00 |
| 225505 | 715-0000-220.93-00 | MASTERCRAFT BUILDERS & CARPENTRY | BOND REFUND | $200.00 | $200.00 |
| 225511 | 715-0000-220.93-00 | MICHAEL SCHIPP | BOND REFUND | $200.00 | $200.00 |
| 225518 | 505-0000-452.42-00 | MATT & KRYSTA MYSIAK | REFUND FINAL WATERBILL | $153.76 | $153.76 |
| 225531 | 715-0000-220.93-00 | OLSON, GRETCHEN 202628 | BOND REFUND | $200.00 | $200.00 |
| 225532 | 101-0000-433.14-00 | YOSHIKO OSADA | REFUND AMBULANCE CLAIM | $519.56 | $519.56 |
| 225538 | 715-0000-220.93-00 | PROFESSIONAL PAVING 202044 | BOND REFUND | $200.00 | $200.00 |
| 225544 | 101-0000-421.10-00 | ROSARIO GAMBINO & SON LANDSCAPING | OL REFUNDS | $65.00 | $65.00 |
| 225555 | 715-0000-220.93-00 | SEEMAYER, CHARLES 202492 | BOND REFUND | $200.00 | $200.00 |
| 225566 | 101-0000-402.25-00 | SUGOI ENTERPRISES INC | REFUND FOOD & BEV OVERPMT | $103.00 | $103.00 |
| 225569 | 715-0000-220.93-00 | SUSAN CONTRAVEOS | BOND REFUND | $200.00 | $200.00 |
| 225574 | 715-0000-220.93-00 | TOTAL PAVING AND BRICK SERVICE | BOND REFUND | $200.00 | $200.00 |
| 225578 | 101-0000-433.14-00 | SANDRA UHER | REFUND AMBULANCE CLAIM | $71.85 | $71.85 |
| 225584 | 715-0000-220.93-00 | USA REAL ESTATE LTD 202133 | BOND REFUND | $200.00 | $200.00 |
| 225585 | 715-0000-220.93-00 | USA REAL ESTATE LTD 202133 | BOND REFUND | $450.00 | $450.00 |
| 225586 | 101-0000-433.14-00 | MARK VELISEK | REFUND AMBULANCE CLAIM | $1,415.80 | $1,415.80 |
| 901615 | 101-0000-210.92-00 | EMPLOYEE BENEFITS CORP | FSA MEDICAL | $3,965.15 | $3,965.15 |
| | 101-0000-210.94-00 | EMPLOYEE BENEFITS CORP | FSA DEPENDENT CARE | $96.15 | $96.15 |
| 901617 | 101-0000-210.81-00 | DEARBORN LIFE INS CO | LIBRARY SHORT TERM DISAB | $106.49 | $6,344.51 |
| | | | VILLAGE SHORT TERM DISAB | $6,238.02 | |
| 901619 | 101-0000-210.92-00 | EMPLOYEE BENEFITS CORP | FSA MEDICAL | $6,056.17 | $6,056.17 |
| | | | | Division 0 Total | $25,326.99 |
| | | | | Department 0 Total | $25,326.99 |

# WARRANT REGISTER - GM0002

**Department: 1 Board of Trustees**

**Division: 1**

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225499 | 101-0101-501.21-65 | LORELLE COMMUNICATIONS INC | SERVICE MISCELLANEOUS | $4,500.00 | $4,500.00 |
| | | | | Division 1 Total | $4,500.00 |
| | | | | Department 1 Total | $4,500.00 |

# WARRANT REGISTER - GM0002

**Department: 2 Integrated Services**

**Division: 1**

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225412 | 101-0201-502.21-65 | AT & T MOBILITY | ACCT 232106787838 | $100.00 | $100.00 |
| 225431 | 101-0201-502.22-15 | CANON SOLUTIONS AMERICA | PAPER, OFFICE, MAILROOM | $14.45 | $14.45 |
| | | | | Division 1 Total | $114.45 |
| | | | | Department 2 Total | $114.45 |

# WARRANT REGISTER - GM0002

**Department: 3 Human Resources**

**Division: 1**

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225431 | 101-0301-503.22-15 | CANON SOLUTIONS AMERICA | COPIER MAINTENANCE | $7.57 | $7.57 |
| 225525 | 605-0301-552.20-50 | NORTHWEST COMMUNITY HOSPITAL | SERVICE HEALTH TESTING | $3,511.00 | $8,029.00 |
| | | | SERVICE HEALTH TESTING | $2,611.00 | |
| | | | SERVICE HEALTH TESTING | $1,907.00 | |
| 225535 | 101-0301-503.30-05 | PETTY CASH | KITCHEN SUPPLIES | $48.81 | $48.81 |
| 901615 | 605-0301-552.20-44 | EMPLOYEE BENEFITS CORP | EBC FLEX FEES | $623.50 | $623.50 |
| 901616 | 605-0301-552.20-55 | BENISTAR/HARTFORD - 6795 | RETIREE CASH OUT | $8,762.84 | $8,762.84 |
| 901617 | 605-0301-552.20-65 | DEARBORN LIFE INS CO | VILLAGE BASIC LIFE | $3,132.15 | $6,601.64 |
| | | | VILLAGE SUPPL LIFE | $3,157.70 | |
| | | | DIRECTORS BASIC LIFE | $311.79 | |
| | 605-0301-552.20-66 | DEARBORN LIFE INS CO | LIBRARY BASIC LIFE | $761.45 | $852.85 |
| | | | LIBRARY SUPPL LIFE | $91.40 | |
| 901618 | 605-0301-552.20-60 | HMO ILLINOIS | HMO BILLING | $318,890.42 | $318,890.42 |
| | | | | Division 1 Total | $343,816.63 |
| | | | | Department 3 Total | $343,816.63 |

# WARRANT REGISTER - GM0002

**Department: 4 Legal Department**

**Division: 1**

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225441 | 101-0401-503.20-20 | CLARK BAIRD SMITH LLP | SERVICE PROFESSIONAL | $9,076.25 | $9,076.25 |
| 225453 | 101-0401-503.20-15 | ERNEST R BLOMQUIST PC | RETAINER | $4,170.00 | $4,170.00 |
| 225454 | 101-0401-503.22-05 | FEDERAL EXPRESS | SHIPPING/DELIVERY SERVICE | $35.07 | $35.07 |
| 225471 | 101-0401-503.21-65 | HARRIS TRUST & SAVINGS BANK | ILSOS NFP ANNUAL RPT | $11.00 | $11.00 |
| 225516 | 101-0401-503.33-05 | MUNICIPAL CODE CORP | CODE OF ORDINANCE | $1,449.97 | $1,449.97 |
| 225545 | 101-0401-503.21-65 | ROSE MARY JURINEK | COURT REPORTER | $735.00 | $735.00 |
| 225593 | 101-0401-503.22-15 | XEROX CORPORATION | OFFICE MACHINES & ACCESS | $140.90 | $140.90 |
| | | | | Division 1 Total | $15,618.19 |
| | | | | Department 4 Total | $15,618.19 |

# WARRANT REGISTER - GM0002

**Department: 5 Finance**

**Division: 1**

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 2227 | 505-0501-503.22-05 | SEBIS DIRECT INC | PREFUND VEHICLE POSTAGE | $15,000.00 | $15,000.00 |
| 225398 | 101-0501-503.33-05 | A & E RUBBER STAMP CORP | SELF INKING DATE STAMP | $58.50 | $58.50 |
| 225406 | 101-0501-503.30-05 | AMLINGS FLOWERLAND | ARRANGEMENT | $50.90 | $50.90 |
| 225431 | 101-0501-503.22-15 | CANON SOLUTIONS AMERICA | PAPER, OFFICE, MAILROOM | $10.00 | $10.00 |
| 225530 | 101-0501-503.30-05 | OFFICE DEPOT | OFFICE SUPPLIES, GENERAL | $127.83 | $175.61 |
| | | | OFFICE SUPPLIES, GENERAL | $47.78 | |
| 225535 | 101-0501-503.22-03 | PETTY CASH | CLERKS MEETING | $30.00 | $30.00 |
| 225548 | 101-0501-503.30-25 | RYDIN SIGN & DECAL | 2021 VENDING DECALS | $230.25 | $230.25 |
| 225550 | 101-0501-503.30-05 | SAMS CLUB/SYNCHRONY BANK | SUPPLIES ACCT# 3085 | $137.28 | $137.28 |
| 225553 | 505-0501-503.21-65 | SEBIS DIRECT INC | SERVICE MISCELLANEOUS | $183.69 | $183.69 |
| | 505-0501-503.22-10 | SEBIS DIRECT INC | SERVICE PRINTING | $918.55 | $918.55 |
| 225567 | 101-0501-503.22-10 | SUMMIT PRINT SOLUTIONS | PRINTING SERVICES | $1,176.00 | $1,176.00 |
| | | | | Division 1 Total | $17,970.78 |
| | | | | Department 5 Total | $17,970.78 |

# WARRANT REGISTER - GM0002

**Department: 6 Information Technology**

**Division: 1**

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225434 | 625-0601-572.50-10 | CDS OFFICE TECHNOLOGIES | COMPUTERS,DP & WORD PROC. | $21,372.00 | $21,372.00 |
| 225435 | 625-0601-553.21-02 | CDW GOVERNMENT INC | COMPUTERS,DP & WORD PROC. | $5,642.04 | $5,642.04 |
| 225454 | 625-0601-553.22-05 | FEDERAL EXPRESS | SHIPPING/DELIVERY SERVICE | $90.16 | $90.16 |
| 225537 | 625-0601-572.50-10 | PLANTE MORAN LLC | COMPUTERS,DP & WORD PROC. | $3,010.00 | $3,010.00 |
| 225568 | 625-0601-553.20-39 | SUPERION LLC | OVERPAYMENT | ($245.26) | $16,616.54 |
| | | | COMPUTERS,DP & WORD PROC. | $16,861.80 | |
| 225591 | 625-0601-553.21-65 | WOW BUSINESS | ACCT 014748718 | $111.97 | $111.97 |
| 225592 | 625-0601-553.21-65 | WOW BUSINESS | ACCT 014753641 | $111.97 | $111.97 |
| | | | | Division 1 Total | $46,954.68 |
| | | | | Department 6 Total | $46,954.68 |

# WARRANT REGISTER - GM0002

**Department: 10 Boards & Commissions**

**Division: 8**

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225423 | 101-1008-502.22-01 | BLUE LINE, THE | FF 2019-2020 RECRUITMENT | $397.00 | $397.00 |
| 225446 | 101-1008-502.20-75 | CONRAD POLYGRAPH INC | POLYGRAPH EXAM | $160.00 | $160.00 |
| | | | | Division 8 Total | $557.00 |
| | | | | Department 10 Total | $557.00 |

# WARRANT REGISTER - GM0002

**Department: 30 Police Department**

**Division: 1**

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225407 | 401-3001-572.50-15 | ANDERSON GLASS TINTING | WINDOW TINT | $200.00 | $200.00 |
| 225427 | 101-3001-511.21-65 | BRIGHTSIDE CLINIC | SERVICE PROFESSIONAL | $2,825.00 | $2,825.00 |
| 225430 | 101-3001-511.21-65 | CAMIC JOHNSON LTD | SERVICE PROFESSIONAL | $350.00 | $350.00 |
| 225437 | 401-3001-572.50-15 | CHICAGO COMMUNICATIONS LLC | VEH MAINTENANCE SUPPLY | $560.00 | $560.00 |
| 225442 | 101-3001-511.22-03 | COLLEGE OF DUPAGE | REGISTRATION | $199.00 | $199.00 |
| 225443 | 101-3001-511.21-65 | COMCAST PROCESSING CENTER | ACCT 8771100721154787 | $100.55 | $100.55 |
| 225447 | 101-3001-511.33-05 | CROWN TROPHY | PLAQUES | $155.00 | $155.00 |
| 225471 | 101-3001-511.30-05 | HARRIS TRUST & SAVINGS BANK | AMZN MKTP US MU7WE7631 | $122.00 | $122.00 |
| | 101-3001-511.30-35 | HARRIS TRUST & SAVINGS BANK | DICKSSPORTINGGOODS.COM | $87.98 | $659.84 |
| | | | DICKSSPORTINGGOODS.COM | $571.86 | |
| | 101-3001-511.33-25 | HARRIS TRUST & SAVINGS BANK | AMZN MKTP US MU23Z2AT0 | $62.15 | $193.63 |
| | | | DOJES COM | $131.48 | |
| 225477 | 101-3001-511.22-03 | IL TACTICAL OFFICERS ASSOC | REGISTRATION | $250.00 | $540.00 |
| | | | REGISTRATION | $290.00 | |
| 225485 | 101-3001-511.30-35 | JG UNIFORMS | CLOTHING AND APPAREL | $908.68 | $4,045.53 |
| | | | CLOTHING AND APPAREL | $195.00 | |
| | | | CLOTHING AND APPAREL | $195.00 | |
| | | | CLOTHING AND APPAREL | $127.50 | |
| | | | CLOTHING AND APPAREL | $25.00 | |
| | | | CLOTHING AND APPAREL | $276.50 | |
| | | | CLOTHING AND APPAREL | $935.80 | |
| | | | CLOTHING AND APPAREL | $604.55 | |
| | | | CLOTHING AND APPAREL | $39.85 | |

# WARRANT REGISTER - GM0002

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225485 | 101-3001-511.30-35 | JG UNIFORMS | CLOTHING AND APPAREL | $215.30 | $4,045.53 |
| | | | CLOTHING AND APPAREL | $56.50 | |
| | | | CLOTHING AND APPAREL | $187.95 | |
| | | | CLOTHING AND APPAREL | $187.95 | |
| | | | CLOTHING AND APPAREL | $89.95 | |
| | 101-3001-511.33-25 | JG UNIFORMS | CLOTHING AND APPAREL | $835.00 | $835.00 |
| 225497 | 101-3001-511.21-65 | LIVE 4 LALI INC | SERVICE PROFESSIONAL | $4,006.74 | $4,006.74 |
| 225506 | 101-3001-511.33-25 | MC KESSON MEDICAL SURGICAL GOV | SUPPLIES | $25.58 | $25.58 |
| 225515 | 101-3001-511.33-25 | MOTOROLA SOLUTIONS INC | ACCESSORIES | $642.40 | $642.40 |
| 225521 | 101-3001-511.22-03 | NE MULTI REGIONAL TRAINING INC | REGISTRATION | $175.00 | $175.00 |
| 225528 | 101-3001-511.22-02 | NORTHWEST POLICE ACADEMY | DUES | $75.00 | $75.00 |
| 225530 | 101-3001-511.30-05 | OFFICE DEPOT | OFFICE SUPPLIES, GENERAL | $384.92 | $427.46 |
| | | | OFFICE SUPPLIES, GENERAL | $42.54 | |
| 225536 | 101-3001-511.33-25 | PETTY CASH/POLICE | CLOTHING & APPAREL | $36.45 | $76.45 |
| | | | NORTH SUB CHIEFS MTG | $40.00 | |
| 225550 | 101-3001-511.30-05 | SAMS CLUB/SYNCHRONY BANK | OFFICE SUPPLIES, GENERAL | $373.26 | $373.26 |
| 225556 | 101-3001-511.30-35 | CHRISTOPHER SEFTON | CLOTHING REIMBURSEMENT | $199.99 | $199.99 |
| 225582 | 101-3001-511.22-05 | UPS STORE #4073 | SHIPPING/DELIVERY SERVICE | $12.95 | $12.95 |
| 225589 | 101-3001-511.21-65 | WALGREEN COMPANY | PRESCRIPTIONS | $24.48 | $24.48 |
| | | | | Division 1 Total | $16,824.86 |

## Division: 3

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225409 | 231-3003-511.40-01 | ANIMAL EYE CONSULTANTS | CANINE UNIT PROGRAM | $57.00 | $57.00 |
| 225471 | 231-3003-511.40-01 | HARRIS TRUST & SAVINGS BANK | MASTER HITCH | $46.80 | $46.80 |
| 225552 | 231-3003-511.40-01 | SCIENTIFIC ANIMAL FEEDS AND NEEDS | CANINE UNIT PROGRAM | $69.59 | $208.45 |

# WARRANT REGISTER - GM0002

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225552 | 231-3003-511.40-01 | SCIENTIFIC ANIMAL FEEDS AND NEEDS | CANINE UNIT PROGRAM | $56.87 | $208.45 |
| | | | CANINE UNIT PROGRAM | $81.99 | |
| 225587 | 231-3003-511.40-01 | VETERINARY SPECIALTY CENTER | VETERINARY SERVICES | $18.68 | $18.68 |
| | | | | Division 3 Total | $330.93 |
| | | | | Department 30 Total | $17,155.79 |

# WARRANT REGISTER - GM0002

**Department: 35 Fire**

**Division: 1**

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225471 | 101-3501-512.30-05 | HARRIS TRUST & SAVINGS BANK | AMZN MKTP US MM39F1DR0 | $48.29 | $77.27 |
| | | | AMZN MKTP US MM6D657X0 | $28.98 | |
| | 101-3501-512.30-35 | HARRIS TRUST & SAVINGS BANK | SIGNS.COM | ($2.99) | $52.85 |
| | | | SIGNS.COM | $55.84 | |
| | 101-3501-512.31-65 | HARRIS TRUST & SAVINGS BANK | BATTERIES PLUS #0842 | $103.68 | $103.68 |
| | | | | Division 1 Total | $233.80 |
| | | | | Department 35 Total | $233.80 |

# WARRANT REGISTER - GM0002

**Department: 40 Planning**

**Division: 1**

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225471 | 101-4001-521.33-05 | HARRIS TRUST & SAVINGS BANK | SOUTHERN COMPUTER WARE | $1,914.88 | $1,914.88 |
| 225493 | 101-4001-521.21-65 | LEGRAND REPORTING & VIDEO SERVICES | TRANSCRIPTS | $217.45 | $567.30 |
| | | | TRANSCRIPTS | $349.85 | |
| 225542 | 263-4001-571.20-05 | RJN GROUP INC | SERVICE CONSULTING | $1,446.76 | $1,446.76 |
| 225596 | 225-4001-521.40-43 | 15 N HICKORY CORP | ZERO INTEREST LOAN | $10,000.00 | $10,000.00 |
| | | | | Division 1 Total | $13,928.94 |
| | | | | Department 40 Total | $13,928.94 |

# WARRANT REGISTER - GM0002

**Department: 45 Building**

**Division: 1**

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225431 | 101-4501-523.21-65 | CANON SOLUTIONS AMERICA | OFFICE MACHINES & ACCESS | $15.38 | $15.38 |
| 225520 | 101-4501-523.22-02 | NATL FIRE PROTECTION ASSOC | ANNUAL MEMBERSHIP DUES | $175.00 | $175.00 |
| 225548 | 101-4501-523.22-10 | RYDIN SIGN & DECAL | 2021 VENDING DECALS | $230.25 | $230.25 |
| 225573 | 101-4501-523.21-65 | THOMPSON ELEVATOR INSPECTION | SERVICE BLDG MAINT | $560.00 | $598.00 |
| | | | SERVICE BLDG MAINT | $38.00 | |
| 225593 | 101-4501-523.21-65 | XEROX CORPORATION | OFFICE MACHINES & ACCESS | $26.00 | $52.00 |
| | | | OFFICE MACHINES & ACCESS | $26.00 | |
| | | | | Division 1 Total | $1,070.63 |
| | | | | Department 45 Total | $1,070.63 |

# WARRANT REGISTER - GM0002

## Department: 70 Health

### Division: 1

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225418 | 101-7001-541.21-65 | GAIL BEDESSEM | INTERPRETER SERVICES | $90.00 | $180.00 |
| | | | INTERPRETER SERVICES | $90.00 | |
| 225427 | 101-7001-541.20-25 | BRIGHTSIDE CLINIC | COUNSELING SUBSIDY CARE | $450.00 | $450.00 |
| 225454 | 101-7001-541.22-05 | FEDERAL EXPRESS | OFFICE MACHINES & ACCESS | $24.50 | $24.50 |
| 225456 | 101-7001-541.33-10 | FFF ENTERPRISES INC | FLU VACCINE | $1,680.60 | $1,680.60 |
| 225460 | 101-7001-541.21-10 | FLECKS LANDSCAPING | PROPERTY MAINTENANCE | $105.00 | $175.00 |
| | | | PROPERTY MAINTENANCE | $70.00 | |
| 225471 | 101-7001-541.22-02 | HARRIS TRUST & SAVINGS BANK | IL PUBLIC HEALTH ASSOC | $150.00 | $150.00 |
| 225494 | 101-7001-541.20-25 | SHERRY LEMKE | COUNSELING SERVICES | $35.00 | $235.00 |
| | | | COUNSELING SERVICES | $200.00 | |
| 225504 | 101-7001-541.20-25 | MADRIGAL CONSULTING & COUNSELING | COUNSELING SERVICES | $1,300.00 | $1,300.00 |
| 225530 | 101-7001-541.30-05 | OFFICE DEPOT | OFFICE SUPPLIES, GENERAL | $105.22 | $459.89 |
| | | | OFFICE SUPPLIES, GENERAL | $354.67 | |
| 225563 | 101-7001-541.20-25 | STEPHANIE GUREWITZ LCSW CYT | COUNSELING SERVICES | $285.00 | $735.00 |
| | | | COUNSELING SERVICES | $450.00 | |
| 225593 | 101-7001-541.22-15 | XEROX CORPORATION | OFFICE MACHINES & ACCESS | $85.00 | $85.00 |
| | | | | Division 1 Total | $5,474.99 |

### Division: 7

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225513 | 101-7007-541.21-65 | MINDFUL INNOVATIONS CONSULTING LLC | PROGRAM INSTRUCTIONAL FEE | $65.00 | $65.00 |
| 225593 | 101-7007-541.22-15 | XEROX CORPORATION | OFFICE MACHINES & ACCESS | $18.60 | $18.60 |
| | | | | Division 7 Total | $83.60 |

# WARRANT REGISTER - GM0002

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| | | | | **Department 70 Total** | **$5,558.59** |

# WARRANT REGISTER - GM0002

**Department: 71 Public Works**

**Division: 1**

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225399 | 101-7101-531.31-75 | ACTIVE ELECTRICAL SUPPLY CO | ELECTRICAL EQUIP. & SUPPLY | $121.50 | $121.50 |
| 225400 | 101-7101-531.31-55 | ADDISON BUILDING MATERIAL CO | SERVICE BLDG MAINT | $131.96 | $131.96 |
| 225402 | 101-7101-531.31-65 | ALEXANDER EQUIPMENT CO INC | HARDWARE SUPPLIES | $505.60 | $505.60 |
| 225403 | 101-7101-531.21-11 | ALPHA BUILDING MAINTENANCE SRVS | SERVICE BLDG MAINT | $2,989.00 | $2,989.00 |
| 225404 | 101-7101-531.30-05 | AMAZON COM CAPITAL SERVICES | SURVEY BOOKS | $40.32 | $40.32 |
| | 101-7101-531.31-40 | AMAZON COM CAPITAL SERVICES | SAFETY FOOTWEAR | $171.02 | $171.02 |
| | 101-7101-531.31-65 | AMAZON COM CAPITAL SERVICES | ALFRESCO SUPPLIES | $259.99 | $519.98 |
| | | | ALFRESCO SUPPLIES | $259.99 | |
| 225405 | 101-7101-531.30-39 | AMERIGAS-PALATINE | FUEL,OIL,GREASE & LUBES | $32.55 | $32.55 |
| 225408 | 101-7101-531.31-65 | ANDERSON LOCK | SERVICE BLDG MAINT | $116.80 | $116.80 |
| 225411 | 101-7101-531.31-90 | ARROW ROAD CONSTRUCTION CO | STREET/SIDEWALK SUPPLIES | $515.48 | $515.48 |
| 225414 | 101-7101-531.21-11 | AUTOMATIC DOORS INC | SERVICE BLDG MAINT | $260.00 | $260.00 |
| 225420 | 101-7101-531.31-55 | BERKHEIMER CO INC | HVAC MAINTENANCE | $88.00 | $205.56 |
| | | | SERVICE BLDG MAINT | $117.56 | |
| 225426 | 401-7101-571.50-30 | SERINA BRANCATO | RESIDENT SIDEWALK REIMBURSE | $1,160.00 | $1,160.00 |
| 225428 | 401-7101-571.50-30 | BUILDERS PAVING LLC | SERVICE CONSTRUCTION | $7,619.59 | $7,619.59 |
| | 401-7101-571.50-45 | BUILDERS PAVING LLC | SERVICE CONSTRUCTION | $350,000.00 | $350,000.00 |
| 225439 | 426-7101-571.50-25 | CHRISTOPHER B BURKE LTD | SERVICE CONSULTING | $778.08 | $778.08 |
| 225444 | 101-7101-531.21-50 | COMMONWEALTH EDISON COMPANY | ACCT 0413074076 | $127.00 | $127.00 |
| 225445 | 101-7101-531.21-11 | COMPLETE CLEANING CO INC | SERVICE BLDG MAINT | $5,211.07 | $5,248.69 |
| | | | SERVICE BLDG MAINT | $37.62 | |
| 225448 | 101-7101-531.21-11 | CRYSTAL MAINTENANCE & MGMT SRVS | SERVICE BLDG MAINT | $6,367.00 | $6,367.00 |
| 225455 | 101-7101-531.31-45 | FERGUSON FACILITIES SUPPLY HP#3400 | JANITORIAL SUPPLIES | $3,368.25 | $3,368.25 |

# WARRANT REGISTER - GM0002

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225455 | 101-7101-531.31-65 | FERGUSON FACILITIES SUPPLY HP#3400 | HARDWARE SUPPLIES | $331.38 | $331.38 |
| 225457 | 401-7101-571.50-30 | CARMEN FILLIPPELLI | RESIDENT REIMBURSEMENT | $176.00 | $176.00 |
| 225459 | 101-7101-531.31-65 | FLAG LADY CORP | FLAGS | $195.88 | $195.88 |
| 225460 | 101-7101-531.21-55 | FLECKS LANDSCAPING | SERVICE MISCELLANEOUS | $4,616.00 | $4,616.00 |
| 225462 | 101-7101-531.30-39 | GAS DEPOT INC | FUEL,OIL,GREASE, & LUBES | $11,683.75 | $37,885.73 |
| | | | FUEL,OIL,GREASE, & LUBES | $12,963.66 | |
| | | | FUEL,OIL,GREASE, & LUBES | $13,238.32 | |
| 225463 | 101-7101-531.31-85 | GLOBAL EQUIPMENT COMPANY | RENTAL/LEASE EQUIPMENT | $833.95 | $833.95 |
| 225464 | 101-7101-531.20-05 | GOVTEMPSUSA LLC | SERVICE PROFESSIONAL | $1,953.00 | $1,953.00 |
| 225465 | 101-7101-531.31-85 | GRAINGER W W INC | EQUIPMENT, NON OFFICE | $628.38 | $628.38 |
| 225467 | 101-7101-531.21-11 | GREAT LAKES FIRE AND SAFETY | FD HOOD CLEANING | $320.00 | $1,280.00 |
| | | | FD HOOD CLEANING | $320.00 | |
| | | | FD HOOD CLEANING | $320.00 | |
| | | | FD HOOD CLEANING | $320.00 | |
| 225468 | 101-7101-531.31-65 | GREENLIGHT | SERVICE PRINTING | $2,474.04 | $2,474.04 |
| 225469 | 101-7101-531.20-05 | HAMPTON LENZINI & RENWICK INC | SERVICE CONSULTING | $33,970.25 | $33,970.25 |
| 225472 | 101-7101-531.21-02 | HASTINGS AIR ENERGY CONTROL | SERVICE BLDG MAINT | $966.97 | $1,905.78 |
| | | | SERVICE BLDG MAINT | $938.81 | |
| 225473 | 101-7101-531.21-02 | HAYES MECHANICAL | HVAC MAINTENANCE | $371.69 | $9,575.20 |
| | | | HVAC MAINTENANCE | $3,420.61 | |
| | | | HVAC MAINTENANCE | $461.55 | |
| | | | HVAC MAINTENANCE | $4,156.00 | |
| | | | HVAC MAINTENANCE | $173.89 | |
| | | | HVAC MAINTENANCE | $173.89 | |
| | | | HVAC MAINTENANCE | $817.57 | |

# WARRANT REGISTER - GM0002

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225483 | 101-7101-531.21-11 | INTL EXTERMINATORS INC | PEST CONTROL | $120.00 | $420.00 |
| | | | PEST CONTROL | $65.00 | |
| | | | PEST CONTROL | $88.00 | |
| | | | PEST CONTROL | $88.00 | |
| | | | PEST CONTROL | $59.00 | |
| | 101-7101-531.31-55 | INTL EXTERMINATORS INC | PEST CONTROL | $15.70 | $15.70 |
| 225484 | 101-7101-531.21-02 | JENKINS AND HUNTINGTON INC | SERVICE CONSULTING | $420.00 | $420.00 |
| 225489 | 101-7101-531.21-65 | JOHNSON CONTROLS SECURITY SOLUTIONS | QUARTERLY SERVICE | $106.43 | $1,231.15 |
| | | | QUARTERLY SERVICE | $106.43 | |
| | | | QUARTERLY SERVICE | $117.07 | |
| | | | QUARTERLY SERVICE | $106.43 | |
| | | | QUARTERLY SERVICE | $369.07 | |
| | | | QUARTERLY SERVICE | $106.43 | |
| | | | QUARTERLY SERVICE | $106.43 | |
| | | | QUARTERLY SERVICE | $106.43 | |
| | | | QUARTERLY SERVICE | $106.43 | |
| 225498 | 101-7101-531.31-65 | LORCHEM TECHNOLOGIES INC | JANITORIAL SUPPLIES | $1,355.20 | $1,355.20 |
| 225501 | 401-7101-571.50-30 | LUZ A DUET TRUST | RESIDENT SIDEWALK REIMBURSE | $723.75 | $723.75 |
| 225508 | 101-7101-531.31-65 | MCFARLANE DOUGLAS COMPANIES | HOLIDAY DECOR | $4,462.20 | $4,462.20 |
| 225509 | 101-7101-531.21-01 | MEADE ELECTRIC CO INC | EMERGENCY TRAFFIC SIGNAL | $484.02 | $484.02 |
| 225512 | 101-7101-531.21-02 | MID AMERICAN ELEVATOR CO INC | ELEVATOR MAINT | $1,460.75 | $1,460.75 |
| 225522 | 101-7101-531.21-50 | NICOR | ACCT 01701843946 | $437.24 | $437.24 |
| 225523 | 101-7101-531.21-50 | NICOR | ACCT 71251169620 | $143.75 | $143.75 |
| 225526 | 101-7101-531.31-55 | NORTHWEST ELECTRICAL SUPPLY CO | HARDWARE SUPPLIES | $124.99 | $708.22 |
| | | | HARDWARE SUPPLIES | $400.00 | |

# WARRANT REGISTER - GM0002

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225526 | 101-7101-531.31-55 | NORTHWEST ELECTRICAL SUPPLY CO | ELECTRICAL EQUIP. &SUPPLY | $183.23 | $708.22 |
| | 101-7101-531.31-75 | NORTHWEST ELECTRICAL SUPPLY CO | ELECTRICAL EQUIP. &SUPPLY | $66.10 | $66.10 |
| 225529 | 401-7101-571.50-30 | NUTOYS LEISURE PRODUCTS | DOWNTOWN FURNITURE | $760.00 | $760.00 |
| 225533 | 101-7101-531.31-90 | OZINGA READY MIX CONCRETE INC | CONSTRUCTION SUPPLIES | $874.00 | $874.00 |
| 225534 | 401-7101-571.50-30 | LEONARDA PACOCHA | RESIDENT REIMBURSEMENT | $463.71 | $463.71 |
| 225535 | 101-7101-531.31-65 | PETTY CASH | KITCHEN SUPPLIES | $16.48 | $16.48 |
| 225539 | 235-7101-571.50-25 | QT SIGNS | SIGNS, SIGN MATERIAL | $2,213.46 | $19,678.89 |
| | | | SIGNS, SIGN MATERIAL | $3,600.00 | |
| | | | SIGNS, SIGN MATERIAL | $13,865.43 | |
| 225542 | 426-7101-571.50-25 | RJN GROUP INC | SERVICE CONSULTING | $3,056.08 | $3,056.08 |
| 225546 | 101-7101-531.31-85 | ROUTE 12 RENTAL CO INC | MINI ROOTER | $38.27 | $38.27 |
| 225551 | 101-7101-531.21-11 | SARGES RANGE SERVICE INC | GUN RANGE DISPOSAL | $575.00 | $575.00 |
| 225554 | 401-7101-571.50-30 | CHARLES SEEMAYER | RESIDENT SIDEWALK REIMBURSE | $728.75 | $728.75 |
| 225557 | 101-7101-531.31-55 | SHERWIN ACE HARDWARE | HARDWARE SUPPLIES | $84.96 | $84.96 |
| | 101-7101-531.31-65 | SHERWIN ACE HARDWARE | HARDWARE SUPPLIES | $33.98 | $59.94 |
| | | | HARDWARE SUPPLIES | $13.98 | |
| | | | HARDWARE SUPPLIES | $11.98 | |
| | 101-7101-531.31-75 | SHERWIN ACE HARDWARE | HARDWARE SUPPLIES | $3.74 | $3.74 |
| | 101-7101-531.31-85 | SHERWIN ACE HARDWARE | HAND TOOLS-POWER/NON POW | $36.99 | $36.99 |
| 225558 | 101-7101-531.31-85 | SITEONE LANDSCAPE SUPPLY LLC | STREETS SUPPLIES | $16.38 | $16.38 |
| 225559 | 101-7101-531.21-02 | SOUTH SIDE CONTROL SUPPLY CO. | SERVICE BLDG MAINT | $105.69 | $105.69 |
| 225561 | 101-7101-531.31-55 | STANDARD PIPE & SUPPLY INC | SERVICE BLDG MAINT | $161.94 | $843.59 |
| | | | SERVICE BLDG MAINT | $681.65 | |
| 225571 | 101-7101-531.31-55 | TEMPERATURE EQUIPMENT CORP | HVAC MAINT | $1,030.79 | $1,030.79 |
| 225572 | 101-7101-531.21-02 | TGF ENTERPRISES INC | PD IRRIGATION | $264.44 | $571.88 |

# WARRANT REGISTER - GM0002

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225572 | 101-7101-531.21-02 | TGF ENTERPRISES INC | FD IRRIGATION | $307.44 | $571.88 |
| | 101-7101-531.31-65 | TGF ENTERPRISES INC | ADDITIONAL IRRIGATION | $1,413.29 | $1,413.29 |
| 225575 | 101-7101-531.31-65 | TRAFFIC CONTROL & PROTECTION | HARDWARE SUPPLIES | $94.50 | $94.50 |
| 225579 | 101-7101-531.31-85 | ULINE | HARDWARE SUPPLIES | $120.51 | $120.51 |
| 225581 | 101-7101-531.21-11 | UNIFIRST CORPORATION | MATS | $40.42 | $190.00 |
| | | | MATS | $25.71 | |
| | | | MATS | $84.51 | |
| | | | MATS | $39.36 | |
| 225588 | 401-7101-571.50-30 | MEDHAT WAGDY | RESIDENT APRON REIMBURSE | $538.00 | $538.00 |
| 801995 | 101-7101-531.21-50 | COMMONWEALTH EDISON COMPANY | ACCT 2278061084 | $152.92 | $7,030.67 |
| | | | ACCT 7363016029 | $6,877.75 | |
| 801997 | 101-7101-531.22-70 | AT & T | ACCT 84725961248940 | $47.86 | $444.19 |
| | | | ACCT 84757754536603 | $75.35 | |
| | | | ACCT 84757757951551 | $273.12 | |
| | | | ACCT 84779713213488 | $47.86 | |
| | | | | Division 1 Total | $526,808.35 |
| | | | | Department 71 Total | $526,808.35 |

# WARRANT REGISTER - GM0002

**Department: 72 Water and Sewer**

**Division: 1**

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225404 | 505-7201-561.30-35 | AMAZON COM CAPITAL SERVICES | WORK SLACKS | $39.99 | $254.78 |
| | | | WORK SLACKS | $179.80 | |
| | | | WORK SLACKS | $34.99 | |
| | 505-7201-561.31-65 | AMAZON COM CAPITAL SERVICES | HARDWARE SUPPLIES | $115.21 | $140.20 |
| | | | HARDWARE SUPPLIES | $24.99 | |
| 225415 | 505-7201-561.22-02 | AWWA ILLINOIS SECTION | TRAVEL & TRAINING | $27.00 | $27.00 |
| 225417 | 505-7201-561.31-65 | BATTERIES PLUS BULBS #842 | BATTERIES | $704.65 | $704.65 |
| 225436 | 505-7201-561.31-01 | CERTIFIED LABORATORIES | WATER SEWER SYSTEM SUPPLY | $822.41 | $822.41 |
| 225465 | 505-7201-561.33-05 | GRAINGER W W INC | WATER SEWER SYSTEM SUPPLY | $49.08 | $49.08 |
| 225466 | 505-7201-561.31-65 | GREAT LAKES COCO COLA DISTRIBUTION | BEVERAGE SUPPLY | $760.20 | $760.20 |
| 225468 | 505-7201-561.31-65 | GREENLIGHT | SERVICE PRINTING | $2,474.04 | $2,474.04 |
| 225470 | 505-7201-561.31-01 | HARBOR FREIGHT TOOLS | WATER SEWER SYSTEM SUPPLY | $11.97 | $11.97 |
| 225474 | 505-7201-561.21-35 | HBK WATER METER SERVICE INC | SERVICE METER | $1,740.20 | $1,740.20 |
| | 505-7201-561.31-02 | HBK WATER METER SERVICE INC | SERVICE METER | $3,480.00 | $3,480.00 |
| 225475 | 505-7201-561.31-90 | HELLER LUMBER CO | STORM SEWER PROJECT | $56.56 | $56.56 |
| 225476 | 505-7201-561.31-01 | HYDRO FLOW PRODUCTS INC | HYDRANT FLUSHING | $2,760.00 | $4,660.00 |
| | | | HYDRANT FLUSHING | $1,900.00 | |
| 225510 | 505-7201-561.31-07 | MENONI & MECOGNI | STORM SEWER PROJECT | $1,820.00 | $1,820.00 |
| 225530 | 505-7201-561.30-05 | OFFICE DEPOT | OFFICE SUPPLIES, GENERAL | ($21.98) | ($21.98) |
| 225533 | 505-7201-561.31-90 | OZINGA READY MIX CONCRETE INC | STORM SEWER INSTALL | $472.00 | $472.00 |
| 225557 | 505-7201-561.31-02 | SHERWIN ACE HARDWARE | HARDWARE SUPPLIES | $9.88 | $9.88 |
| | 505-7201-561.31-65 | SHERWIN ACE HARDWARE | HARDWARE SUPPLIES | $4.76 | $4.76 |
| | 505-7201-561.33-05 | SHERWIN ACE HARDWARE | HARDWARE SUPPLIES | $11.58 | $11.58 |

# WARRANT REGISTER - GM0002

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225562 | 505-7201-561.31-85 | STEINER ELECTRIC | WATER SEWER SYSTEM SUPPLY | $317.09 | $317.09 |
| | 505-7201-561.33-05 | STEINER ELECTRIC | WATER SEWER SYSTEM SUPPLY | $94.02 | $94.02 |
| 225564 | 505-7201-561.31-65 | SUBSURFACE SOLUTIONS | WATER SEWER SYSTEM SUPPLY | $346.11 | $346.11 |
| 225565 | 505-7201-561.20-05 | SUBURBAN LABORATORIES INC | LAB SUPPLIES | $2,980.00 | $2,980.00 |
| 225570 | 505-7201-561.21-35 | TAYLOR PLUMBING | SERVICE METER | $5,166.15 | $7,593.90 |
| | | | SERVICE METER | $1,824.33 | |
| | | | SERVICE METER | $603.42 | |
| 225577 | 505-7201-561.22-02 | VERONICA TREVINO | CDL REIMBURSEMENT | $86.50 | $86.50 |
| 225583 | 505-7201-561.31-01 | USA BLUEBOOK | HYDRANT FLUSHING | $55.95 | $121.68 |
| | | | HYDRANT FLUSHING | $65.73 | |
| | 505-7201-561.31-85 | USA BLUEBOOK | WATER SEWER SYSTEM SUPPLY | $220.00 | $6.60 |
| | | | HARDWARE SUPPLIES | ($213.40) | |
| 225594 | 505-7201-561.31-01 | ZIEBELL WATER SERVICE PRODUCTS | WATER SEWER SYSTEM SUPPLY | $252.00 | $1,470.00 |
| | | | WATER SEWER SYSTEM SUPPLY | $1,218.00 | |
| | 505-7201-561.31-65 | ZIEBELL WATER SERVICE PRODUCTS | WATER SEWER SYSTEM SUPPLY | $1,072.00 | $1,072.00 |
| 225595 | 505-7201-561.31-65 | ZORO TOOLS INC | HARDWARE SUPPLIES | $100.55 | $100.55 |
| | 505-7201-561.31-85 | ZORO TOOLS INC | HARDWARE SUPPLIES | $104.02 | $104.02 |
| 801994 | 505-7201-561.21-50 | NICOR | ACCT 05850400002 | $39.32 | $392.07 |
| | | | ACCT 16797600000 | $127.29 | |
| | | | ACCT 76830700001 | $225.46 | |
| 801995 | 505-7201-561.21-50 | COMMONWEALTH EDISON COMPANY | ACCT 1092085063 | $88.38 | $88.38 |
| 801996 | 505-7201-561.21-50 | CONSTELLATION NEW ENERGY INC | ACCT 9205457 | $11,548.05 | $20,690.23 |
| | | | ACCT 9205452 | $854.39 | |
| | | | ACCT 9205450 | $798.13 | |
| | | | ACCT 9205459 | $2,675.47 | |

# WARRANT REGISTER - GM0002

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 801996 | 505-7201-561.21-50 | CONSTELLATION NEW ENERGY INC | ACCT 9205455 | $4,814.19 | $20,690.23 |
| 801997 | 505-7201-561.22-70 | AT & T | ACCT 84743746842777 | $47.86 | $1,201.36 |
| | | | ACCT 84743746858567 | $47.86 | |
| | | | ACCT 84759021056118 | $896.92 | |
| | | | ACCT 84759080850047 | $208.72 | |
| 801998 | 505-7201-561.22-70 | AMERICAN MESSAGING | ACCT U1-109311 | $140.13 | $140.13 |
| | | | | Division 1 Total | $54,281.97 |
| | | | | Department 72 Total | $54,281.97 |

# WARRANT REGISTER - GM0002

## Department: 73 Parking

### Division: 1

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 801995 | 235-7301-532.21-50 | COMMONWEALTH EDISON COMPANY | ACCT 4643715006 | $19.64 | $79.77 |
| | | | ACCT 5231622008 | $60.13 | |
| | | | | Division 1 Total | $79.77 |

### Division: 2

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 801996 | 235-7302-532.21-50 | CONSTELLATION NEW ENERGY INC | ACCT 9205451 | $1,653.71 | $1,653.71 |
| | | | | Division 2 Total | $1,653.71 |

### Division: 4

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 801996 | 235-7304-532.21-50 | CONSTELLATION NEW ENERGY INC | ACCT 9205458 | $775.55 | $775.55 |
| | | | | Division 4 Total | $775.55 |
| | | | | Department 73 Total | $2,509.03 |

# WARRANT REGISTER - GM0002

**Department: 75 Municipal Fleet Services**

**Division: 1**

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225402 | 621-7501-551.31-51 | ALEXANDER EQUIPMENT CO INC | VEH MAINTENANCE SUPPLY | $464.85 | $464.85 |
| 225410 | 621-7501-551.31-51 | ARLINGTON HTS FORD INC | VEH MAINTENANCE SUPPLY | $72.19 | $646.95 |
| | | | VEH MAINTENANCE SUPPLY | $216.57 | |
| | | | VEH MAINTENANCE SUPPLY | $309.36 | |
| | | | VEH MAINTENANCE SUPPLY | $85.29 | |
| | | | VEH MAINTENANCE SUPPLY | $229.73 | |
| | | | VEH MAINTENANCE SUPPLY | ($44.39) | |
| | | | VEH MAINTENANCE SUPPLY | ($221.80) | |
| 225413 | 621-7501-551.31-51 | ATLAS COMPANIES | VEH MAINTENANCE SUPPLY | $146.62 | $146.62 |
| 225429 | 621-7501-551.31-51 | BUMPER TO BUMPER | VEH MAINTENANCE SUPPLY | $14.04 | $306.57 |
| | | | VEH MAINTENANCE SUPPLY | $258.20 | |
| | | | VEH MAINTENANCE SUPPLY | ($137.19) | |
| | | | VEH MAINTENANCE SUPPLY | $4.29 | |
| | | | VEH MAINTENANCE SUPPLY | $17.16 | |
| | | | VEH MAINTENANCE SUPPLY | $31.48 | |
| | | | VEH MAINTENANCE SUPPLY | $73.79 | |
| | | | VEH MAINTENANCE SUPPLY | $44.80 | |
| 225432 | 621-7501-551.21-07 | CASSIDY TIRE & SERVICE | VEH MAINTENANCE SUPPLY | $60.00 | $60.00 |
| 225433 | 621-7501-551.31-51 | CASTLE CHEVROLET NORTH | VEH MAINTENANCE SUPPLY | $45.10 | $45.10 |
| 225450 | 621-7501-551.21-07 | DIVERSIFIED INSPECTIONS | SAFETY INSPECTION | $393.90 | $7,059.90 |
| | | | SAFETY INSPECTION | $393.90 | |
| | | | SAFETY INSPECTION | $464.60 | |
| | | | SAFETY INSPECTION | $464.60 | |

# WARRANT REGISTER - GM0002

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225450 | 621-7501-551.21-07 | DIVERSIFIED INSPECTIONS | SAFETY INSPECTION | $464.60 | $7,059.90 |
| | | | SAFETY INSPECTION | $393.90 | |
| | | | SAFETY INSPECTION | $464.60 | |
| | | | SAFETY INSPECTION | $464.60 | |
| | | | SAFETY INSPECTION | $262.60 | |
| | | | SAFETY INSPECTION | $196.95 | |
| | | | SAFETY INSPECTION | $196.95 | |
| | | | SAFETY INSPECTION | $196.95 | |
| | | | SAFETY INSPECTION | $393.90 | |
| | | | SAFETY INSPECTION | $196.95 | |
| | | | SAFETY INSPECTION | $196.95 | |
| | | | SAFETY INSPECTION | $196.95 | |
| | | | SAFETY INSPECTION | $196.95 | |
| | | | SAFETY INSPECTION | $196.95 | |
| | | | SAFETY INSPECTION | $196.95 | |
| | | | SAFETY INSPECTION | $196.95 | |
| | | | SAFETY INSPECTION | $464.60 | |
| | | | SAFETY INSPECTION | $464.60 | |
| 225465 | 621-7501-551.31-51 | GRAINGER W W INC | VEH MAINTENANCE SUPPLY | $12.13 | $14.99 |
| | | | VEH MAINTENANCE SUPPLY | $14.99 | |
| | | | VEH MAINTENANCE SUPPLY | ($12.13) | |
| 225482 | 621-7501-551.21-07 | INTERSTATE POWER SYSTEMS INC | VEH MAINTENANCE SUPPLY | $807.00 | $807.00 |
| | 621-7501-551.31-51 | INTERSTATE POWER SYSTEMS INC | VEH MAINTENANCE SUPPLY | $12.48 | $366.97 |
| | | | CORE DEPOSIT | ($360.00) | |
| | | | VEH MAINTENANCE SUPPLY | $579.09 | |

# WARRANT REGISTER - GM0002

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225482 | 621-7501-551.31-51 | INTERSTATE POWER SYSTEMS INC | VEH MAINTENANCE SUPPLY | $135.40 | $366.97 |
| 225495 | 621-7501-551.31-51 | LIEBOVICH STEEL & ALUMINUM CO | VEH MAINTENANCE SUPPLY | $178.22 | $178.22 |
| 225496 | 621-7501-551.31-51 | LINE X OF NORTHERN ILLINOIS | VEH MAINTENANCE SUPPLY | $200.00 | $200.00 |
| 225502 | 621-7501-551.21-07 | MAACO COLLISION REPAIR & PAINTING | VEH MAINTENANCE SUPPLY | $1,865.60 | $1,865.60 |
| 225503 | 621-7501-551.31-51 | MACQUEEN EMERGENCY GROUP | VEH MAINTENANCE SUPPLY | $2,741.03 | $3,487.90 |
| | | | VEH MAINTENANCE SUPPLY | $746.87 | |
| 225507 | 621-7501-551.31-51 | MC MASTER CARR SUPPLY CO | VEH MAINTENANCE SUPPLY | $18.60 | $94.94 |
| | | | VEH MAINTENANCE SUPPLY | $92.54 | |
| | | | VEH MAINTENANCE SUPPLY | $48.14 | |
| | | | VEH MAINTENANCE SUPPLY | $11.19 | |
| | | | VEH MAINTENANCE SUPPLY | $47.32 | |
| | | | VEH MAINTENANCE SUPPLY | ($197.50) | |
| | | | VEH MAINTENANCE SUPPLY | ($74.40) | |
| | | | VEH MAINTENANCE SUPPLY | $149.05 | |
| 225514 | 621-7501-551.31-51 | MONROE TRUCK EQUIPMENT | VEH MAINTENANCE SUPPLY | $1,738.22 | $1,738.22 |
| 225517 | 621-7501-551.22-03 | MUNICIPAL FLEET MANAGERS ASSOC | 2020 CUMMINS TRAINING | $1,333.33 | $1,333.33 |
| 225519 | 621-7501-551.31-51 | NAPA HEIGHTS AUTOMOTIVE | VEH MAINTENANCE SUPPLY | $104.62 | $1,277.53 |
| | | | VEH MAINTENANCE SUPPLY | $3.05 | |
| | | | VEH MAINTENANCE SUPPLY | $609.33 | |
| | | | VEH MAINTENANCE SUPPLY | $11.09 | |
| | | | VEH MAINTENANCE SUPPLY | $33.27 | |
| | | | VEH MAINTENANCE SUPPLY | $381.90 | |
| | | | VEH MAINTENANCE SUPPLY | $134.27 | |
| 225524 | 621-7501-551.21-07 | NORTHWEST AUTO WASH | CAR WASHES | $731.60 | $731.60 |
| 225527 | 621-7501-551.31-51 | NORTHWEST FREIGHTLINER | VEH MAINTENANCE SUPPLY | $210.54 | $210.54 |

# WARRANT REGISTER - GM0002

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225540 | 621-7501-551.21-07 | RACEWAY CARWASH | CAR WASHES | $150.00 | $150.00 |
| 225541 | 621-7501-551.31-51 | RAYMAR HYDRAULIC REPAIR SRVC | VEH MAINTENANCE SUPPLY | $525.00 | $525.00 |
| 225547 | 621-7501-551.21-07 | INTERSTATE BILLING SERVICE INC | VEH MAINTENANCE SUPPLY | $1,700.25 | $1,700.25 |
| 225549 | 621-7501-551.21-07 | S & J AUTO BODY LTD | VEH MAINTENANCE SUPPLY | $1,578.50 | $1,578.50 |
| 225557 | 621-7501-551.31-51 | SHERWIN ACE HARDWARE | VEH MAINTENANCE SUPPLY | $112.98 | $112.98 |
| 225560 | 621-7501-551.31-51 | STANDARD EQUIPMENT CO | VEH MAINTENANCE SUPPLY | $359.50 | $3,737.47 |
| | | | VEH MAINTENANCE SUPPLY | $5.22 | |
| | | | VEH MAINTENANCE SUPPLY | $2,817.01 | |
| | | | VEH MAINTENANCE SUPPLY | $80.22 | |
| | | | VEH MAINTENANCE SUPPLY | $475.52 | |
| 225576 | 621-7501-551.31-51 | TRANS CHICAGO TRUCK GROUP | VEH MAINTENANCE SUPPLY | $674.33 | $674.33 |
| 225581 | 621-7501-551.30-35 | UNIFIRST CORPORATION | UNIFORMS | $61.84 | $123.68 |
| | | | UNIFORMS | $61.84 | |
| 225590 | 621-7501-551.21-07 | WENTWORTH TIRE SERVICE | VEH MAINTENANCE SUPPLY | $1,979.02 | $1,979.02 |
| | 621-7501-551.31-51 | WENTWORTH TIRE SERVICE | VEH MAINTENANCE SUPPLY | $2,186.34 | $2,186.34 |
| | | | | Division 1 Total | $33,804.40 |
| | | | | Department 75 Total | $33,804.40 |

# WARRANT REGISTER - GM0002

**Department: 90 Capital**

**Division: 1**

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225439 | 505-9001-571.50-25 | CHRISTOPHER B BURKE LTD | SERVICE CONSULTING | $292.92 | $292.92 |
| 225474 | 505-9001-571.50-25 | HBK WATER METER SERVICE INC | WATER SEWER SYSTEM SUPPLY | $6,299.15 | $6,299.15 |
| 225478 | 505-9001-571.50-25 | IMEG CORP | WATER MAIN IMPROVEMENTS | $2,079.61 | $7,003.22 |
| | | | WATER MAIN INSPECTION | $1,729.00 | |
| | | | WATER MAIN INSPECTION | $1,814.61 | |
| | | | WATER MAIN IMPROVEMENTS | $1,380.00 | |
| 225543 | 505-9001-571.50-25 | ROBINSON ENGINEERING LTD | GROUND STORAGE REHAB | $3,730.00 | $3,730.00 |
| | | | | Division 1 Total | $17,325.29 |
| | | | | Department 90 Total | $17,325.29 |

# WARRANT REGISTER - GM0002

**Department: 95 Debt Service**

**Division: 56**

| Check # | Account Number | Payee | Description 1 | Transaction Amount | Total Trans Amount |
|---|---|---|---|---|---|
| 225580 | 301-9556-582.60-20 | UMB BANK NA | AH18 AGENT FEES | $300.00 | $300.00 |
| | | | | Division 56 Total | $300.00 |
| | | | | Department 95 Total | $300.00 |
| TOTAL ALL FUNDS: | | | | | $1,127,835.51 |

**Village Board**
**10/5/2020**

**Item:** One Book, One Village Reading Event

**Department**: Village Manager's Office

Presentation of "One Book, One Village" Community Reading Event by Jennifer Czajka, Programs & Exhibits Manager, Arlington Heights Memorial Library.

**Village Board**
**10/5/2020**

**Item:** Report of Committee of the Whole Meeting of October 5, 2020

**Department**: Village Managers Office

Report of Committee of the Whole Meeting of October 5, 2020

Interview of Hart Passman of Elrod Friedman for Village Attorney

**Village Board**
**10/5/2020**

**Item:** Elevator Maintenance 2020 - Contract Award

**Department**: Public Works

The Village of Arlington Heights owns and operates 15 elevators located in public buildings and parking garages. On September 23, 2020, the Village held a public bid opening for Elevator Maintenance. Six bids were opened and publicly read aloud. The bids ranged from $64,523 to $150,571, with Mid-American Elevator Inc. offering the lowest bid of $64,523 total for all three years of the proposal.

This contract is a lump sum bid award, payable in monthly installments for regularly scheduled preventative maintenance and required testing of the elevators. In addition to the preventative maintenance costs, the total amount expended for these services in any year will include costs to repair equipment as the need arises. The proposal includes an hourly rate for these repairs.

The 2020 Public Works Operating Budget for Equipment Maintenance Account has $333,100 for various equipment maintenance items, which includes this contract. Historically, additional repair costs have ranged between $2,000 to $28,000 in addition to the preventative maintenance costs. Staff has successfully worked with Mid-American Elevator in the past and a recent Elevator Condition Assessment noted the maintenance has been performed at a high standard, and therefore staff recommends award. It is also recommended that the Village Board reject the bid from Anderson Elevator, due to the company not quoting prices correctly, Anderson has confirmed that they misquoted their annual costs.

Funding for these services is available in Account No. 101-7101-531.21-02.

## RECOMMENDATION

It is recommended that the Village Board approve a three-year contract totaling $64,523 for elevator scheduled preventative maintenance and annual repair costs to Mid-American Elevator Inc. of Chicago, Illinois, and authorize staff to execute the necessary documents.

**ATTACHMENTS:**

| Description | Type |
| --- | --- |
| Bid Tabulation | Exhibits |

VILLAGE OF ARLINGTON HEIGHTS
Bid Tabulation Sheet

**ELEVATOR MAINTENANCE SERVICES**

The following bids were opened September 23, 2020, at 11:00 a.m., in the Village of Arlington Heights Municipal Building, 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005.

| **Bidder:** | BID BOND | YEAR 1 | YEAR 2 | YEAR 3 |
|---|---|---|---|---|
| Parkway Elevators<br>Chicago, IL | Yes | $48,715.00 | $50,177.00 | $51,679.00 |
| Mid-American Elevator<br>Chicago, IL | Yes | $20,785.00 | $21,567.00 | $22,171.00 |
| Total Elevator Service<br>Plainfield, IL | Yes | $26,995.00 | $27,399.93 | $27,810.93 |
| Anderson Elevator<br>Broadview, IL | Yes | $6,180.00 | $6,180.00 | $6,265.00 |
| Urban Elevator<br>Cicero, IL | Yes | $33,073.00 | $33,073.00 | $34,569.40 |
| Otis Elevator<br>Lombard, IL | Yes | $42,913.00 | $42,913.00 | $43,653.00 |

Notice: This is a preliminary summary of the bids as they were opened and announced at the bid opening. Bid prices have not been verified and are subject to change in the event mathematical errors are discovered during bid review. Other information contained in this summary is also subject to review.

**Village Board**
**10/5/2020**

**Item:** General Survey & CAD Drafting Services for Street Reconstruction & Rehabilitation 2021

**Department**: Public Works

The Engineering Division of Public Works has identified the streets to be included in the 2021 or 2022 MFT Street Reconstruction and Street Rehabilitation Program. The first step in the design process is to perform the necessary topographic surveys that will be used as the base for design. Our past experience has shown that this work is efficiently handled through a professional service contract with a qualified engineering survey firm that uses specialized survey equipment. The survey equipment first collects the topographic data and then interfaces with our AutoDesk CAD program; this provides a layout of the street along with the topographic data.

In the fall of 2017, the Engineering Division requested consultant firms provide a cost per lineal foot to complete this work for one year with the option to extend the contract each year for a total of four years. As part of the RFP, we also requested that consultants provide a lump sum cost to convert the collected utility data into the Village of Arlington Heights GIS format. At that time, Thomas Engineering Group (TEG) was awarded the contract and adequately performed the drafting and survey services. The cost proposed by TEG for the fourth year was $2.23 per linear foot which was the lowest of the four firms that submitted proposals. TEG has agreed to extend the contract for a fourth year with a cost increase of 3% to a rate of $2.23 per linear foot and a $1,892.60 lump sum for the GIS data import.

The Engineering Division selected 4.0 miles (21,293 linear feet) to be surveyed for a total contract amount of $49,375.99 which includes the GIS data import.

Funding for the General Survey and CAD Drafting Services for the 2021 Street Reconstruction and Street Rehabilitation Program is included in the current budget under Account Number 401-7101-571.50-30 (ST9008).

**RECOMMENDATION**

It is recommended that the Village Board authorize execution of an agreement

with Thomas Engineering Group in the amount not-to-exceed $49,375.99 to perform the General Survey and CAD Drafting Services for the 2021 Street Reconstruction and Street Rehabilitation Program. The surveys will be performed as weather allows this fall and construction is scheduled to begin in the spring of 2021.

**Village Board**
**10/5/2020**

**Item:** Sodium Chloride (Road Salt) 2020 Purchase - State Contract

**Department**: Public Works

The 2020 Public Works Department Operating Budget includes $425,000 for the purchase of road salt used for Snow & Ice Control Operations. Every year, Public Works typically bids salt from two separate contracts. The first contract is let in early spring as a single contract led by the Village. The second contract is through the State. Due to the light season last year, we started the season with a full salt dome and did not pursue the first bid. The Village recently received our sodium chloride purchase confirmation letter from the State's Department of Central Management Services (CMS). CMS conducts the Statewide Salt Bid for all municipalities to participate in. The Village received a confirmation price from Cargill Inc. Salt Division of North Olmsted, OH at a cost of $47.15/ton. We intend to use the CMS contract to meet our needs during the season, and to re-stock at the end if necessary. The bidder has been determined to be responsible and has worked successfully with the Village in the past.

The State contract is valid from October 2020 to June 2021, and allows for a purchase of a minimum of 80% of our allotted 6,500 tons, up to a maximum purchase of 120%. We are therefore seeking authorization to purchase up to 7,800 tons.

Funds for this purchase are included in the 2020 budget and are available in Account No. 101-7101-531.31-90 for calendar year 2020 and 2021.

## RECOMMENDATION

It is recommended that the Village Board award a contract for 2020 to Cargill Inc. Salt Division of North Olmsted, Ohio for the purchase of Sodium Chloride (Road Salt), at a unit cost of $47.15/ton, up to the budgeted amount, and authorize the execution of the necessary agreements.

**Village Board**
**10/5/2020**

**Item:** Ordinance - Land Use Variation - Cremation by Water - 11 W College Dr

**Department**: Planning/Legal

An Ordinance Granting a Land Use Variation and a Variation from Chapter 28 of the Arlington Heights Municipal Code
(Cremation by Water, 11 W College Dr)

**ATTACHMENTS:**

| Description | Type |
| --- | --- |
| Land Use Variation - Cremation by Water, 11 W College Dr | Ordinance |

**AN ORDINANCE GRANTING A LAND USE VARIATION AND A VARIATION FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on September 9, 2020, pursuant to notice, the Plan Commission conducted a public hearing on the application of Philip Flores, Jr., Cremation by Water LLC ("Petitioner"), for a land use variation to allow a crematory within an M-1 Research, Development and Light Manufacturing District and a variation from Chapter 28 of the Arlington Heights Municipal Code, for the property located at 11 W College Dr, Arlington Heights Illinois; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation and variation from the Zoning Ordinance; and

WHEREAS, the President and Board of Trustees, having considered the report and recommendation of the Plan Commission, have determined that authorizing and granting said request, subject to certain conditions hereinafter described, would be 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: That a land use variation is hereby granted to permit a crematory within an M-1 Research, Development and Light Manufacturing District at the property legally described as:

> Lot 3 in Resubdivision of part of Lot 1 and all of Lots 2 through 5, both inclusive, in Arlington Industrial and Research Center Unit 1, being a subdivision in the Northwest ¼ of the Southwest ¼ and the Southwest ¼ of the Northwest ¼ of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.
>
> PIN 03-08-316-002-0000

commonly described as 11 W College Dr, Arlington Heights, Illinois, in compliance with the Floor Plan, prepared by Lira & Associates, dated June 30, 2020 with revisions through July 2, 2020,

consisting of sheets T1 and A1, submitted by the Petitioner, copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That a variation from Chapter 28, Section 6.12.2c, Traffic Engineering Approval for Projects Requiring Plan Commission Review, is hereby granted, waiving the requirement for a traffic and parking analysis by a qualified professional engineer.

SECTION THREE: That the land use variation and variation from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. The land use variation shall apply only to Cremation by Water.

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

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 in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 5th day of October, 2020.

_____
Village President

ATTEST

_____
Village Clerk

**Village Board**
**10/5/2020**

**Item:** Ordinance - Code Amendment - Chapter 6 - Boards and Commissions

**Department**: Manager/Legal

The Special Events Commission recommended at their August 19, 2020 meeting that the number of members of the Commission be increased from 12 to 13. This recommended increase will provide additional support planning and hosting large events as well as provide assistance at events when all Commissioners cannot be in attendance and on-site help is crucial.

It is necessary that Section 6-510b, Special Events Commission Members, of the Municipal Code, be amended to effectuate this increase.

## RECOMMENDATION

It is recommended that the attached Ordinance amending Section 6-510b of the Arlington Heights Municipal Code, increasing the number of members of the Special Events Commission to 13, be approved.

## ATTACHMENTS:

| Description | Type |
|---|---|
| Code Amendment - Chapter 6 - Boards and Commissions | Ordinance |

**AN ORDINANCE AMENDING CHAPTER 6 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

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

SECTION ONE: That Chapter 6, subsection 510b, Special Events Commission, is hereby amended as follows (the language being deleted is stricken and the language being added is highlighted):

**Section 6-510 Special Events Commission.**

b. Members. The Commission shall consist of 13 ~~twelve~~ members, appointed by the Village President by and with the advice and consent of the Board of Trustees. The holding of any other appointed or elected position in the Village of Arlington Heights shall not disqualify an appointee to the Commission.

SECTION TWO: This Ordinance repeals all ordinances or parts of ordinances in conflict with the provisions hereof, and shall be in full force and effect from and after its passage, approval and publication in pamphlet form, in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 5th day of October, 2020.

_____
Village President

ATTEST:

_____
Village Clerk

CODEAMENDMENTS:06 Special Events Commission

**Village Board**
**10/5/2020**

**Item:** Appointment of Andrew Stengren as the Chairman of the Arlington Economic Alliance

**Department**: Village Managers Office

Appointment of Andrew Stengren as the Chairman of the Arlington Economic Alliance

**Village Board**
**10/5/2020**

**Item:** DC#20-053 - The Goddard School - 1316 N Arlington Heights Rd / Sign Variation

**Department**: Planning & Community Development

## REQUESTED ACTION

A variation from Chapter 30, section 30-202, to allow three wall signs totaling 47.4 sf, where wall signs are not allowed in the O-T Zoning District.

## RECOMMENDATION

A public meeting was held by the Design Commission on September 22, 2020, where Commissioner Kingsley moved, and Commissioner Seyer seconded:

A motion to recommend to the Village Board of Trustees, denial of the following sign variation for The Goddard School at 1316 N. Arlington Heights Road:

1. A variation from Chapter 30, section 30-202, to allow three wall signs totaling 47.4 sf, where wall signs are not allowed in the O-T Zoning District.

A motion to recommend to the Village Board of Trustees, approval of the following sign variation for The Goddard School at 1316 N. Arlington Heights Road:

1. A variation from Chapter 30, section 30-202, to allow two wall signs (signs #1 & 3) totaling 45.1 sf, where wall signs are not allowed in the O-T Zoning District.

This recommendation is subject to compliance with the plans received 8/11/20, 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.

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

**ATTACHMENTS:**

| Description | Type |
|---|---|
| Staff Report | Board or Commission Report |
| Minutes - 9/22/20 | Minutes |
| Exhibits | Exhibits |
| Photos | Exhibits |
| DC Timeline Tracker | Exhibits |

# STAFF DESIGN COMMISSION REPORT

| PROJECT INFORMATION: | | PETITION INFORMATION: | |
|---|---|---|---|
| Project Name: | The Goddard School - Sign Variation | DC Number: | 20-053 |
| Project Address: | 1316 N. Arlington Heights Road | Petitioner Name: | Gerald Becker |
| Prepared By: | Steve Hautzinger | Petitioner Address: | Fastsigns<br>1814 N. Arlington Heights Road<br>Arlington Heights, IL 60004 |
| Date Prepared: | September 11, 2020 | Meeting Date: | September 22, 2020 |

Requested Action(s):

1. A variation from Chapter 30, section 30-202, to allow three wall signs totaling 47.4 sf, where wall signs are not allowed in the O-T Zoning District.

## 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 Goddard School is currently completing an extensive renovation of an existing building to create a new day care facility. This project received approval as a Land Use Variation to allow a day care facility in an O-T Office Transitional Zoning District, where typically only office uses are allowed. Since O-T Zoning Districts are intended to be light commercial uses adjacent to Residential Zoning Districts, signage is limited. Chapter 30 sign code only allows one freestanding monument sign per development, and walls signs are prohibited.

The petitioner is requesting variations to allow three wall signs on the building. The main wall sign #1 indicates the name of the business and is proposed to be located on the front (east) elevation facing Arlington Heights Road. A second small round logo sign is proposed on the front elevation, and the third wall sign is proposed to be located above the main building entrance, which is located at the southwest corner of the building. In addition to the wall signs, one code-compliant ground sign has been approved facing Arlington Heights Road.

Aerial Image of Property

## Surrounding Land Uses:

| *Direction* | *Existing Zoning* | *Existing Use* |
|---|---|---|
| Subject Property | O-T, Office Transitional District | The Goddard School |
| North | R-3, One-Family Dwelling District | Kinder Care Day Care (Land Use Variation approved in 1977) |
| South | R-3, One-Family Dwelling District | Single-Family Residence |
| East | R-3, One-Family Dwelling District | Single-Family Residences<br>Thomas Middle School |
| West | R-3, One-Family Dwelling District | Single-Family Residences |

## Wall Signs:

Table 1: Proposed Wall Signs

| SIGN | ELEVATION / FRONTAGE<br>One wall sign allowed per street frontage. | SIGNABLE AREA | 25% OF SIGNABLE AREA | PROPOSED SIZE |
|---|---|---|---|---|
| Sign #1: "THE GODDARD SCHOOL" with round logo | East / Arlington Heights Road | 92 sf | 23 sf | 38.2 sf |
| Sign #2: round logo | East / Arlington Heights Road | 163 sf | 41 sf | 2.3 sf |
| Sign #3: "THE GODDARD SCHOOL" with round logo | South / Parking Lot | 79 sf | 20 sf | 6.9 sf |
| TOTAL | | | | 47.4 sf |

## Sign Variation Criteria:

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

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

The petitioner has submitted a letter addressing the sign variation criteria, stating that the primary need for the wall signs is to identify the business, and to identify the location of the main entrance towards the rear of the building. The petitioner states that the signs will not be illuminated, so there will be no impact on the adjacent residences. The design of the signs are based on corporate guidelines, and they feel there will be no competitive advantage over the neighboring Kinder Care day care, which has a similar wall sign and ground sign.

## Staff Comments:

Staff agrees that some wall signage is necessary to identify the business. If this business was located in a commercial zoning district, they would be allowed one wall sign facing Arlington Heights Road, but the two additional wall signs would not be allowed. However, Staff does not object to the proposed additional wall sign located above the main entrance, which will help with wayfinding on the site. In regards to the third small round wall sign on the front of the building, it is located above a classroom exit door, so Staff does not understand the need for, or purpose of this sign, so it is recommended to be omitted.

Overall, the signs are nicely designed and Staff agrees that since the proposed wall signs are not illuminated, there will be no negative impact on the adjacent residences.

## RECOMMENDATION

It is recommended that the Design Commission recommend denial to the Village Board for the following sign variation for *The Goddard Shool* at 1316 N. Arlington Heights Road:

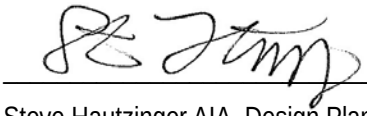
1. A variation from Chapter 30, section 30-202, to allow three wall signs totaling 47.4 sf, where wall signs are not allowed in the O-T Zoning District.

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variation for *The Goddard Shool* at 1316 N. Arlington Heights Road:

1. A variation from Chapter 30, section 30-202, to allow two wall signs (signs #1 & 3) totaling 45.1 sf, where wall signs are not allowed in the O-T Zoning District.

This recommendation is subject to compliance with the plans received 8/11/20, 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 11, 2020

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 20-053

# DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING
SEPTEMBER 22, 2020

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

| | |
|---|---|
| Members Present: | John Fitzgerald, Chair<br>Kirsten Kingsley<br>Scott Seyer |
| Members Absent: | Ted Eckhardt<br>Jonathan Kubow |
| Also Present: | Gerald Becker, FastSigns for *The Goddard School*<br>Erin Witt for *The Goddard School*<br>Steve Hautzinger, Staff Liaison |

**Chair Fitzgerald** read the following statement as requested by the Village: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not feasible.

**Chair Fitzgerald** stated that with only 3 commissioners in attendance tonight, a positive vote was needed from all three commissioners for a project to be approved. He also asked the petitioners and anyone speaking from the public, to state their name before speaking. **Mr. Hautzinger** added instructions for muting when not speaking and how to raise hand when someone wants to speak.

## REVIEW OF MEETING MINUTES FOR AUGUST 25, 2020

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF AUGUST 25, 2020. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SIGN VARIATION REVIEW

DC#20-053 – The Goddard School – 1316 N. Arlington Heights Rd.

Gerald Becker, representing *FastSigns*, and Erin Witt, Site Development Manager for *The Goddard School*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The Goddard School is currently completing an extensive renovation of an existing building to create a new day care facility. This project received approval as a Land Use Variation to allow a day care facility in an O-T Office Transitional Zoning District, where typically only office uses are allowed. Since O-T Zoning Districts are intended to be light commercial uses adjacent to Residential Zoning Districts, signage is limited. Chapter 30 sign code only allows one freestanding monument sign per development, and walls signs are prohibited.

The petitioner is requesting the following variation:

1. A variation from Chapter 30, section 30-202, to allow three wall signs totaling 47.4 sf, where wall signs are not allowed in the O-T Zoning District.

The main wall Sign #1 indicates the name of the business and is proposed to be located on the front (east) elevation facing Arlington Heights Road. A second small round logo, Sign #2, is proposed on the front elevation, and the third wall Sign#3, is proposed to be located above the main building entrance, which is located at the southwest corner of the building. In addition to the wall signs, one code-compliant ground sign has been approved facing Arlington Heights Road.

The petitioner submitted a letter addressing the sign variation criteria, stating that the primary need for the wall signs is to identify the business, and to identify the location of the main entrance that is towards the rear of the building. The petitioner states that the signs will not be illuminated, so there will be no impact on the adjacent residences. The design of the signs is based on corporate guidelines, and they feel there will be no competitive advantage over the neighboring Kinder Care day care, which has a similar wall sign and ground sign.

With regards to Staff comments, Staff agrees that some wall signage is necessary to identify the business. If this business was located in a commercial zoning district, they would be allowed one wall sign facing Arlington Heights Road, but the two additional wall signs would not be allowed. However, Staff does not object to the proposed additional wall sign located above the main entrance, which will help with wayfinding on the site. In regards to the third small logo wall sign on the front of the building, it is located above a classroom exit door, so Staff does not understand the need for, or purpose of this sign, and recommends it be omitted. Overall, the signs are nicely designed, and Staff agrees that since the proposed wall signs are not illuminated, there will be no negative impact on the adjacent residences.

Staff recommends that the Design Commission recommend denial to the Village Board for the following sign variation for *The Goddard School* at 1316 N. Arlington Heights Road:

1. A variation from Chapter 30, section 30-202, to allow three wall signs totaling 47.4 sf, where wall signs are not allowed in the O-T Zoning District.

Staff recommends that the Design Commission recommend approval to the Village Board for the following sign variation for *The Goddard School* at 1316 N. Arlington Heights Road:

1. A variation from Chapter 30, section 30-202, to allow two wall signs (signs #1 & 3) totaling 45.1 sf, where wall signs are not allowed in the O-T Zoning District.

Mr. Becker said that the 3 wall signs being proposed are all part of the branding and identification of The Goddard School. The signs are all the same HDU material and are proportional to the specs that The Goddard School has created in terms of identifying the building and the logo. Ms. Witt said that their branding is trademarked to include both the logo and the name of the school in the same horizontal line, and since this is a prototype building, they want to have their branding as close to the road as possible. Since it is not feasible to have both the logo and school name where Sign #2 is being located, just the logo is being proposed there to give extra branding to the school.

**Chair Fitzgerald** asked if there was any public comment on the project at this time, and **Mr. Hautzinger** said there was none.

The commissioners summarized their comments. **Commissioner Kingsley** said that the signs being proposed are pleasant and necessary, especially Signs #1 and #3, and she had no issue with the variations being requested for those signs. She also appreciated that Sign #1 is the larger of these two signs, which **Mr. Becker** confirmed. **Commissioner Kingsley** had concerns with Sign #2, the small logo wall sign, because it did not indicate an entrance, and she was inclined to not support a variation for it. She added that the code compliant monument sign being proposed looks nice.

**Commissioner Seyer** agreed with Commissioner Kingsley's comments about Signs #1 and #3, which include the name of the school. He felt these two signs are appropriate and necessary, and he liked the way they fit on the two facades and that they will not be illuminated. He was in support of the variations for these 2 signs; however, he had concerns about Sign #2, the round logo wall sign. He did not understand the purpose of this sign and asked for clarification. He wanted to work with the petitioner on their signage, while recognizing issues with precedence for having more than 1 or 2 sign variations on a particular project.

**Chair Fitzgerald** agreed with the comments made by the other commissioners. He liked Sign #1 at the north end on the front (east) elevation, Sign #3 over the main entrance on the south elevation, and the monument ground sign being proposed. He was not in favor of Sign #2, which is the logo wall sign, because it looked stuck on the building, it was not needed, and it did not indicate a specific entrance.

**Commissioner Seyer** said that it appears as though all 3 commissioners are fairly unanimous in their lack of support for Sign #2, the logo wall sign being proposed at the south end of the east elevation. He asked the petitioner how important it was to have this sign. **Ms. Witt** pointed out the blue playground area located somewhat in front of the wall sign at the north end of the east elevation, and said that they were looking at the logo wall sign as an unobstructed view of signage on the front elevation, in case the playground structure was obstructing the other wall signage. She completely understood the commissioners' comments about the logo wall sign, which they would love to have if possible.

**Chair Fitzgerald** said that because of how nice the monument sign is, he wanted to keep with his original support of the variations for Signs #1 and #3 only. **Commissioner Kingsley** asked to see the site plan, and said that while she understood the petitioner's comments about the close proximity of the wall sign at the front entry and the adjacent playground structure, she felt that 2 wall signs would be adequate for the building, especially with the monument sign. She was comfortable in supporting variations for Signs #1 and #3 only.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, DENIAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR *THE GODDARD SCHOOL* LOCATED AT 1316 N. ARLINGTON HEIGHTS ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-202, TO ALLOW THREE WALL SIGNS TOTALING 47.4 SF, WHERE WALL SIGNS ARE NOT ALLOWED IN THE O-T DISTRICT.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR *THE GODDARD SCHOOL* LOCATED AT 1316 N. ARLINGTON HEIGHTS ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-202, TO ALLOW TWO WALL SIGNS, (SIGNS #1 & 3), TOTALING 45.1 SF, WHERE WALL SIGNS ARE NOT ALLOWED IN THE O-T DISTRICT.

THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 8/11/20, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

DRAFT

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.

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

Mr. Hautzinger explained to the petitioner that the Design Commission is a recommending body to the Village Board for all sign variations, and he will coordinate with the petitioner to schedule the review with the Village Board.

DRAFT

## ITEM 2. GENERAL MEETING

Mr. Hautzinger gave an update on this year's Alan F. Bombick Award. The recipients of the award have been selected and notified, and he is currently working on getting the plaques ordered; however, presentation of the award has not yet been determined. There is hope to host the meeting in person, so we are waiting for November to see when in-person meetings might possibly resume.

Commissioner Kingsley wanted to talk about the inspection process of homes under construction in the Village. She recently became aware of a home under construction that was not following the design drawings that were approved by this commission which involved the setback of dormers. Issues like this should be caught during inspection, but since the inspection is done late in the building process, she wondered what will happen when issues like this are found when the building is so far along in construction. She was unsure how often this actually happens, but she felt this topic should be discussed because she took issue with working hard on this commission if it is difficult to enforce.

Chair Fitzgerald agreed that this is an important issue, and he recalled years ago when a project had to come back to the Design Commission for approval of changes that were made in the field.

Mr. Hautzinger gave background on the specific project Commissioner Kingsley was talking about, and explained that this issue was reported to the Building Department for enforcement. Revised construction plans were then submitted to reflect the field change, and after reviewing it with Commissioners Kingsley, Staff approved the change. However, he acknowledged Kirsten's concerns about avoiding this same issue from happening again in the future.

Mr. Hautzinger felt that this was somewhat of an isolated situation. He explained the process that after Design Commission or Staff administrative design approval, Staff then reviews the building permit plans for compliance with the approved design plans as well as confirming that all required design revisions are incorporated into the permit plans. Plans are then required to be followed in the field, and inspectors review the construction for compliance.

Chair Fitzgerald stated that the approved look of each project should occur unless it is decided to leave it open ended for Staff to decide before a permit is issued. In this particular case, he was glad to hear that it had to come back to Staff for approval, and he had faith in Staff's approval that the change that was made was still acceptable and does not look ridiculous. He hoped that if it looked really bad, then they would either be required to change it our brought back to the Design Commission for approval.

Commissioner Kingsley reiterated her concern that because the inspections happen so late in the building process, it can become impractical to make corrections to the construction. She acknowledged that the timing of the inspections is not going to change, but she wanted there to be some teeth in the process to enforce the Design Commission's requirements.

Mr. Hautzinger reiterated that he felt this was somewhat of an isolated situation, and it is not a problem that comes up often at all. Sometimes things can happen, but in his perception, this has not been a recurring problem. He reiterated that Staff works very thoroughly on each project to enforce the Design Commission's requirements. He does not personally inspect each project during construction, but for those projects that are observed, his observations are that the approved plans are being followed in the finished construction.

Commissioner Kingsley asked Staff to let the Design Commission know if this happens again, but she just wanted to bring this up because it highlights the potential that it can happen. She thanked everyone for discussing this matter.

Mr. Hautzinger encouraged the Design Commissioners to report these matters to Staff if they ever observe them. He reiterated that unapproved changes in the field can be brought back to the Design Commission for review, and he assured the Design Commissioners that their hard work and attention to detail is not getting lost in the process.

DRAFT

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:10 PM.

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

DRAFT

FASTSIGNS of Arlington Heights
1814 N. Arlington Heights Rd.
Arlington Heights, IL 60004
847-577-8200 447@fastsigns.com

Village of Arlington Heights
Design Commission
August 11, 2020
Re: The Goddard School, 1316 N. Arlington Heights Rd.

The following five items address the issues presented in **Section 30-902 Standards** for our request for a variance in the sign code.

A. The purpose of this letter is to present our request on behalf of our client, The Goddard School, for a variance in the OT Zoning District for three visual sign elements on their building. None of these signs are illuminated. They are all fabricated in HDU, high density urethane 1.5" thick and stud mounted to the fascia. The attached proofs show these signs:

- The building fronts Arlington Heights Rd. where we have our main text sign with logo mounted on the fascia. The corporate marketing strategy uses this as one of the primary identification sources for this business. The building is adjacent to a residential area so it will be a major source for identifying the school.
- There is another exit door at the south end on the front of the building. An 18" diameter logo of the horsehead would be positioned above this door.
- The main entrance to the school is located on the south side of the building off the driveway. This covered entrance includes a similarly designed fascia where the name/logo would also appear so parents or anyone dropping off children would know where to enter the building.

B. The variation request would not present any traffic hazards or impact the health and safety of nearby properties. In fact, it enhances traffic by forcing vehicles to the back of the property to allow children to enter the building. There is also parking in this area should families need to enter the building. Vehicles also have a turn around so they can easily exit the building. There is no negative impact to the surrounding businesses and residences.

C. Since the school is adjacent to residential properties, the only nearby business is Kinder Care, a day care business north of Goddard. They have similar signage as to what we are requesting. Goddard would have no competitive advantage.

D. The design of the building is similar to a colonial house so it blends into the neighborhood. The front dimensional, non-illuminated letters follow their corporate guidelines for size and tasteful color.

E.  The primary purpose of this sign request is to identify the business and build awareness for families that they provide a safe and productive environment for early childhood education. Without these sign elements, it would make it much harder for this business to be successful.

PROPERTY LINE (279.76')

PROPERTY LINE (179.96')

PROPERTY LINE (160.04')

PROPERTY LINE (279.83')

ARLINGTON HEIGHTS ROAD

PRESCHOOL PLAYGROUND 3180 SQFT

TODDLER PLAYGROUND 2300 SQFT

DROP OFF/ PICK UP

DROP OFF/ PICK UP

DROP OFF/ PICK UP

PRESCHOOL PLAYGROUND EQUIPMENT PROVIDED BY GODDARD.

6' HIGH METAL FENCE AROUND PERIMETER OF PLAYGROUND, TYP

LANDSCAPE BLOCK RETAINING WALL

NEW 4' HIGH METAL SEPARATOR FENCE, GATE TO 4' SWINGING WITH PANIC BAR, NO ALARM. HARDWARE TO BE "GATE 2" REFER TO HARDWARE SCHEDULE ON SHEET A-600.

PROPOSED MECHANICAL UNITS

BOLLARD AROUND PERIMETER, TYP.

NEW 4' HIGH METAL SEPARATOR FENCE, GATE TO 4' SWINGING WITH PANIC BAR, NO ALARM. HARDWARE TO BE "GATE 2" REFER TO HARDWARE SCHEDULE ON SHEET A-600.

NEW 4' HIGH METAL SEPARATOR FENCE

6' HIGH VINYL FENCE AROUND SIDEYARD ABUTTING RESIDENTIAL ZONING. REFER TO DETAIL 4/AS-200 TYP

TODDLER PLAYGROUND EQUIPMENT PROVIDED BY GODDARD

PROPOSED LIGHT BOLLARD TO ILLUMINATE PATHWAY, TYP OF 4

BOLLARD AROUND PERIMETER, TYP.

TERMINATION OF VINYL FENCE AT INTERSECTION OF 6 FOOT HIGH METAL FENCE

SINGLE 4'-0" WIDE SWINGING GATE WITH PANIC DEVICE, KEYED ENTRANCE, AND ALARM. HARDWARE TO BE "GATE 1" REFER TO HARDWARE SCHEDULE ON SHEET A-600.

8' HIGH METAL FENCE AROUND PERIMETER OF PLAYGROUND, TYP

TALL EVERGREEN SHRUBS FOR SOUND DAMPENING.

POUR IN PLACE SURFACING

SINGLE 4'-0" WIDE SWINGING GATE UNDER PORCH WITH PANIC DEVICE, KEYED ENTRANCE, AND ALARM. HARDWARE TO BE "GATE 1" REFER TO HARDWARE SCHEDULE ON SHEET A-600.

DOUBLE SWINGING SERVICE GATE W/ 3'-0" GATES

NEW CONCRETE WALK

LINE OF EXTERIOR WALL

LINE OF OUTSIDE FACE OF PORCH COLUMNS

NEW SOD

ADA PARKING SIGNAGE

NEW LIGHT POLE

10' - 0" UTILITY EASEMENT

30' - 0" REAR SETBACK

BOLLARD AROUND PERIMETER, TYP.

NEW BIKE RACK

"NO PARKING FIRE LANE" SIGN

EXTG CATCH BASIN LOCATION

KNOX BOX LOCATED UNDER CANOPY ON FACE OF EXTERIOR WALL

NEW TRANSFORMER PAD. GC TO REFER TO CIVIL DRAWINGS FOR PAD DETAILS. GC TO CONSULT WITH COMED. TRANSFORMER TO BE SCREENED WITH LANDSCAPING PER VILLAGE CODE.

NEW LANDSCAPING, REFER TO LANDSCAPE PLANS SOD

"ONE WAY" SIGN

18" OVERHANG

NEW TRASH ENCLOSURE

CONCRETE PAD

EXTG FIRE HYDRANT

"DO NOT ENTER" SIGN

"RIGHT TURN ONLY" SIGN

"TWO WAY TRAFFIC" SIGN

"PEDESTRIAN CROSSING" SIGN

MONUMENT SIGN WITH STONE BASE

CONC. APRON

25' - 0" FRONT YARD SETBACK

VISABILITY TRIANGLE

"STOP" SIGN

20' - 0" SIDEYARD SETBACK

10' - 0" UTILITY EASEMENT

LOCATION OF CODE-COMPLIANT GROUND SIGN

6' HIGH VINYL FENCE AROUND SIDEYARD ABUTTING RESIDENTIAL ZONING. REFER TO DETAIL 4/AS-200 TYP

TERMINATION OF VINYL FENCE TO BE INLINE WITH THE FRONT PLANE OF THE HOUSE TO THE SOUTH.

1 PROPOSED SITE PLAN
AS-101 1" = 10'-0"

STATE OF ILLINOIS
ATUL P. KARKHANIS
001-012860
LICENSED ARCHITECT

aka

Civil Consultant of Record
BONO CONSULTING, INC.
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
847-823-3300

Structural Consultant of Record
VIRGILIO & ASSOCIATES
24069 NORTH ECHO LAKE ROAD
LAKE ZURICH, IL 60047
847-550-8411

M&P Consultant of Record
MEPIS
36 SOUTH WABASH AVE.
SUITE 310
CHICAGO, IL 60603
312-279-1185

Architect of Record
aka atul karkhanis architects, ltd.
Commercial • Educational • Residential • Healthcare
2514 WEST PETERSON AVE
CHICAGO, IL 60659
PHONE: 773-508-5757 FAX: 773-508.5757
www.akarchitects.com

ARCHITECTURAL SITE PLAN

THE GODDARD SCHOOL OF ARLINGTON HEIGHTS
1316 N Arlington Heights Rd
Arlington Heights, IL 60004

PROJECT NO. 45554-18

| # | DESCRIPTION | DATE |
|---|---|---|
| | 100% REVIEW SET | 09/05/19 |
| | ISSUE FOR PERMIT | 09/20/19 |
| | ISSUE FOR BID | 10/03/19 |
| 1 | GSI COMMENTS | 10/9/19 |
| 3 | GSI COMMENTS | 11/05/19 |
| 4 | REVISED PERMIT | 02/18/20 |

DRAWN BY: AQ CK'D BY: AF

SCALE: AS NOTED
DATE: 02/18/20

N

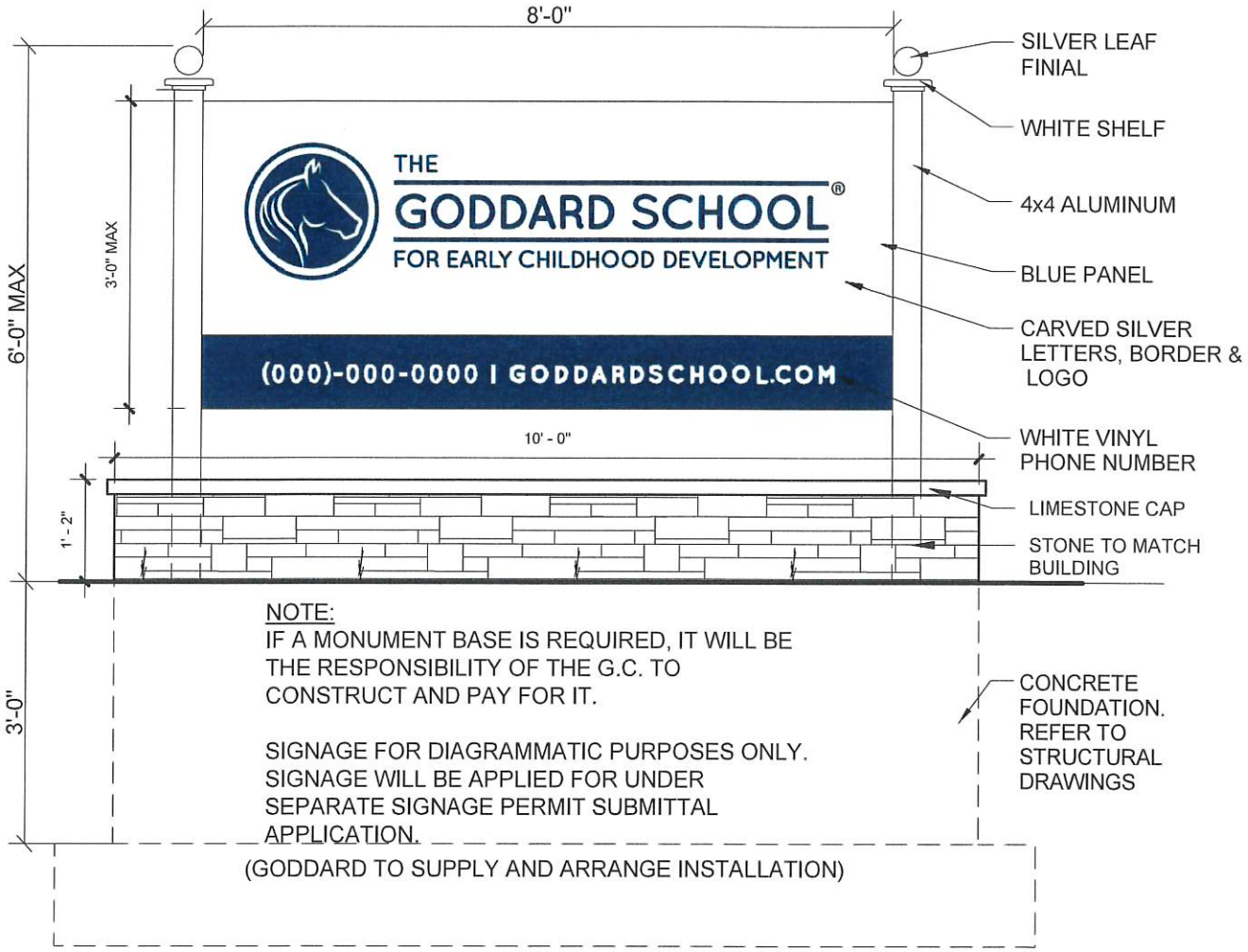
SHEET NO
AS-101

COPYRIGHT 2019 AKA, LTD

# MONUMENT SIGN DETAIL

AD-10

45554-18




1 / AD-10 MONUMENT SIGN DETAIL
1/2" = 1'-0"

CODE-COMPLIANT GROUND SIGN

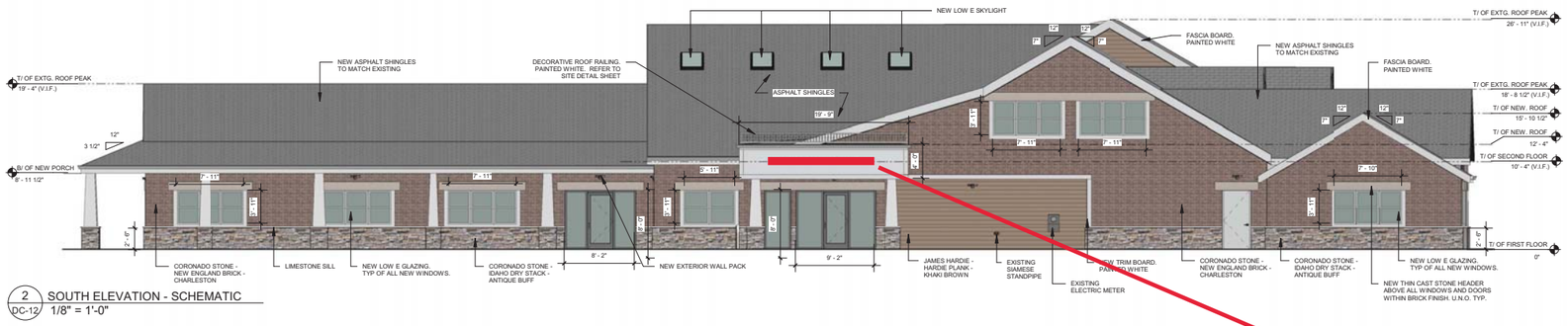
THE GODDARD SCHOOL OF ARLINGTON HEIGHTS
1316 N Arlington Heights Rd
Arlington Heights, IL 60004
MONUMENT SIGN DETAIL
1/2" = 1'-0"
6/23/20

COPYRIGHT 2020 AKA LTD.

THE GODDARD SCHOOL℠ FOR EARLY CHILDHOOD DEVELOPMENT

aka atul karkhanis architects, ltd.
Commercial • Educational • Residential • Healthcare
2514 WEST PETERSON AVENUE
CHICAGO, IL 60659
PHONE: 773.508.5533 FAX: 773.508.5757
www.akarchitects.com

1 DC-12 NORTH ELEVATION - SCHEMATIC
1/8" = 1'-0"



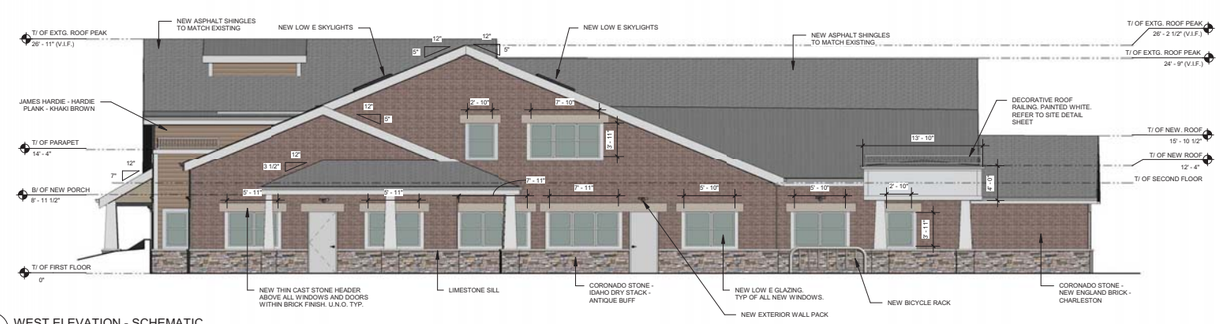

2 DC-12 SOUTH ELEVATION - SCHEMATIC
1/8" = 1'-0"

LOCATION OF WALL SIGN #3

LOCATION OF WALL SIGN #2

LOCATION OF WALL SIGN #1

3 DC-12 EAST ELEVATION - SCHEMATIC
1/8" = 1'-0"




4 DC-12 WEST ELEVATION - SCHEMATIC
1/8" = 1'-0"

FINISH LEGEND

- JAMES HARDIE - HARDIE PLANK - LAP SIDING - KHAKI BROWN
- CORONADO - THIN BRICK - NEW ENGLAND BRICK - CHARLESTON
- CORONADO - STONE - IDAHO DRY STACK - ANTIQUE BUFF

NOTE:
ALL EXISTING WINDOWS TO BE REPLACED WITH DOUBLE PANE LOW E.

THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT SM

THE GODDARD SCHOOL OF ARLINGTON HEIGHTS
1316 Arlington Heights Rd
Arlington Heights, IL 60004
SCHEMATIC ELEVATIONS
As indicated
10/23/18

COPYRIGHT 2018 AKA LTD.

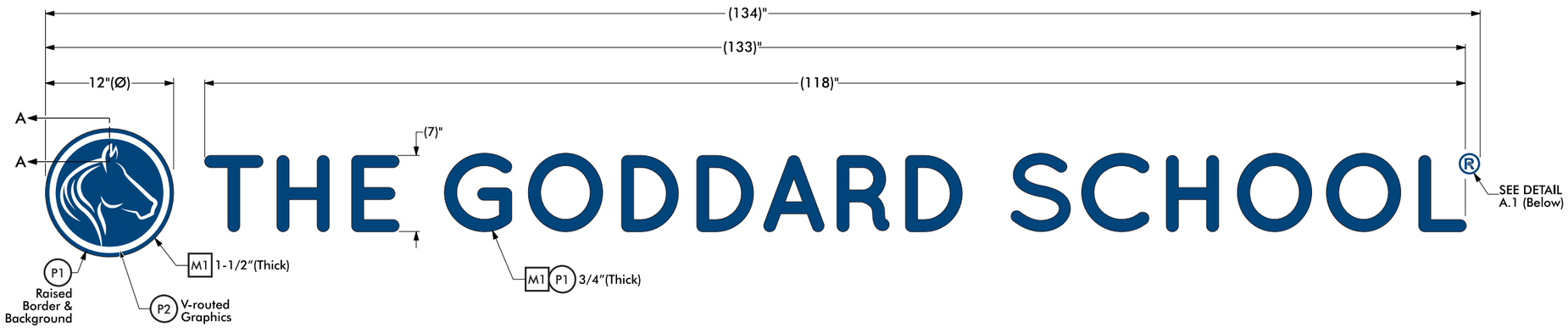
aka atul karkhanis architects, ltd.
Commercial • Educational • Residential • Healthcare
2514 WEST PETERSON AVENUE
CHICAGO, IL 60659
PHONE: 773.508.5533 FAX: 773.508.5757
www.akarchitects.com

# Dimensional Letters 1.5”d HDU

# Dimensional Letters 1.5”d HDU

# Dimensional Letters 1.5"d HDU

Side of building sign/logo specs—1.5”(d) HDU. Attached photo shows sign in position on fascia at driveway overhang by main entrance. Color specs are shown on separate page.



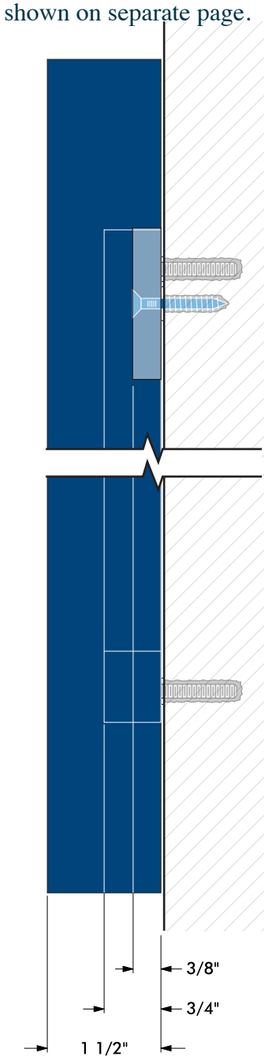

**ELEVATION VIEW**

1” = 1’ 0”

(ALL HDU GRAPHICS TO HAVE 1/2”(Deep) PILOT-HOLES FOR STUDS)

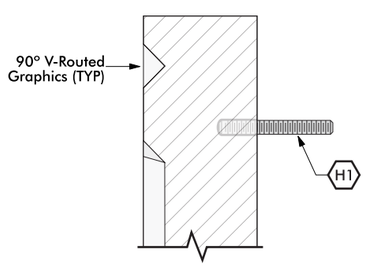
**(BACK VIEW)**

1” = 1’ 0”



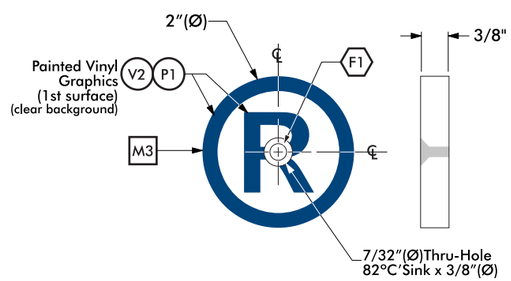

**(PROFILE VIEW)**

1:2 (Half Actual Size)




**SECTION A - A**

1:2 (Half Actual Size)




**CLEAR ACRYLIC PANEL**

**DETAIL A.1**

1:2 (Half Actual Size)

GODDARD SYSTEMS, INC.

**REVISION:** #2

**Notice:** This design and these plans are the creation and property of Goddard. Reproduction, adaptation or use, as a plan in construction, in part or in full, of same is strictly prohibited, unless written permission and license shall first be procured from Goddard Systems, Inc. © Copyright 2014

**Sign Type:** Single Line (B)

**Date:** 07-03-14



**SINGLE LINE LOGO/COPY SET (B)**

1" = 1' 0"

**NOTE:**

SEE APPENDIX PAGE FOR MATERIALS, COLORS SPECS, HARDWARE AND TYPOGRAPHY DETAILS.

## COLORS

| PMS | PAINT | VINYL |
|---|---|---|
| | Actual color finishes on signs are to be satin or low luster (not shiny or glossy) and sprayed with Matthews Paint. | |
| **C1** DARK BLUE<br>PMS 295C | **P1** DARK BLUE<br>Matthews Paint MAP54848<br>(to Match PMS 295C) | **V1** DARK BLUE<br>Avery Graphics<br>SC900-695-O Dark Blue |
| | **P2** WHITE<br>Matthews Paint MAP42202 | **V2** WHITE<br>Avery Graphics<br>SC900-101-O White |
| | **P3** RED<br>Matthews Paint MAP00643 | |

## TYPOGRAPHY, ARROWS, SYMBOLS

### FONT

QUICKSAND BOLD (for all logo/panel copy)

Aa Bb Cc Dd Ee
1 2 3 4 5 6 7 8 9 0

**ARIAL BLACK** (for "SM" & "R" Trademark Symbols)

**SMR**

## MATERIALS

### PANELS/LOGOS

- **M1** 15lb Density HDU
- **M2** .040" Aluminum Plate
- **M3** 3/8" Clear Acrylic
- **M4** 3/4" x 1" Alum. Channel
- **M5** 3/4" x 1-1/4" Alum. Channel
- **M6** 3/4" x 1-1/2" Alum. Tubing

### LOCKING READERBOARD COMPONENTS

- **R1** 1" x 2" Aluminum (Extruded) Channel
- **R2** 3/4"(D) PVC Composite
- **R3** Clear Plastic Copy Track
- **R4** 1" x 1" Aluminum Piano Hinge
- **R5** 1/8"(D)Polycarbonate Door/Window
- **R6** (Keyed) Locking Mechanism

### CONNECTOR ANGLES/SUPPORTS/POSTS

- **L1** 6" x 6" Aluminum Tubing
- **L2** 1-1/2" x 1-1/2" Aluminum Angle
- **L3** 1-1/2" x 1-1/2" (3/16") Alum. T-Bar
- **L4** 1/8" Aluminum Flat Bar
- **L5** 3"(Ø) Aluminum Pipe

## HARDWARE

### MOUNTING STUDS

- **H1** #10-24 x 3" Aluminum
- **H2** 1/4" x 3" (SS) Hanger Bolt

### ALUMINUM HEX NUTS

- **E1** #10-24 Hex Nut

### STAINLESS STEEL FASTENERS (SCREWS/BOLTS)

- **F1** 3/16" x 1-1/4" Flat Head Tapcon Screw
- **F2** 1/4" x 1" Flat Head Self Drilling Screw
- **F3** 1/4"-20 x 1-37/64" Joint Connector Bolt (Stafast #BA142040UHD)
- **F4** 1/4"-20 x 11/16" Joint Connector Bolt (Stafast #BA142018UHD)
- **F5** 1/4"-20 x 17mm Joint Connector Nut (Stafast #JCN142017HDT)
- **F6** #10 x 1-1/2" Flat Head Deck Screw
- **F7** #10 x 3-1/2" Flat Head Deck Screw
- **F8** #10 x 1" Flat Head Wood Screw
- **F9** #10 x 1/2" Flat Head Sheet Metal Screw
- **F10** Blind Pop-Rivets
- **F11** #10 x 2" Pan Head Wood Screw

### ADHESIVES

- **A1** 3M VHB DF Tape
- **A2** 100% Silicone

### TEMPLATES

- **T** Hole Pattern Template

## REFERENCE KEY

GODDARD SYSTEMS, INC.

REVISION: #1

Notice:
This design and these plans are the creation and property of Goddard. Reproduction, adaptation or use, as plan in construction, in part or in full, of same are strictly prohibited, unless written permission and license shall first be procured from Goddard Systems, Inc. © Copyright 2014

Sign Type: Reference Key

Date: 07-03-14

SUBJECT PROPERTY - FACING ARLINGTON HEIGHTS ROAD

NO PARKING FIRE LANE
SUBJECT PROPERTY -
ENTRANCE ON SOUTH WALL

ONE
WAY
SUBJECT PROPERTY -
REAR (WEST) PROPERTY LINE

SUBJECT PROPERTY -
SIDE (SOUTH) PROPERTY LINE

1312
FIRST PROPERTY TO
THE SOUTH

SECOND PROPERTY
TO THE SOUTH

THIRD PROPERTY TO THE SOUTH

KinderCare
LEARNING CENTER
FIRST PROPERTY TO THE NORTH

NCH Breast Center
1410
SECOND PROPERTY
TO THE NORTH

THIRD PROPERTY TO
THE NORTH

ACROSS ARLINGTON
HEIGHTS ROAD

1315
ACROSS ARLINGTON
HEIGHTS ROAD

# DESIGN COMMISSION PROJECT TIMELINE

Project Name: The Goddard School
DC Number: DC:20-053
Location: 1316 N. Arlington Heights Road
Requested Action: Sign Variation

| | Date | # of Business Days |
|---|---|---|
| | | |
| DC Application Submittal Date | 7/24/20 | |
| Waiting for Missing Items | 8/28/20 | 25 |
| Design Commission Meeting | 9/22/20 | 17 |
| Village Board Meeting | 10/5/20 | 9 |

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**
**10/5/2020**

**Item:** 221-229 W. Rand Rd. Subdivision - PC#20-012

**Department**: Planning & Community Development

## Requested Action

1. Preliminary and Final Plat of Subdivision to subdivide the subject property into two lots.

## Variations Required

1. Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows.

## Recommendation

A public meeting was held by the Plan Commission on September 23, 2020 where Commissioner Lorenzini moved and Commissioner Jensen seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#20-012, a Preliminary and Final Plat of Subdivision approval to subdivide the lot into two lots, as well as the following variation:

1. Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows

This recommendation is subject to the following:

1. Lot 1 shall provide six shared parking spaces via perpetual easement to Lot 2 to allow Lot 2 to conform to all parking requirements.

2. At time of building permit for the proposed parking lot work to add additional parking spaces, the petitioner shall install all missing parking lot landscape island shade trees and infill all perimeter landscaping to conform to code requirements.

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

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

**ATTACHMENTS:**

| **Description** | **Type** |
|---|---|
| Staff Report | Report |
| PC Minutes 9/23/20 | Minutes |
| Aerial | Exhibits |
| Project Narrative & Variation Justification | Exhibits |
| Plat of Survey | Exhibits |
| Engineering EOPC | Exhibits |
| Proposed Site Plan | Exhibits |
| Final Plat of Subdivision | Exhibits |
| Landscape Detail | Exhibits |
| Department Comments - Round 1 | Correspondence |
| Department Comments - Round 1 - Petitioner Response | Correspondence |
| Department Comments - Round 2 | Correspondence |
| PC Timeline Tracker | Exhibits |

*VILLAGE OF ARLINGTON HEIGHTS*

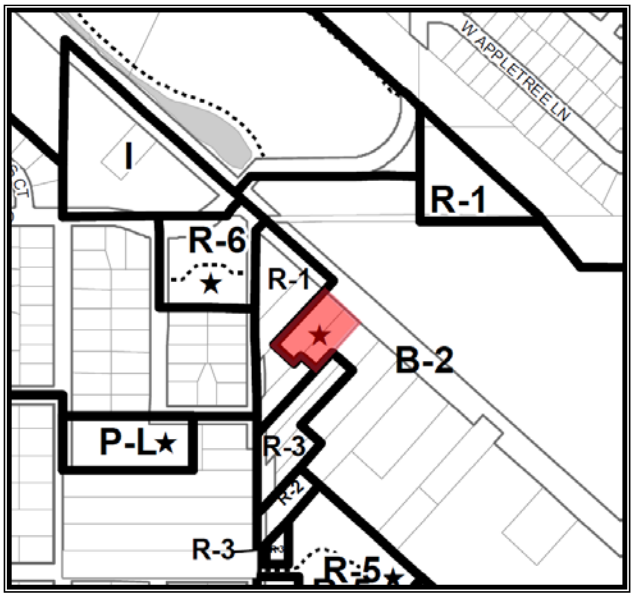
# *STAFF DEVELOPMENT COMMITTEE REPORT*

***Project File Number**: PC 20-012*
***Project Title**: 221-229 W Rand Rd. Subdivision*
***Address**: 221-229 W. Rand Rd.*
***PIN**: 03-18-401-148, -149*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: September 23, 2020*
***Date Prepared**: September 18, 2020*

***Petitioner**: Bitco Holdings, LLC – W. Rand Rd.*
***Address**: 56 Skokie Valley Rd.*
*Highland Park, IL 60093*

***Existing Zoning**: B-2: General Business District*
***Comprehensive Plan**: Commercial*




***SURROUNDING LAND USES***

| Direction | Existing Zoning | Existing Use | Comprehensive Plan |
|---|---|---|---|
| **North** | B-2: General Business District | Arlington Plaza Multi-tenant Shopping Center | Moderate Density Multi-Family |
| **South** | B-2: General Business District, R-3: One-Family Dwelling District | Auto Repair Use (Jiffy Lube), Single-Family Home | Commercial, Single-Family Detached |
| **East** | R-1: One-Family Dwelling District | Single-Family Homes | Parks |
| **West** | R-1: One-Family Dwelling District | Auto Repair Use (Arlington Performance Center), Single-Family Home | Commercial, Single-Family Detached |

*Requested Action:*

1. Preliminary and Final Plat of Subdivision to subdivide the subject property into two lots.

*Variations Required:*

1. Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows.

**Project Background:**

The subject property is 45,085 square feet (1.04 acres) in size and currently occupied by two single-story buildings tenanted with two auto-repair businesses. The building on northwest side of the site is 5,500 square feet and contains an approximately 3,600 square foot Car-X auto repair business, as well as an approximately 1,900 square foot vacant retail space. The building on the southeast side of the site is approximately 5,570 square feet in size and contains a Just Tires auto repair facility. Platted in 1994, the subject property currently exists as one lot, with each business sharing a single full access driveway onto Rand Road. A drive aisle runs parallel to Rand Road along the front of the site and includes parking in front of each business. A shared driveway between the two buildings leads to the shared parking area at the rear of the site.

The petitioner owns the subject property and has proposed a subdivision to enable the sale of the Just Tires building to a separate owner. The site would be split down the center, with the northwest lot containing the Car-X building and 39 parking spaces, and the southeast lot containing the Just Tires building and 17 parking spaces.

The only work proposed in conjunction with the subdivision would occur on the Just Tires lot, where an additional landscape island would be added, a new parking row would be created, and the curb would be adjusted at the rear of the property to enable a parking space adjacent to the dumpster enclosure at the rear of the Just Tires building. Perimeter landscape enhancements would be required, and an additional handicap parking stall would need to be incorporated on the Car-X lot. Upon completion of the subdivision and associated site improvements, the overall property would include 56 parking spaces, which includes 11 interior "service bay" spaces.

**Zoning and Comprehensive Plan**

The subject property is zoned B-2, General Business District, and within this classification minor auto repair uses such as Just Tires and Car-X require a Special Use Permit. Both businesses received Special Use Permit approval; Car-X (Lot 1) in 1998, and Just Tires (Lot 2) in 1994. Any future user within the small commercial space that is part of the Car-X building will need to comply with the B-2 regulations or seek special zoning relief. Below is a brief zoning background on the site:

- Ordinance #94-051: Subject lot created via subdivision, property rezoned into the B-2 District, Preliminary PUD granted, Special Use Permit granted to Just Tires (Lot 2).
- Ordinance #94-076: Final PUD granted. Just Tires building is constructed.
- Ordinance #98-002: PUD amended to allow for current site configuration, Special Use Permit granted for Car-X (Lot 1). Car-X building is constructed.

Each of the proposed lots conform to minimum required lot sizes as outlined within the B-2 District. The additional lot line proposed down the center of the site does not create any non-conformities, nor yield lots that would not comply with bulk, floor area ratio, and setback requirements of the B-2 District. The subject property is classified as "Commercial" on the Comprehensive Plan and the existing uses on the site are compatible with this designation. However, since most of the onsite parking is located on the Car-X side of the site (Lot 1), certain spaces on Lot -1 must be dedicated (via perpetual easement) for the use of Lot 2 (Just Tires) in order for Lot 2 to comply with the parking regulations of the Zoning Code. In an effort to increase the parking on Lot 2, the petitioner has requested a variation from certain landscape requirements, which will be discussed below.

**Building, Site, Landscaping:**

As mentioned above, the only proposed site changes involves the creation of four new parking spaces on the Just Tires property (Lot 2), certain landscape improvements, and enhancements to Lot 1 to bring it into conformance with current IAC accessibility requirements. However, the following variation is required:

- **Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows**

Staff supports the above requirement as the two required landscape islands that have been omitted would have been located at the rear of the site, and extensive vegetation already exists along the rear property line to provide for a landscape buffer to the southwest. In order to bring the property up-to-date with current code requirements for parking lot landscape screening, certain parking lot shade trees must be replaced and gaps in the parking lot screen along Rand Road must be infilled. A condition of approval requiring such has been recommended below.

**Parking and Traffic:**

A traffic and parking study is only required for subdivisions within the B-2 District that involve 20,000 square feet of floor area or more. The subject property only contains approximately 11,000 square feet of floor area, and no new floor area will be created by the subdivision. The proposed subdivision does not need to provide a traffic and parking study, and staff notes that the proposed lot line will have no impact on traffic within the vicinity.

While the site currently conforms to parking requirements as all parking spaces are located on the singular existing platted lot, when the property is split into two, the majority of the parking spaces will be located on Lot 1 (Car-X site). Therefore, in order for Lot 2 (Just Tires) to comply with parking requirements, certain spaces on the Car-X site must be made available for use by Just Tires. Accordingly, the Plat of Subdivision includes a shared access easement along the middle of the two properties to allow common usage of the shared drive aisle for both businesses, and the Car-X lot includes an easement providing access to six parking spaces for the benefit of Lot 2 (Just Tires). Each lot conforms to code requirements, as shown below:

| Lot | Use Code | Square Footage | Number of Bays | Number of Employees | Parking Ratio | Parking Spaces Required |
|---|---|---|---|---|---|---|
| **Lot 1 (Car-X & Retail Space** | Auto Service Station | 3,600 | 5 | 3 | 1 per Employee + 3 per Bay | 18 |
| | Retail | 1,900 | - | - | 1:300 Sq. Ft. | 6 |
| **Lot 2 (Just Tires)** | Auto Service Station | 5,570 | 6 | 5 | 1 per Employee + 3 per Bay | 23 |
| | | | | | **Total Parking Required** | 47 |
| | | | | | **Total Parking Provided** | 56* |
| | | | | | **Surplus**/Deficit | 11 |

* Includes 6 interior bay spots on Lot 2 and 5 interior bay spots on Lot 1

**Lot 2**: Total required parking for Lot 2 is 23 spaces. Parking provided is 23 spaces, which includes 11 surface parking spaces, 6 interior bay spaces, and 6 shared parking spaces on Lot 1 granted via a perpetual easement.

**Lot 1**: Total required parking for Lot 1 is 24 spaces. Parking provided is 33 spaces, which includes 28 surface parking spaces (not including the 6 spaces shared with Lot 2), and 5 interior bay spaces

When the subject property was created and developed in 1994, reciprocal access was required across the front of the property, which was granted to the benefit of the properties on either side along the Rand Road frontage and would facilitate internal connections for any future redevelopment. The proposed subdivision does not alter this access and grants each newly proposed lot cross access so they can take advantage of the existing easement should the adjacent frontage redevelop in the future.

Since no new parking spaces are required, no update to the bicycle parking regulations is required at this time.

**RECOMMENDATION**

The Staff Development Committee has reviewed the Petitioner's request for Preliminary and Final Plat of Subdivision approval to subdivide the lot into two lots, as well as the following variation:

- **Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows**

The Staff Development Committee recommends **APPROVAL** of the application subject to the following:

1. Lot 1 shall provide six shared parking spaces via perpetual easement to Lot 2 to allow Lot 2 to conform to all parking requirements.
2. At time of building permit for the proposed parking lot work to add additional parking spaces, the petitioner shall install all missing parking lot landscape island shade trees and infill all perimeter landscaping to conform to code requirements.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____ September 18, 2020

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

PLAN
_____
_____
_____

COMMISSION

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

RE: 221-229 WEST RAND SUBDIVISION - PC# 20-012
PRELIMINARY AND FINAL PLAT OF SUBDIVISION

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting held via virtual Webinar which permits the public to fully participate in the virtual hearing via the Webinar or their phones, pursuant to orders issued in response to the COVID-19 pandemic, on the 23rd day of September, 2020, at the hour of 7:30 p.m.

MEMBERS PRESENT:

BRUCE GREEN, Acting Chairperson
GEORGE DROST
MARY JO WARSKOW
JOE LORENZINI
JOHN SIGALOS
JAY CHERWIN
LYNN JENSEN

ALSO PRESENT:

SAM HUBBARD, Development Planner

DRAFT

ACTING CHAIRPERSON GREEN: As the Acting Chair, I'd like to call the Plan Commission meeting of September 23rd, 2020 to order. I would just like to read a brief statement to keep everything on the up and up:

I find that the public health concerns related to the Corona virus pandemic render in-person attendance at the regular meeting location not practical or prudent.

So, having said that, and since I'm the guy that sits with the American flag behind my head, we're going to try to get through the Pledge of Allegiance to start the meeting. So, we'll try it again.

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON GREEN: Good job, guys. Thank you.

Sam, if you would take attendance please?

MR. HUBBARD: Absolutely.

Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Green.

ACTING CHAIRPERSON GREEN: Here.

MR. HUBBARD: I would note that Commissioner Green is the Acting Chairman for the evening in the absence of our Chair and Vice-Chair.

Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow. Commissioner Warskow?

COMMISSIONER LORENZINI: You're on mute, Mary Jo.

COMMISSIONER WARSKOW: I'm pressing my spacebar. Here.

MR. HUBBARD: And Chairman Ennes.

(No response.)

MR. HUBBARD: All right, we have a quorum.

ACTING CHAIRPERSON GREEN: There we go.

Our first item would be approval of minutes, Cremation by Water from 9/9/2020. Is there a motion to accept the minutes?

COMMISSIONER JENSEN: So moved.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON GREEN: Okay, we have a second. Then would you please take a roll call on that one, Sam?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Abstain, I was not there.

MR. HUBBARD: Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. HUBBARD: Commissioner Green.
ACTING CHAIRPERSON GREEN: Yes.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Abstain, I was not there.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
ACTING CHAIRPERSON GREEN: All right, our first hearing and only hearing for tonight is PC# 20-012, 221-229 West Rand Road Subdivision.
Is the Petitioner here?
MR. HUBBARD: The Petitioner is here. I'm inviting him in and going to be asking him to unmute himself and open up his video.
MR. WIGODA: So, I just, oh, there we go. I think I'm in.
ACTING CHAIRPERSON GREEN: We can see you.
MR. WIGODA: I don't want you to hold it against my client, Bill, who's sitting just directly to my left.
ACTING CHAIRPERSON GREEN: All right, and just before you tell us about your project, I have to ask Sam, have all the public notifications been made on this project?
MR. HUBBARD: They have, yes.
ACTING CHAIRPERSON GREEN: Okay, thank you.
Are you, who is going to be speaking here tonight?
MR. WIGODA: I am. This is Bob Wigoda and I'm counsel for the Petitioner/owner. The principal --
ACTING CHAIRPERSON GREEN: Well, Bob, I have to swear you in.
(Witness sworn.)
ACTING CHAIRPERSON GREEN: Thank you, you're sworn in.
MR. WIGODA: Thank you.
COMMISSIONER JENSEN: What can we do about the feedback from Bob's area? Because when he speaks, it kind of makes a feedback that just -- have you got a phone, two things on - a phone and a computer or what?
MR. WIGODA: Yes, is it --
COMMISSIONER JENSEN: You can only have one on at one time.
MR. WIGODA: Is that better?
ACTING CHAIRPERSON GREEN: Yes, sounds pretty good so far.
MR. WIGODA: Okay.
MR. HUBBARD: Yes, definitely better.
MR. WIGODA: Thank you.
ACTING CHAIRPERSON GREEN: Okay, well, Bob, why don't you tell us about your project?

MR. WIGODA: So, as I was noting, the principal of the Petitioner is Mr. Terman who is to my left. The property is owned by Bitco Holdings. Right now, it's about an acre plus and there are two businesses or two buildings located on it. The purpose of our project is to simply divide the property into two lots of record which we'll pursue and take the sale of one of those lots which is now under contract. The purpose of the properties, the use of the properties, and more physically it wouldn't change at all except where it's noted in the project description and the Staff Development Committee report.

On one property, the property to the east, there's a Goodyear Tire and Rubber Company, Just Tires business; and the property to the west, there is a CAR-X use and a small vacant space in there. The property, after it's divided, would be fully compliant with all laws, subject to a couple of things that we're doing to facilitate some parking, which really is the dedication of six parking spaces to the southeast which are on Lot 1 and which would be for the benefit of Lot 2. Again, they're designated on our exhibit that we provided.

There will be an easement, a blanket easement for access and egress to the parking area and entry to the property which will be recorded by a declaration of the easements which will be recorded immediately prior to the deed for the sale of the property to Mr. Lehrman. The plat of subdivision also notes an easement for the properties that are adjacent which existed prior to our application and which will remain in effect for the benefit of both proposed Lots 1 and 2. There are some, we're also creating an additional handicap space, and also a landscape island that is noted to the north of some new parking spaces which appear right next to the Just Tires building to the east.

Other than the creation of the landscape island and the creation of four new parking spaces, again physically the property is not going to change at all, and the uses won't change. After the division into two lots of record, the property will remain legally compliant with all codes and zoning. We've read the Staff Committee report and we're familiar with the conditions that appear on the last page, and those conditions are understood and we'll be in compliance with those conditions.

I don't know if there's really anything else that I can speak to. It's a pretty simple project. Again, the whole point of this is not to change the uses, not to change it physically other than what's required to accomplish the division. The whole point of this is to create two lots of record.

ACTING CHAIRPERSON GREEN: Thank you, Bob, well said.

I don't see you up on the thing, Sam, if we want to move on to the Staff report?

MR. HUBBARD: Yes, absolutely, ready to go.

ACTING CHAIRPERSON GREEN: There you go.

MR. HUBBARD: When you're ready.

ACTING CHAIRPERSON GREEN: Thank you, Bob.

MR. WIGODA: Thank you, sir.

MR. HUBBARD: All right, so the property in question, the reason we're here this evening is because the property at 221-229 West Rand Road would like to subdivide, as you just heard, creating two lots. So, a preliminary and final plat of subdivision is required by Village Code in order to accomplish that, and the Petitioner has submitted an application for the subdivision. The property is zoned B-2, it's a General Business District. The existing uses on the site, two auto repair uses, are permitted uses in that district, through the issuance of special

use permits. Both businesses have the required special use permits to allow for the auto repair.

On the Comprehensive Plan, the property is listed as suitable for commercial uses in the future, and the existing uses conform to that designation. I would mention there is about a 1,900 square-foot vacant space in the CAR-X building and it's suitable for retail uses or general, you know, B-2 permitted uses. Any future business that will locate there will be required to conform to all B-2 use regulations or be required to seek special approval.

So, the Petitioner has requested preliminary and final plat of subdivision approval, and that's what's on the docket for this evening. As part of the application, a variation has been requested to waive certain landscape islands at the end of parking rows, and I'll get into that a little bit later.

So, right here, you can see the aerial of the subject property bounded in red. On the northwest side is the CAR-X building with the small vacant space in the front. Then right here, this is the Just Tires building on the southeast side of the site. I may refer to this as Lot 2, and this, the CAR-X site as Lot 1.

So, as you can see, access comes from a shared driveway that goes down the center of the site and leads to the parking areas in the rear, as well as provides access to the parking areas in the front. The majority of the parking areas are behind the CAR-X site with just limited parking behind the Just Tires site. Then there is the shared drive aisle in the front that provides access to both businesses, and then the shared drive aisle down the center.

So, you'll notice on this aisle in the front, it kind of stubs off right at the ends where it would connect to the two adjoining properties on the Rand Road frontage. When this development was permitted and created via subdivision and PUD in 1994, as a condition of approval of that PUD, it was required that shared access be granted to the properties along the Rand Road frontage, and then when they redeveloped on either side, then that connection point could be implemented.

So, the proposed subdivision has no bearing on that; that was granted back in 1994 as an easement, you see it on the plat, and the proposed subdivision wouldn't alter that. In fact, we've made sure that the Just Tires site has access along Lot 1, the CAR-X site, so they could take advantage of any future connection there. Then the same thing for the CAR-X site across Lot 2, the Just Tires site, so they could take advantage of any future connection there.

Here is the plat of subdivision. Again, Lot 1 is the CAR-X site, Lot 2 is the Just Tires site. You may be able to see the existing 24-foot wide cross access easement. As part of the subdivision, they are dedicating a shared access easement along the center. That's that center drive aisle. Then they are dedicating, via permanent easements, use of six spaces on the CAR-X site for Just Tires, and that's for the Just Tires to comply with code relative to parking. Parking assignment was never an issue as both businesses are located on one lot under a single ownership, but now that they'll be under separate ownership, it's important to establish these shared easements and access rights and make sure that each site can comply with parking regulations on its own. So, that's the plat of subdivision, it complies with all requirements.

Here you can see the site plan. On this side is the existing site plan, and then on this side is the proposed site plan. As you heard from Mr. Wigoda, there's really not any major changes occurring. So, the first change you're really going to see is the new property



DRAFT

boundary dropped down the center of the site. The other change is an additional handicap parking space is going to be re-striped on the CAR-X site. Then the more significant changes, although still not very major, are the changes to add additional parking spaces down at the rear of the Just Tires site. You can see here, there's three new spaces, and then it may be a little bit tough to see but they're pushing back a curb line slightly to create another parking space in the rear there.

So, that brings me to the variations. There was a variation requested for required landscape islands. So, here you can see there would be two landscape islands required by code on each side of the new parking spaces. Those landscape islands aren't there in the plan. They're proposed as, one of them as P2, one parking space, and then the other just as an access point. So, technically, these landscape islands are required by code. The Petitioner, in an effort to get as much onsite parking as possible, has asked for a variation to waive that requirement.

Staff is supportive of this request. We'd note that these islands would be in the rear of the site, so they wouldn't provide much screening along the highly traveled Rand Road corridor. The rear of the site also has fairly substantial existing vegetation that provides a natural buffer to the southeast and southwest. So, we're supportive of the variation and recommending approval.

Relative to parking, again there were certain spaces that needed to be dedicated on Lot 1, the CAR-X site, for use by Lot 2 in order for that site to comply with code. So, with the dedication of those spaces, which will be dedicated in perpetuity, then both sites will be compliant to code requirements.

So, Staff is recommending approval of the application subject to three conditions: One, that Lot 1, the CAR-X site, provide the six spaces via perpetual easement to Lot 2, the Just Tires site, to allow it to conform to parking requirements. Then at the time of the building permit for the parking lot work and these new spaces, we are going to ask that the Petitioner install some missing shade trees within landscape islands and infill some missing or dead perimeter landscaping, both along the front of the property and then along the sides and rear as well in order to conform to code requirements. Then the last condition which is a standard condition.

So, that being said, we are supportive of the application and recommending approval. That concludes the Staff presentation.

ACTING CHAIRPERSON GREEN: Thank you, Sam.

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

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER CHERWIN: I'll second, this is Jay.

ACTING CHAIRPERSON GREEN: Okay, Sam, if you could take roll call on the vote?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Acting Chair Green.

ACTING CHAIRPERSON GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Sorry, yes. Yes.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
ACTING CHAIRPERSON GREEN: Okay, should we open it up to any audience participation before we go around with any questions the Commissioners may have? How does that work with you guys? Do you want to do it that way?
COMMISSIONER LORENZINI: That's fine.
COMMISSIONER JENSEN: That's fine. I only had one clarifying question.
ACTING CHAIRPERSON GREEN: Okay.
COMMISSIONER JENSEN: How would the customers of Just Tires realize that they have parking capability at the back of the CAR-X lot? Is there going to be signage or how will they know where to park?
MR. WIGODA: You know, that certainly can be done, again because the easement is going to be dedicating the parking spaces for the Just Tires customers. Also, there's ample parking, actually there's ample parking in front. We're doing this for code compliance. If it ever became an issue, we would certainly do that. Certainly we want to make sure that the two owners have, that they have a good relationship among themselves.
It's not anything we contemplate at this point to requiring of either the tenants or our prospective purchaser. But if that was something, I'm assuming that it's the landlords that own the property together, if they want to avoid confusion among the tenants, they could certainly post that kind of signage.
COMMISSIONER JENSEN: I had been a customer of that Just Tires years ago when I lived up in that area. Often, those three or four places in front of Just Tires are filled, and it's not clear that anyone would know where to park beyond that. Most likely they will want to park in the front of CAR-X. So, it seems to me you've got to have some signage or something to tell people where to park.
MR. WIGODA: Commissioner, I think that's a very fair point and we're certainly prepared to post signage. When you were a customer, and even through now, it hasn't been an issue so much because it's been one owner. So, people could park wherever, you know, they wanted in the lot, it was owned by the same person. Once this is split, that will become more of an issue that each side, we all know retail, they want to be very protected of customer parking. So, it's actually a good suggestion and posting signage may be the answer. Thank you for that.
COMMISSIONER JENSEN: Thank you.
ACTING CHAIRPERSON GREEN: Okay, do you want to open it up to the public and see if there's anybody who wants to make a comment before we continue? Sam?
MR. HUBBARD: Sure, yes, we can open it up for public comment. I am going to the attendee side. I see two people in attendance. If you would like to make a comment, please click the Raise Hand feature in Zoom, or, it looks like both people have joined over the Internet, but if either one did join over the phone, they could dial *9 now and it would put them in the queue to speak.

So, I'm not seeing any hands raised, so I would say there is no public comment at this point.

ACTING CHAIRPERSON GREEN: Okay, then I will close this public portion and get back to the Commissioners for any questions you might have of our Petitioner.

Whoever would like to start, just jump in. Mary Jo, would you like to start? I'm just looking at you at the middle of my screen up here.

COMMISSIONER WARSKOW: Thank you, Bruce. No, I have no questions. I'm very supportive of the petition.

ACTING CHAIRPERSON GREEN: Okay, I'm moving along.

COMMISSIONER DROST: I have just one question as to the owner. Will the owners also be the operators of the retail space?

MR. WIGODA: Commissioner, that's a good question. No, these are strictly landlords that are leasing out the properties. With respect to the Just Tires location, it's a single tenant facility. With the CAR-X, there's only one tenant there right now. Only one of the properties is under contract, that's to Mr. Lehrman, and he will not be the operator of the Just Tires. The CAR-X is actually a significant franchise or business; I wouldn't expect that they would be a potential purchaser. So, we do not expect them to be owner/operators.

COMMISSIONER DROST: Thank you.

ACTING CHAIRPERSON GREEN: Any other questions, George?

COMMISSIONER DROST: I'm fine; I'm supportive of the project. It looks fairly straight-forward.

ACTING CHAIRPERSON GREEN: Absolutely.

Lynn? Any more from you, Lynn?

COMMISSIONER JENSEN: No. No, I think it's a good project.

ACTING CHAIRPERSON GREEN: Joe, I didn't mean to cut you off. Joe, are you there?

COMMISSIONER LORENZINI: Yes, I'm here.

ACTING CHAIRPERSON GREEN: Any questions?

COMMISSIONER LORENZINI: No questions.

ACTING CHAIRPERSON GREEN: No questions, okay. John, I don't see you up in the little picture thing, but I know you're around somewhere.

COMMISSIONER SIGALOS: No, I'm here. No, I really have no questions. I saw this preliminarily at the, we had an opportunity through CPRC and offered some comments. So, I have no questions; I think it's fine.

ACTING CHAIRPERSON GREEN: Any other comments? If I'm forgetting anybody, I'm sorry, but I would just chime in that I have no questions and I heard it at the preliminary Conceptual Review. I think it's a great use of the property to split it up if that's how they want to do it.

COMMISSIONER CHERWIN: Yes, this is Jay.

ACTING CHAIRPERSON GREEN: Jay, there you are.

COMMISSIONER CHERWIN: That's okay. I agree. I sat at the Conceptual Committee Review. I think it's a good project; I'm happy to support it.

I guess the only question I had was it sounds like we're sufficiently screened in the south because I know you've got some residences there, and I thought if there were any deficiencies, Sam, that this would be the opportunity where we'd be able to shore that



DRAFT

up for those residences to the south. Can you speak to that? That's my only question.

MR. HUBBARD: Yes, so that second condition of approval would require that if we notice any deficiencies in that perimeter landscaping along the south there, southeast and southwest, any noncompliance, we would require that the Petitioner install any missing landscaping as part of the process.

COMMISSIONER CHERWIN: Okay, yes, and you haven't had any issues raised or anything from the southern property owners throughout, I think. That's all, thanks. Good project.

ACTING CHAIRPERSON GREEN: Thank you, Jay.

Any more questions from the Commissioners? Or comments? Or would somebody like to make a recommendation?

COMMISSIONER LORENZINI: I'll make a motion.

**A motion to recommend to the Village Board of Trustees <u>approval</u> of PC# 20-012, a Preliminary and Final Plat of Subdivision to subdivide the subject property into two lots, and the following variation:**

1. **A Variation to Chapter 28, Section 6.15-1.2(b) to waive the requirement for landscape islands at the ends of certain parking rows.**

**This recommendation is subject to the following conditions:**

1. **Lot 1 shall provide six shared parking spaces via perpetual easement to Lot 2 to allow Lot 2 to conform to all parking requirements.**
2. **At time of building permit for the proposed parking lot work to add additional parking spaces, the Petitioner shall install all missing parking lot landscape island shade trees and infill all perimeter landscaping to conform to code requirements.**
3. **The Petitioners shall comply with all federal, state, and Village codes, regulations, and policies.**

ACTING CHAIRPERSON GREEN: Thank you, Joe.

Is there a second to that?

COMMISSIONER JENSEN: I'll second.

ACTING CHAIRPERSON GREEN: Thank you, Lynn.

Any questions or can we go on to a vote on this one? Sam?

MR. HUBBARD: If there's no other deliberations, we can vote.

ACTING CHAIRPERSON GREEN: Let's vote.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Acting Chairman Green.
ACTING CHAIRPERSON GREEN: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. HUBBARD: All right, that's a unanimous vote.
ACTING CHAIRPERSON GREEN: I think we have a unanimous vote on that. When will this be passed along to the Trustees?
MR. HUBBARD: We're targeting October 5th as an initial presentation, but that's a tentative date. So, we'll communicate with you, Mr. Wigoda, and coordinate that.
ACTING CHAIRPERSON GREEN: Okay, great. Hopefully you heard that, Bob?
MR. WIGODA: I did. If I might take a bit of a point of privilege here? I don't mean to be obsequious, but I have to say this. I have been practicing law for almost 41 years, doing this kind of work in many, many municipalities and eight or 10 states. I have never had a more pleasant experience than working with your Staff and your Village, and I cannot say enough about Mr. Hubbard. He has been just so accessible and good to work with, and it's just a pleasure. As I said, I have not had a more pleasant experience anywhere, and I want to thank him and I want to thank the Commissioners for all this, especially in this pretty troubling time. I was concerned through the start of this. We didn't have the experience we have now with COVID to be able to do this with him and Staff during this Corona virus even more so, so thank you all very much.
MR. HUBBARD: Thank you, Bob.
ACTING CHAIRPERSON GREEN: Thank you, Bob.
COMMISSIONER CHERWIN: We love him, too.
COMMISSIONER SIGALOS: Yes, thank you for your nice comments, Bob.
COMMISSIONER JENSEN: I've been trying to get him a raise rather than just compliments, but I haven't had any success.
ACTING CHAIRPERSON GREEN: But he does have his own room here now at City Hall.
MR. HUBBARD: Keep trying, Lynn.
MR. WIGODA: I'm not a taxpayer in Arlington Heights so I can't comment.
COMMISSIONER CHERWIN: You can, Bob, you can help us fund the bronze bust we're putting of him in the central parking, Bob.
MR. WIGODA: I'll cook the dinner.
ACTING CHAIRPERSON GREEN: Thank you, Bob. Good luck with this with the Trustees and, hopefully sooner versus later, get it done.
MR. WIGODA: Thank you all, I appreciate it. Have a good night, everybody. Stay safe.
ACTING CHAIRPERSON GREEN: Good night.
Sam, is there anything else on our agenda here I've been looking through? There's no other business that I see listed.
MR. HUBBARD: No other business, yes. That's it.
COMMISSIONER DROST: I'll make a motion to adjourn then.

ACTING CHAIRPERSON GREEN: Then we need a second to that.
COMMISSIONER WARSKOW: I second.
COMMISSIONER SIGALOS: I'll second.
ACTING CHAIRPERSON GREEN: Everybody seconds. Of course we need a roll call vote to get out. So, Sam, if you would one more time?
MR. HUBBARD: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. HUBBARD: Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. HUBBARD: Acting Chairman Green.
ACTING CHAIRPERSON GREEN: Yes.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
ACTING CHAIRPERSON GREEN: Well, I guess, if I had a gavel I would pound it, but I guess all I can say is good night all and thank you for your participation.

(Whereupon, at 8:01 p.m., the above-mentioned petition was adjourned.)

DRAFT

STATE OF ILLINOIS )
) SS.
COUNTY OF KANE )

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

_____
RON LeGRAND

UBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF

_____, A.D. 2020.

_____
NOTARY PUBLIC

DRAFT

DRAFT

GIS consortium MapOffice™

# Aerial 221-229 W Rand Rd

Map created on April 6, 2020.
© 2020 GIS Consortium and MGP Inc. All Rights Reserved.
The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.
Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently conf for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

## Address and Parcel for Photo View

Parcel Lines for Photo View

# PROJECT DESCRIPTION

| | |
|---|---|
| Property: | 221 West Rand Road, Arlington Heights, Illinois 60004 |
| Owner: | Bitco Holdings, LLC – W. Rand Rd., an Illinois series limited liability company |
| Tenants: | The Goodyear Tire & Rubber Company (Just Tires) (proposed Lot 2)<br><br>Brex, Inc. (CarX) (proposed Lot 1) |
| Relief Requested | The subdivision of the Property into two (2) lots as depicted in the Plat of Subdivision (Lot 1 and Lot 2) submitted with the Application to which this Project Description is attached, and such variations, if any, as may be required to complete the subdivision, if any. |

The Property, which includes approximately 45,085 square feet, is owned by Bitco Holdings, LLC – W. Rand Rd., an Illinois series limited liability company, and is leased to the Tenants for retail use, with the following average hours of operation and average number of employees:

The Goodyear Tire & Rubber Company (Just Tires)
Average hours of operation: Ten (10) hours per day [nine (9) on Sunday]
Average number of employees: five (5) employees

Brex, Inc. (CarX)
Average hours of operation: Nine (9) hours per day [closed on Sunday]
Average number of employees: two (2) employees and one (1) manager

The Owner proposes to subdivide the Property into two (2) Lots as depicted in the Plat of Subdivision (Lot 1 and Lot 2) submitted with the Application to which this Project Description is attached. The existing parking meets all zoning requirements and the divided Property shall continue to meet all parking [with six (6) dedicated spaces to the southeast on Lot 1] and access (pursuant to a blanket unplotted easement) requirements pursuant to a Declaration of Reciprocal Easements to be recorded immediately after the recording of the Plat of Subdivision. Compliance with zoning requirements by newly created Lots 1 and 2 shall be unaffected by the subdivision.

The following are the proposed site changes:

1. The dedication for the use of Lot 2 of the six (6) spaces to the southeast on Lot 1 as depicted in the Exhibit .

2. The addition of the parking spaces to the rear of Lot 2 (P1, P2, P3, and P4) as depicted in the Exhibit submitted with the Application to which this Project Description is attached.

3. The addition of the landscape island on Lot 2 to the north of P4 as depicted in the Exhibit submitted with the Application to which this Project Description is attached.

4. The relocation of the retaining wall/pavement on Lot 2 to allow the addition P1 as depicted in the Exhibit submitted with the Application to which this Project Description is attached.

Owner notes the following with respect to the landscape island and the related variation approval:

- ☐ The proposed use of the Property after its subdivision, which will remain unchanged, will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

- ☐ The plight of Owner is due to unique circumstances and the subdivision is required to complete the sale of the Property as discussed below.

- ☐ The proposed variation is in harmony with the spirit and intent of Chapter 28 (Zoning) and Chapter 29 (Subdivision) of the Municipal Code.

- ☐ The proposed variation is the minimum variation necessary to allow reasonable use of the property.

The proposed Lot 2 is under contract for sale to Michael Lehrman with the closing anticipated to be within ten (10) days of the approval of the subdivision.

The purpose of the subdivision is to facilitate the sale of the proposed Lot 2 to Mr. Lehrman. The use of the Property after the subdivision and the sale of proposed Lot 2 shall remain retail and the Property shall continue to be productive and an asset to the community.

**SURVEY LEGEND**

- ● Monumentation Found
- ○ Monumentation Set (IRLS 35-2551)
- (50') Record Dimension
- —x— Fence Line

CARRADUS

# LEGAL DESCRIPTION

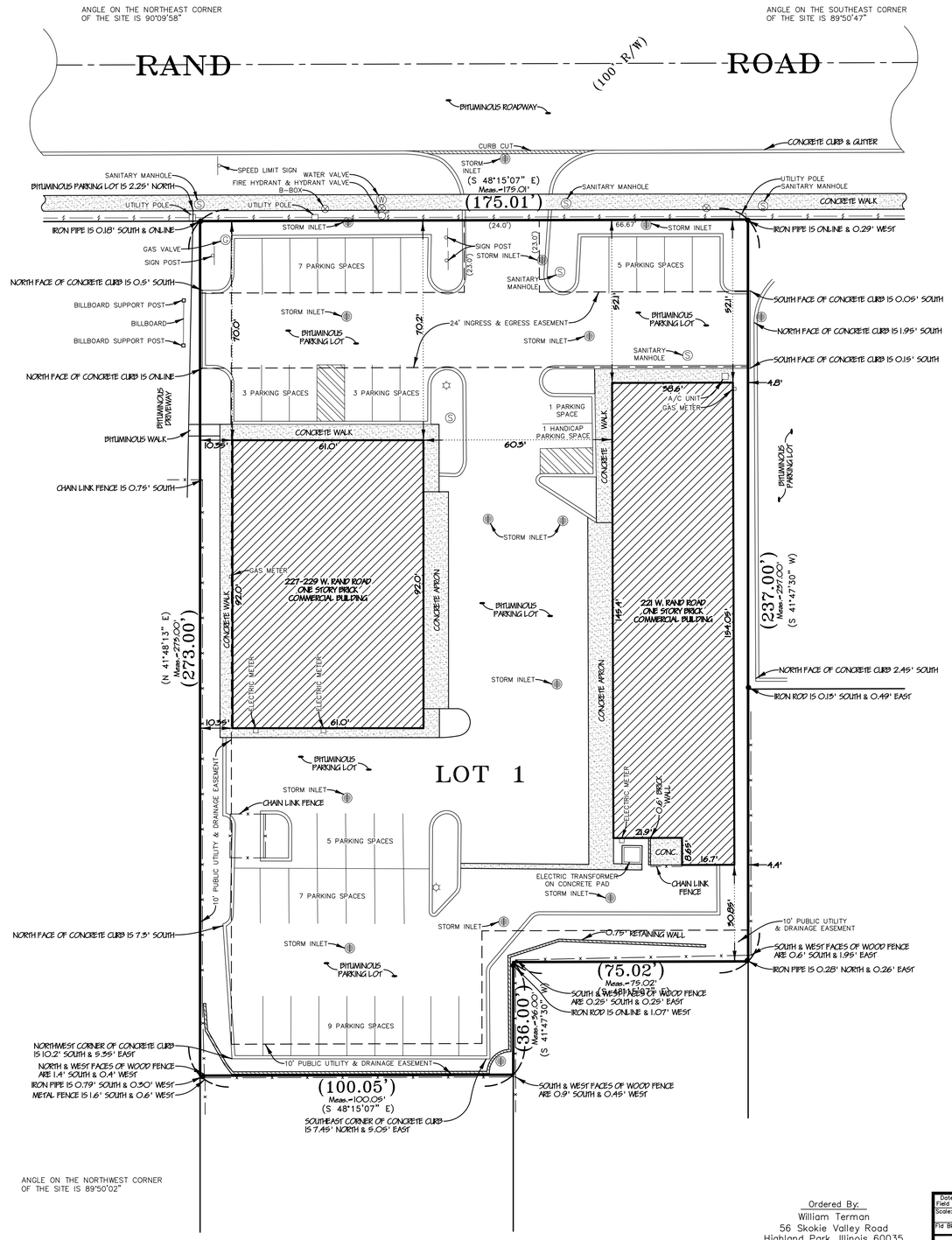
**LOT 1 IN SHAHWAN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1994 AS DOCUMENT 94841591, IN COOK COUNTY, ILLINOIS.**

AREA OF SITE – 45,085 SQ.FT. (1.035 ACRE)
AREA OF BUILDING – 11,369 SQ.FT.

0 10 20 30 40
SCALE: 1"=20'

**UTILITY LEGEND**

- MANHOLE / CATCHBASIN
- CURB INLET
- FLARED END SECTION
- WATER VALVE VAULT
- FIRE HYDRANT
- UTILITY MANHOLE
- UTILITY STRUCTURE
- TRAFFIC SIGNAL
- SIGN
- POWER POLE




**NOTES:**

1:) UTILITIES SHOWN HEREON REFLECT THOSE OBSERVED ON THE GROUND AT THE TIME THE FIELD WORK WAS PERFORMED.

2:) WHILE PERFORMING THE FIELD WORK FOR THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT CONSTRUCTION OR EXCAVATION AT THIS SITE.

3:) INFORMATION SHOWN HEREON IS BASED ON ACTUAL MEASUREMENTS MADE IN THE FIELD AND NOT THE UTILIZATION OF ORTHOPHOTOGRAPHY, PHOTOGRAMETRIC MAPPING, LASER SCANNING OR OTHER TECHNOLOGIES.

4:) NO ZONING INFORMATION WAS PROVIDED TO THIS OFFICE

5:) WHILE PERFORMING THE FIELD WORK FOR THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF WETLAND AREAS DELINEATED ON THIS SITE.

5:) NO TITLE INFORMATION WAS PROVIDED TO THIS OFFICE

**FLOOD CERTIFICATION**

**THIS IS TO CONFIRM THAT AS OF THIS DATE, NO PORTION OF THE ABOVE MENTIONED PROPERTY IS LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE LATEST FLOOD INSURANCE RATE MAP IN OUR FILES, AS FAR AS CAN BE DETERMINED.**

**COMMUNITY PANEL NO.: 17031 C 0201 J**
**EFFECTIVE DATE: AUGUST 19, 2008**
**ZONE: X**

**STATE OF ILLINOIS) SS**
**COUNTY OF DU PAGE)**

**CERTIFIED TO: WILLIAM TERMAN**

**THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-4, 7(a), (b)(1), (c), 8, 9, 11, 18, 19 and 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/30/19. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.**

**SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 30th DAY OF August, A.D. 2019.**

**BY Allen D. Carradus, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551. MY LICENSE EXPIRES NOVEMBER 30, 2020.**

ALLEN D. CARRADUS
35-2551
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
WHEATON, ILLINOIS

Ordered By:
William Terman
56 Skokie Valley Road
Highland Park, Illinois 60035
(312) 961-0553

**NOTES**

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

| | | | |
|---|---|---|---|
| Date Of Field Work: | 08/30/19 | Drawn By: | CMG |
| Scale: | 1" = 20' | Checked By: | EAC |
| Fld Bk Pg: | 48-00 | Approved: | ADC |
| Date: | | Revision: | |

**ALTA/NSPS SURVEY**
**221-229 WEST RAND ROAD, ARLINGTON HEIGHTS**
**COOK COUNTY, ILLINOIS**

Prepared For: WILLIAM TERMAN

Prepared By: CARRADUS LAND SURVEY, INC.
100 Bridge Street Suite 1, Wheaton, Illinois 60187
(630) 588-0416 (FAX) 653-7682

Sheet 1 of 1

Project # 32269-AL

THIS IS AN ELECTRONICALLY TRANSMITTED DIGITAL REPRODUCTION OF AN ORIGINAL SIGNED AND SEALED PRINTED PLAT.

# Meyer Enterprises

**COMMERCIAL & RESIDENTIAL**
**BUILDING/CONSTRUCTION/MAINTENANCE**

**BITCO** **REV9/03/2020**
**56 Skokie Rd.**
**Highland Park, IL**

**PROPERTY LOCATION: 221 W Rand Rd. Arlington Heights, IL**

Our proposal below is based on our site surveys, inspection of your site and provided drawings. Please find below the quotation that you had requested for the work to complete proper removal and replacement of trees, curbs and asphalt within your existing parking lot.

## Project A

**Removal**
We will saw-cut and remove approximately **190** sq. ft. of all asphalt, surface course and binder, approximately **0** ln. ft. of concrete curb and gutter, **0** sq. ft. of concrete sidewalk and excavate any unsuitable soils.

**Preparation**
1) Installation of up to **1** ton of gravel base CA-6 crushed concrete.
2) Grade all gravel as with positive pitch away from permanent structures and/or walkways to the nearest storm sewer and curb lines.
3) Frame and form all concrete sidewalk with turned down edges.
4) Frame and form all B6-12 concrete curb and gutter.
5) Installation of all pinned and free re-bar and expansion joints.

**Installation**
1) Pour 6-bag concrete mix at 4,000 psi at all replacement of curbs and gutters.
2) Light broom finishes on all concrete.
3) Re-grading and backfilling of curbs.

**$ 3,400.00**

## Project B

**Removal**
We will remove approximately **0** sq. ft. of all asphalt, surface course and binder, approximately **65** ln. ft. of concrete curb and gutter, **0** sq. ft. of concrete sidewalk and excavate any unsuitable soils.

**Preparation**

6) Installation of up to **3** tons of gravel base CA-6 crushed concrete.
7) Grade all gravel as with positive pitch away from permanent structures and/or walkways to the nearest storm sewer and curb lines.
8) Frame and form all concrete sidewalks with turned down edges.
9) Frame and form all B6-12 concrete curb and gutter.
10) Installation of all pinned and free re-bar and expansion joints.

**Installation**

4) Pour 6-bag concrete mix at 4,000 psi at all replacement of curbs and gutters.
5) Light broom finishes on all concrete.
5) 2.5 inches of bituminous asphalt BINDER course.
6) 1.5 inches of bituminous asphalt N-50 surface course.
7) Rolled and compacted to a smooth surface.
8) Re-grading and backfilling of curbs.

**$ 8,800.00**

## Project C

**Replacement and additional landscaping**

We will supply and install all black dirt for backfill at new island, existing island and at new rear curb along with 2 new shade trees, seed blanket and mulch.

**Preparation**

11) Installation of silt fencing and tree protection.

**Installation**

9) Grading and seed blanket.
10) Supply and installation of 2- 4" caliper maple trees within the new South Island and existing North Island.
11) Supply and installation of new much within the islands.

**$ 2,950.00**

## Project D

Re-striping of parking lot **$ 1,600.00**

**Your total for all the above listed projects is $16,750.00**

- **Permits and fees by owner.**
- **With payouts to be 50% upon execution of contract with final payment due upon completion.**

_____ _____

Acceptance Date

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in substantial workmanlike manner. Any alteration or deviation from above specifications involving extra cost, will be executed only upon written orders, and will become an extra charge and above the estimate. Contractor's ability to perform is contingent upon strikes, accidents, or delays beyond our control. Gas/Electric/Water: Any underground wiring, pipes, valves, sprinkler heads, lines, etc. are the responsibility of the home/business owner. Any damage caused to such materials will not be the responsibility of MEYER ENTERPRISES and will not affect payment due. This estimate may be withdrawn from us if not accepted within 30 days. PERMITS FEES ARE THE RESPONSIBILITY OF THE HOME/BUSINESS OWNER.

If the above prices, specifications, and conditions are satisfactory and are hereby accepted. MEYER ENTERPRISES is authorized to do the work as specified. Payment will be due as specified above. MEYER ENTERPRISES hold lien rights over any work order until paid in full. If balance not paid in full within 30 days, owner will be responsible for all cost of collection, including attorneys' fees and interest on any unpaid balance at the rate of 5% per month or the highest amount allowed by law. If payment is made via credit card there will be an additional 3% processing fee added on such payment. MEYER ENTERPRISES will release any lien right after balance paid in full. By signing this proposal, such document becomes a legal and binding contract. Cancellation by owner (i) after the 3-day grace period for building owners, or (ii) after acceptance of this Contract by commercial customers is subject to a re-mobilization fee of 20% of the contract amount.

**WARRANTY….**

MEYER ENTERPRISES and its subcontractors hereby guarantee that all the work performed on the site as described above to be free from defects in material and workmanship for a period of 180 days from the date of completion.

Respectfully submitted by

Geoff Meyer/ President

**1000 N. Rand Rd Suite 111, Wauconda, IL 60084. 847-514-2316**

**SURVEY LEGEND**

- ● Monumentation Found
- ○ Monumentation Set (IRLS 35-2551)
- (50') Record Dimension
- —x— Fence Line

CARRADUS

# LEGAL DESCRIPTION

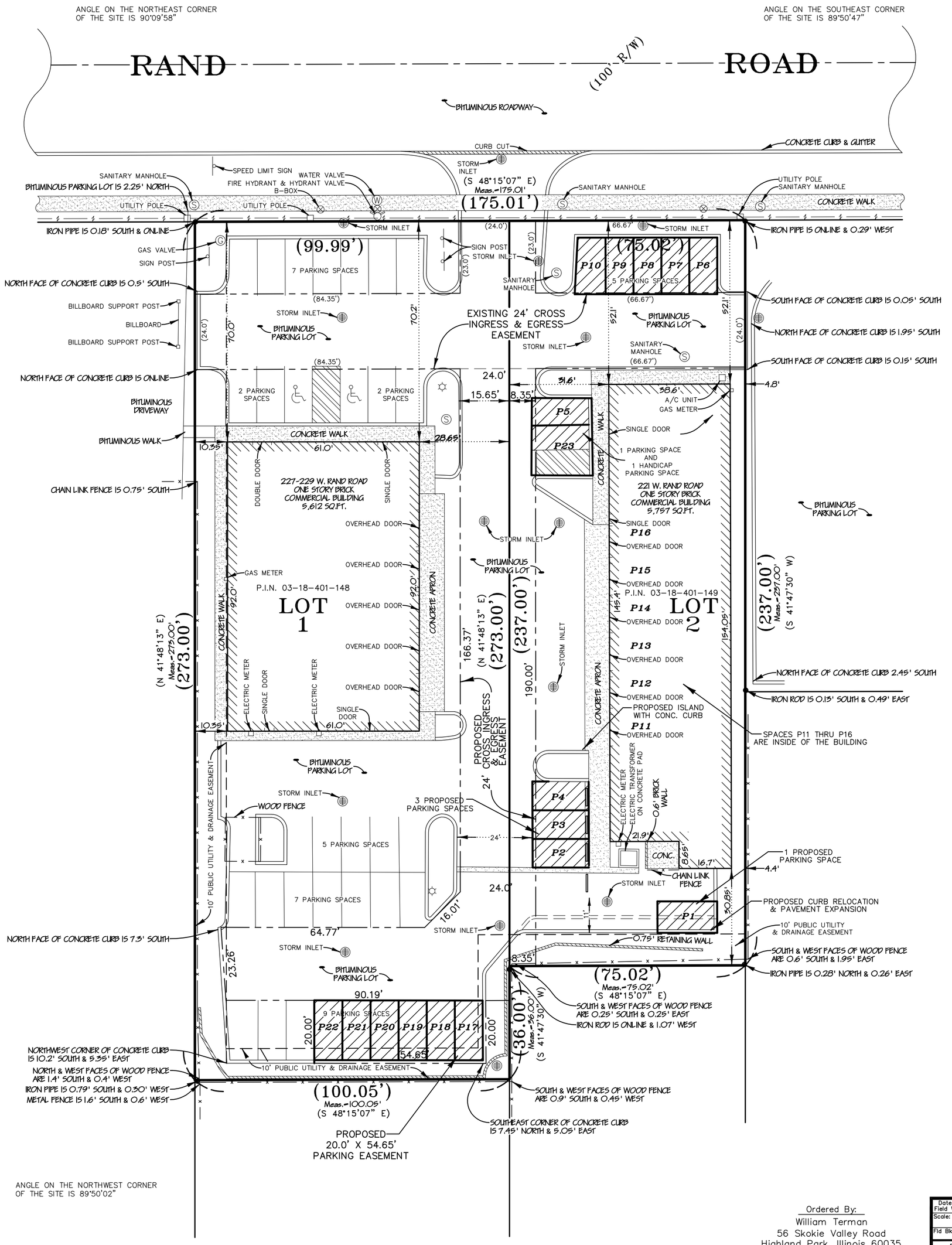
LOT 1 IN SHAHWAN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1994 AS DOCUMENT 94841591, IN COOK COUNTY, ILLINOIS.

AREA OF SITE – 45,085 SQ.FT. (1.035 ACRE)
AREA OF BUILDING – 11,369 SQ.FT.

0 10 20 30 40
SCALE: 1"=20'

**UTILITY LEGEND**

- MANHOLE / CATCHBASIN
- CURB INLET
- FLARED END SECTION
- WATER VALVE VAULT
- FIRE HYDRANT
- UTILITY MANHOLE
- UTILITY STRUCTURE
- TRAFFIC SIGNAL
- SIGN
- POWER POLE




LOT NUMBERS SHOWN REFLECT THE PROPOSED TWO LOT RESUBDIVISION.

## TOTAL PARKING SPACES DEDICATED TO LOT TWO

| | | |
|---|---|---|
| P1 | THRU P10 | STANDARD EXTERIOR PARKING SPACES |
| P11 | THRU P16 | INTERIOR BAY PARKING SPACE |
| P17 | THRU P22 | STANDARD EXTERIOR PARKING SPACES |
| P23 | | HANDICAP PARKING SPACE |

## TOTAL EXTERIOR PARKING SPACES

36 EXISTING REGULAR PARKING SPACES
3 EXISTING HANDI CAP PARKING SPACE
4 PROPOSED REGULAR PARKING SPACES

ALL PARKING SPACES SHALL BE A MINIMUM SIZE OF 9' WIDE X 18' DEEP.
ALL HANDICAP ACCESSIBLE PARKING SPACES, STRIPING AND SIGNAGE SHALL COMPLY WITH THE ILLINOIS ACCESSIBILITY CODE.

## NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

Ordered By:
William Terman
56 Skokie Valley Road
Highland Park, Illinois 60035
(312) 961-0553

| | | | |
|---|---|---|---|
| Date Of Field Work: | 08/30/19 | Drawn By: | CMG |
| Scale: | 1" = 20' | Checked By: | EAC |
| Fld Bk Pg: | 48-00 | Approved: | ADC |

| Date: | Revision: |
|---|---|
| 07/03/20 | REVISED PARKING PER CLIENT |
| 07/24/20 | REVISED PARKING PER CLIENT |
| 09/02/20 | REVISED PER REVIEW |

PARKING EXHIBIT I
221-229 WEST RAND ROAD, ARLINGTON HEIGHTS
COOK COUNTY, ILLINOIS

Prepared For: WILLIAM TERMAN

Prepared By: CARRADUS LAND SURVEY, INC.
100 Bridge Street Suite 1, Wheaton, Illinois 60187
(630) 588-0416 (FAX) 653-7682

Sheet 1 of 1

Project # 32269

DRAWING NAME: 32269-PARK EX-I

# 221-229 WEST RAND ROAD SUBDIVISION

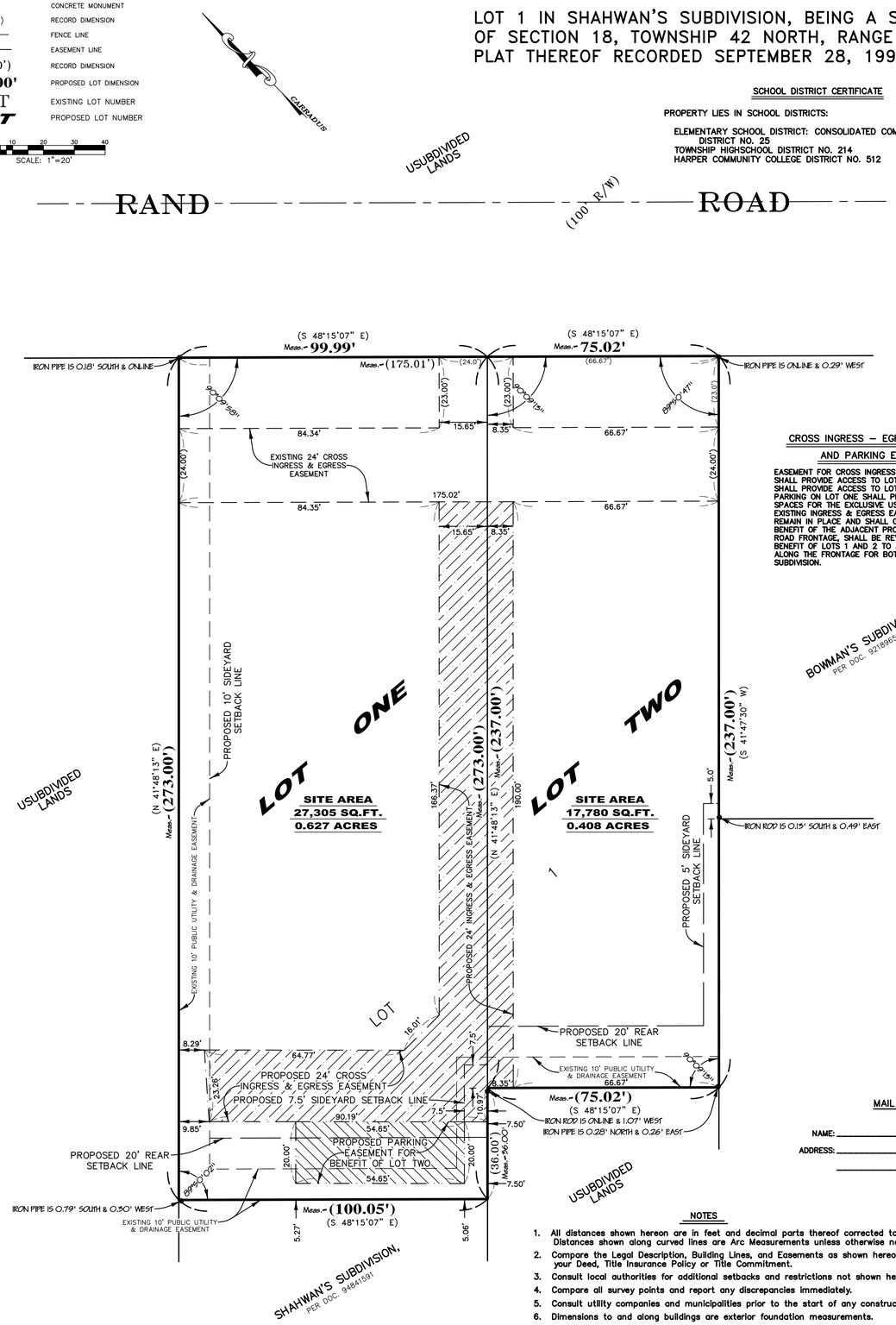
OF

LOT 1 IN SHAHWAN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1994 AS DOCUMENT 94841591, IN COOK COUNTY, ILLINOIS.

LEGEND

| | |
|---|---|
| ● | IRON MONUMENT FOUND |
| ○ | IRON MONUMENT SET (PLS 35-2551) |
| □ | CONCRETE MONUMENT |
| (50.00') | RECORD DIMENSION |
| —x— | FENCE LINE |
| — — | EASEMENT LINE |
| (50.00') | RECORD DIMENSION |
| 100.00' | PROPOSED LOT DIMENSION |
| LOT | EXISTING LOT NUMBER |
| LOT | PROPOSED LOT NUMBER |

0 10 20 30 40
SCALE: 1"=20'




## SCHOOL DISTRICT CERTIFICATE

PROPERTY LIES IN SCHOOL DISTRICTS:

ELEMENTARY SCHOOL DISTRICT: CONSOLIDATED COMMUNITY SCHOOL DISTRICT NO. 25
TOWNSHIP HIGHSCHOOL DISTRICT NO. 214
HARPER COMMUNITY COLLEGE DISTRICT NO. 512

## CROSS INGRESS – EGRESS EASEMENT AND PARKING EASEMENT

EASEMENT FOR CROSS INGRESS & EGRESS ON LOT ONE SHALL PROVIDE ACCESS TO LOT TWO, AND ON LOT TWO SHALL PROVIDE ACCESS TO LOT ONE. THE EASEMENT FOR PARKING ON LOT ONE SHALL PROVIDE ACCESS TO THOSE SPACES FOR THE EXCLUSIVE USE BY LOT TWO. THE EXISTING INGRESS & EGRESS EASEMENT WHICH SHALL REMAIN IN PLACE AND SHALL CONTINUE TO BE FOR THE BENEFIT OF THE ADJACENT PROPERTIES ON THE RAND ROAD FRONTAGE, SHALL BE REVISED TO ALSO BE TO THE BENEFIT OF LOTS 1 AND 2 TO ALLOW CROSS ACCESS ALONG THE FRONTAGE FOR BOTH LOTS 1 AND 2 OF THIS SUBDIVISION.

## MAIL TAX BILL TO:

NAME: _____

ADDRESS: _____

_____

## NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

## PREPARED FOR:

WILLIAM TERMAN
56 SKOKIE VALLEY ROAD
HIGHLAND PARK, IL. 60035
(312) 961-0553

## MAIL TO:

ALLEN D. CARRADUS
100 BRIDGE STREET SUITE 1
WHEATON, ILLINOIS 60187
(630) 588-0416
(FAX) 653-7682

## OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

WE, THE UNDERSIGNED, _____,
PRINTED NAME

_____,
PRINTED NAME

OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS 221-229 WEST RAND ROAD SUBDIVISION, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL STREETS ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, 10 FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE FOREGOING COVENANTS (OR RESTRICTIONS), ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2045, AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS) SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS INDICATED OTHERWISE BY NEGATIVE VOTE OF A MAJORITY OF THE OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS (OR RESTRICTIONS), IN WHOLE OR IN PART, WHICH SAID VOTE WILL BE EVIDENCED BY A PETITION IN WRITING SIGNED BY THE OWNERS AND DULY RECORDED. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS (OR RESTRICTIONS JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OR THE OTHER VARIOUS COVENANTS (OR RESTRICTIONS), WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 20___.

_____ _____
OWNERS SIGNATURE

_____ _____

## NOTARY'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HAVE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY HAVE SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., _____.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

## UTILITY APPROVAL CERTIFICATE

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE_____, 20___

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE_____, 20___

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE_____, 20___

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE_____, 20___

TITLE: _____

WIDE OPEN WEST, LLC.
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE_____, 20___

TITLE: _____

## RECORDER OF DEED'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

THIS INSTRUMENT NO. _____, WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE OF COOK COUNTY, ILLINOIS ON THE _____ DAY OF _____, 20_____A.D. AT _____ O'CLOCK _____M.

_____
COOK COUNTY RECORDER OF DEEDS

## COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELIQUENT OR UNPAID SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20_____.

_____
COUNTY CLERK, COOK COUNTY, ILLINOIS

## VILLAGE APPROVAL CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD,OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD _____

_____
CHAIRMAN

_____
SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD _____

_____
PRESIDENT

_____
VILLAGE CLERK

APPROVED BY THE VILLAGE COLLECTOR

_____

APPROVED BY THE VILLAGE ENGINEER

_____

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS

COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551, UNDER THE DIRECTION OF THE OWNER, AS SHOWN HEREON, HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN SHAHWAN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1994 AS DOCUMENT 94841591, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, AND THAT THE MONUMENTS AND MARKERS WILL BE PLACED AS SHOWN HEREON UPON COMPLETION OF ALL EXCAVATION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND CORRECTED TO 68 DEGREES FAHRENHEIT, AND ANY BEARINGS SHOWN HEREON ARE FOR THE PURPOSES OF DESCRIPTION ONLY.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE ALL REGULATIONS ENACTED BY THE CITY COUNCIL RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT, AND THAT THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD INSURACE RATE MAP, PANEL NO. 17031 C 0201 J EFFECTIVE DATE OF AUGUST 19, 2008, ZONE X.

DATED AT WHEATON, ILLINOIS, THIS 24th DAY OF July A.D. 2020.

ALLEN D. CARRADUS
35-2551
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
WHEATON, ILLINOIS

Allen D. Carradus
ALLEN D. CARRADUS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551
MY LICENSE EXPIRES NOVEMBER 30, 2020

P.I.N. 03-18-401-148
03-18-401-149

## PLAT SUBMITTED FOR RECORDING BY:

VILLAGE OF ARLINGTON HEIGHTS
33 . ARLINGTON HEIGHTS ROAD
ARLONGTON HEIGHTS, ILLINOIS 60005

| | | | |
|---|---|---|---|
| Date Of Field Work: | 08/30/19 | Drawn By: | CMG |
| Scale: | 1" = 20' | Checked By: | EAC |
| Fld Bk Pg: | 48/00 | Approved: | ADC |

| Date: | Revision: |
|---|---|
| 07/24/20 | PARKING EASEMENT CHANGES |
| 09/02/20 | REVISED PER REVIEW |
| 09/15/20 | REVISED PER REVIEW |

PLAT OF SUBDIVISION
221-229 WEST RAND ROAD, ARLINGTON HEIGHTS
COOK COUNTY, ILLINOIS

Prepared For: WILLIAM TERMAN

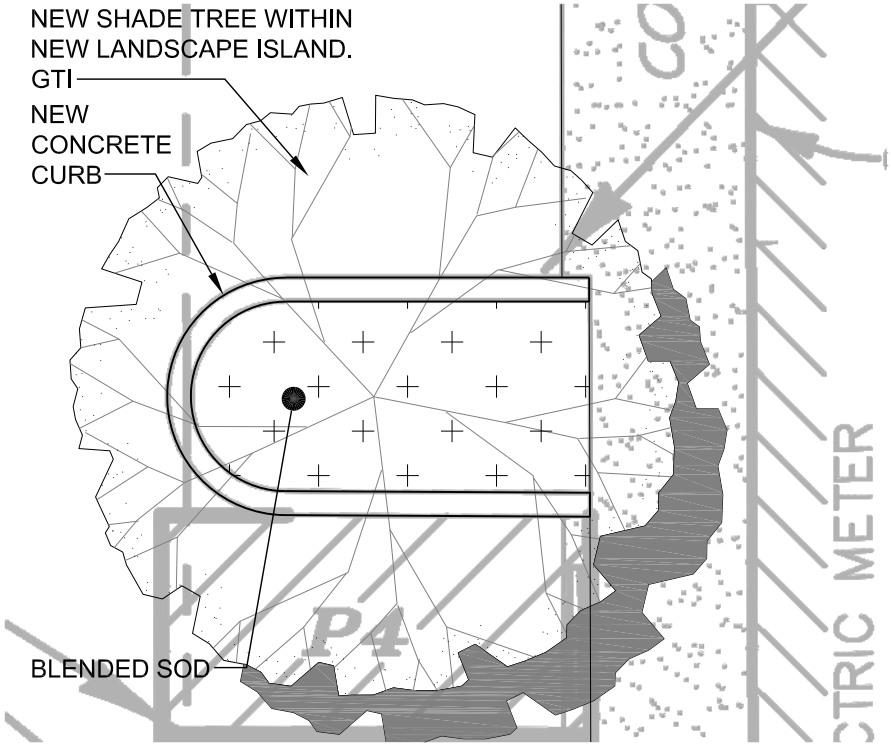
Prepared By: CARRADUS LAND SURVEY, INC.
100 Bridge Street Suite 1, Wheaton Illinois, 60187
(630) 588-0416 (FAX) 653-7682

Sheet 1 of 1

Project # 32269

THIS IS AN ELECTRONICALLY TRANSMITTED DIGITAL REPRODUCTION OF AN ORIGINAL SIGNED AND SEALED PRINTED PLAT.

DRAWING FILE 32269-SUB.DWG



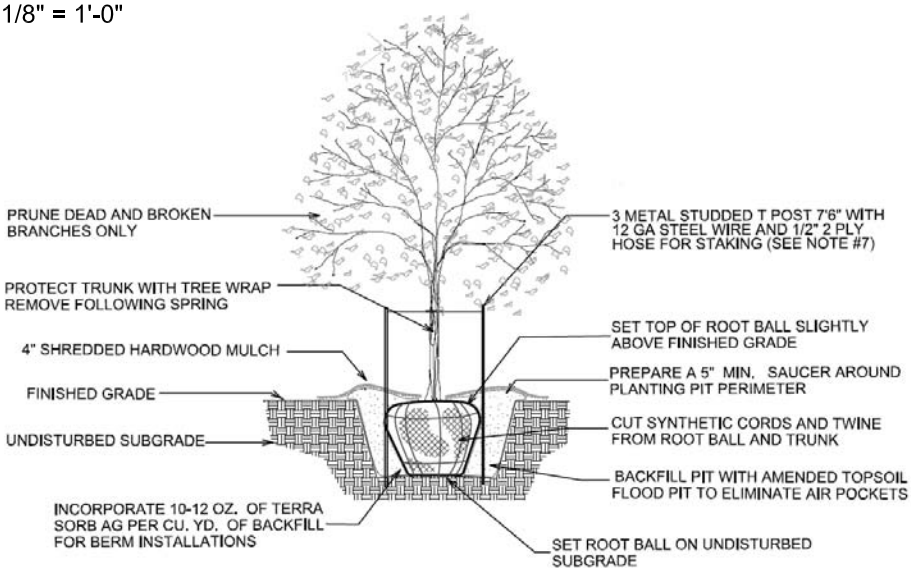

PLANT LIST

| QTY | CODE | PLANT NAME | SIZE |
|---|---|---|---|
| 1 | GTI | GLEDITSIA TRIACANTHOSE SKYLINE HONEYLOCUST | 4" CAL |

N

# 1 LANDSCAPE ISLAND DETAIL

1/8" = 1'-0"




TREE PLANTING DETAIL

NOT TO SCALE USE ONLY NORTHERN ILLINOIS GROWN NURSERY STOCK

ASOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road Lincolnshire Illinois 60069
phone: 847 821 7667 fax: 847 821 8570

JUST TIRES
221-229 W RAND RD
ARLINGTON HEIGHTS, IL

LANDSCAPE ISLAND DETAIL

| | |
|---|---|
| PROJECT NUMBER: | 20-1XX SA |
| DATE: | 07-14-2020 |
| SCALE: | 1/8"=1'-0" |
| DRAWN BY: | XXX |
| SHEET NUMBER: | SK1 |

# Village of Arlington Heights
# Building & Life Safety Department

## Interoffice Memorandum

**To:** **Sam Hubbard, Development Planner, Planning and Community Development**

**From:** **Deb Pierce, Plan Reviewer, Building & Life Safety Department**

**Subject:** **221-229 W Rand Rd Subdivision – Preliminary and Final Plat of Subdivision, Variation to Waive Landscape Island**

**PC#:** **20-012– Round 1**

**Date:** **August 7, 2020**

General Comments:

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

Sam –

I do not have any objections to the Plat of Subdivision and variation to waive the landscape island.

## BUILDING DEPARTMENT

**1A**

### PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-012
Petitioner: Bitco Holdings, LLC – W. Rand Rd.
56 Skokie Valley Road
Highland Park 60035
Owner: Bitco Holdings, LLC – W. Rand Rd.
56 Skokie Valley Road
Highland Park 60035
Contact Person: Robert M. Wigoda
Address: 1622 Willow Road - Suite 202
Northfield, Illinois 60093
Phone #: (312) 263-3000
Fax #: (312) 263-8489
E-Mail: rmw@wigodalaw.com

P.I.N.# 03-18-401-148-0000 and 03-18-401-149-0000
Location: 221 West Rand Rd., Arlington Heights, IL
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: ✓
# of Lots: 1 Current: 1 Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____

Land Use: _____ Current: retail
Proposed: retail
Site Gross Area: approximately 45,085 sqaure feet
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

FIRE PREVENTION

No concerns.

7/29/20

~~Director~~ Date

Village of Arlington Heights
Public Works Department

# Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: August 14, 2020
Subject: 221-229 W Rand Rd, PC#20-012 Round 1

---

With regard the final plat of subdivision, PW has the following comments:

PW has no comments or objections as this time.

C. file

# ENGINEERING DEPARTMENT

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-012
Petitioner: Bitco Holdings, LLC – W. Rand Rd.
56 Skokie Valley Road
Highland Park 60035
Owner: Bitco Holdings, LLC – W. Rand Rd.
56 Skokie Valley Road
Highland Park 60035
Contact Person: Robert M. Wigoda
Address: 1622 Willow Road - Suite 202
Northfield, Illinois 60093
Phone #: (312) 263-3000
Fax #: (312) 263-8489
E-Mail: rmw@wigodalaw.com

P.I.N.# 03-18-401-148-0000 and 03-18-401-149-0000
Location: 221 West Rand Rd., Arlington Heights, IL
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: ✓
# of Lots: 1 Current: 1 Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____

Land Use: _____ Current: retail
Proposed: retail
Site Gross Area: approximately 45,085 sqaure feet
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

1. PUBLIC IMPROVEMENTS REQUIRED: ..... YES NO COMMENTS
   a. Underground Utilities
      Water ..... NO
      Sanitary Sewer .....
      Storm Sewer .....
   b. Surface Improvement
      Pavement .....
      Curb & Gutter .....
      Sidewalks .....
      Street Lighting .....
   c. Easements
      Utility & Drainage .....
      Access .....
2. PERMITS REQUIRED OTHER THAN VILLAGE:
   a. MWRDGC _____ b. IDOT _____
   c. ARMY CORP _____ d. IEPA _____
   e. CCHD _____

| | YES | NO | COMMENTS |
|---|---|---|---|
| 3. R.O.W. DEDICATIONS? ..... | | X | |
| 4. SITE PLAN ACCEPTABLE? ..... | X | | |
| 5. PRELIMINARY PLAT ACCEPTABLE? ..... | | X | |
| 6. TRAFFIC STUDY ACCEPTABLE? ..... | X | | |
| 7. STORM WATER DETENTION REQUIRED? ..... | | X | |
| 8. CONTRIBUTION ORDINANCE EXISTING? ..... | X | | #76-4, PD 3/1/95 |
| 9. FLOOD PLAIN OR FLOODWAY EXISTING? ... | | PD | |
| 10. WETLAND EXISTING? ..... | | PD | |

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: GARRAOUS LANDSURVEYING
DATE OF PLANS: JULY 24, 2020

~~Director~~ VILLAGE ENGINEER 8/10/2020
Date

# PLAN COMMISSION PC #20-012
# 221 West Rand Rd Subdivision
## Round 1

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

12. Since a subdivision is being proposed the plans must meet all subdivision requirements. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. This estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents. No public improvements are required for this subdivision.

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

| | |
|---|---|
| Projected Coordinate System: | NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet |
| Projection: | Transverse_Mercator |
| False_Easting: | 984250.00000000 |
| False_Northing: | 0.00000000 |
| Central_Meridian: | -88.33333333 |
| Scale_Factor: | 0.99997500 |
| Latitude_Of_Origin: | 36.66666667 |
| Linear Unit: | Foot_US |
| Geographic Coordinate System: | GCS_North_American_1983 |
| Datum: | D_North_American_1983 |
| | Prime Meridian: Greenwich |
| | Angular Unit: Degree |

14. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

15. An Onsite Utility Maintenance Agreement (OUMA) must be executed prior to final engineering approval. As the utilities are existing, one OUMA covering both parcels can be executed before the subdivision of the property, or two separate OUMA's can be executed covering each parcel. Please contact the Village Engineer for an editable version of the OUMA.

16. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. This can be addressed at permit.

17. Regarding the proposed parking lot improvements:

    a. All standard parking spaces shall be a minimum 9 ft in width and 18 ft in depth.
    b. Lot 1 has over 25 parking spaces and will require 2 accessible parking stalls per Illinois Accessibility Code. Accessible stalls may share an access aisle. Accessible stalls dimensions and signage shall conform to the Illinois Accessibility Code.
    c. Compliant parking lot striping, signage, and comments a. and b. can be addressed at permit.

Final Plat of Subdivision:

18. The plat was reviewed against the attached Final Plat of Subdivision Checklist. Items n., o., q. r. and t. are incomplete. For item n., the elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.

8/10/2020

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

Attachments:
Final Plat of Subdivision Checklist (3 pages)
Sample Utility Signature Blocks (1 page)

# Final Plat of Subdivision Checklist
## Municipal Code Section 29-209(a – t)

- ○ a. The date of preparation of the final plat and by whom prepared.
- ○ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ○ c. All permanent survey monuments, markers and bench marks.
- ○ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ○ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ○ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ○ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ○ h. All easements for rights of way established for public use and utilities.
- ○ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ○ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ○ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ○ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ○ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ○ n. A deed of dedication in the form set forth in Section 29-217(a):
  The Final plat shall contain a deed of dedication substantially as follows:

  "We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS )
COUNTY OF COOK ) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 _____.

_____
Notary Public"

○ o. A blank certificate of approval in the form set forth in Section 29-217(b).
The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

_____
Chairman

_____
Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

_____
President

_____
Village Clerk

APPROVED by the Village Collector

_____

APPROVED by the Village Engineer
_____"

○ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

_____
Signature

(SURVEYOR'S SEAL)

Illinois Land Surveyor
No. _____"

○ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.

○ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.

○ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.

○ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.

○ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

# Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

# Arlington Heights Fire Department
# Plan Review Sheet

P. C. Number 20-012

Project Name 221-229 W. Rand Road Subdivision

Project Location 221-229 W. Rand Road

Planning Department Contact Sam Hubbard

## General Comments

Round 1
General Comments:

1) The fire apparatus road (driveway between the businesses) shall have an unobstructed width of not less than 20 feet exclusive of shoulders if the buildings do not exceed the height of 30 feet.

## NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date August 5, 2020 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

---

### DEPARTMENT PLAN REVIEW SUMMARY

**Rand Rd Subdivision**
**221-229 W Rand Rd.**

**Round 1 Review Comments** **07/30/2020**

1. **Character of use:**
   The character of use is consistent with the area and is not a concern.

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

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

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

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

6. **General comments:**
   - Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

RECEIVED
JUL 30 2020
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

A. O. #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:
D Hyd #007
Supervisor's Signature

# HEALTH SERVICES DEPARTMENT

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-011
Petitioner: Philip & Colleen Flores
(Cremation by Water LLC)
847.414.4414
Owner: 11 West College General Partnership
(POC: Rich & Cathy Bondarowicz)
312.504.1835
Contact Person: Philip Flores, Jr.
Address: 11 E. Brookwood Drive
Arlington Heights, IL 60004-2511
Phone #: 312.340.8852
Fax #: n/a
E-Mail: PhilipFloresJr@yahoo.com

P.I.N.#
Location: 11 W. College Drive, Unit K, 60004
Rezoning: Current: Proposed:
Subdivision:
# of Lots: Current: Proposed:
PUD: For:
Special Use: ✔ For: Crematory
Land Use Variation: ✔ For:
Eco-friendly Aqua Cremation Business
Land Use: Current:
Proposed:
Site Gross Area:
# of Units Total: 1 Unit (2,600sq ft) - Commercial
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

No comments at this time.

RECEIVED
A 04 20
PLA NITY
DEVELOPMENT DEPARTMENT

Sean Freres 8/4/20
Environmental Health Officer Date

James McCalister 8/4/20
Director Date

## PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

### PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-012
Petitioner: Bitco Holdings, LLC – W. Rand Rd.
56 Skokie Valley Road
Highland Park 60035
Owner: Bitco Holdings, LLC – W. Rand Rd.
56 Skokie Valley Road
Highland Park 60035
Contact Person: Robert M. Wigoda
Address: 1622 Willow Road - Suite 202
Northfield, Illinois 60093
Phone #: (312) 263-3000
Fax #: (312) 263-8489
E-Mail: rmw@wigodalaw.com

P.I.N.# 03-18-401-148-0000 and 03-18-401-149-0000
Location: 221 West Rand Rd., Arlington Heights, IL
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: ✓
# of Lots: 1 Current: 1 Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____

Land Use: _____ Current: retail
Proposed: retail
Site Gross Area: approximately 45,085 sqaure feet
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

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

**Comments:**

Please see additional comments attatched.

8-13-20
Date

# Planning & Community Development Dept. Review

August 14, 2020

**REVIEW ROUND 1**

Project: 221-229 W. Rand Rd. Subdivision
Proposed Subdivision and Variation

Case Number: PC 20-012

**General:**

7. The following approvals have been requested:
    a. **Preliminary & Final Plat of Subdivision to subdivide one lot into two lots.**
    b. **Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows.**

8. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, ***no less than one week*** prior to the tentative Sept. 23rd Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval, with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). Please note that no public notice is required for Final Plat of Subdivision approval. Should you end up proceeding with Preliminary Plat approval only, an electronic copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.

9. Please note that payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided ***one week prior*** to appearing before the Village Board for Final Plat approval.

10. Please make sure all revised plans are labeled with a revision date.

**Site Plan:**

11. Lot 1 requires 2 handicap parking stalls. Please note that the existing striped handicap accessible aisle may be viable to serve both spaces, with each required handicap space abutting on either side. Please confirm whether both potential handicap accessible spaces would comply with all IAC regulations. If not, changes may be required to accommodate for both AIC required handicap parking stalls. This can be addressed at time of permit.

12. Please revise Exhibit "I" to show the location and square footage of the retail space within the building on Lot 1 (dashed line showing approximate boundaries of demising walls plus note on plans with square footage).

**Final Plat of Subdivision:**

13. The required building setbacks must be added to the Plat. See below:
    a. Southwest (rear): 20'
    b. Southeast (side): 5' (but only along stretch of property abutting residential zoning).
    c. Northwest (side): 10'

14. The previous approvals for the property (Ordinance #94-051) required the following:

6. The petitioner shall provide cross-access, ingress-egress easements, to the adjacent properties located along the Rand Road frontage.

This cross access was established via an easement on the Plat of Subdivision from 1994. The proposed subdivision includes language that abrogates all previous ingress/egress easements on the property. Consequently, in order to remain in compliance with Ord. 94-051, this easement would need to be established as part of this subdivision (or not be abrogated). Furthermore, the following additional easements would be needed as part of this subdivision:

a) Lot 2 needs access across Lot 1 to the northwest, to take advantage of any future connection to the adjacent property abutting to the northwest (if said connection is ever constructed).
b) Lot 1 needs access across Lot 2 to the southeast, to take advantage of any future connection to the adjacent property abutting to the southeast (if said connection is ever constructed).

15. Please remove all references to DuPage County.

16. The Owners Certificate should be revised to more closely resemble the certificate as required by code - Chapter 29, Section 29-217(a). Please revise the language accordingly. Paragraphs 2 and 3, as included in the code section referenced above, can be omitted since no protective covenants have been proposed.

17. Remove the Village Board, Village Collector, and Village Clerk certificates. Replace as shown with the certificates identified in Section 29-217(b).

18. Please add to the Plat the statement as outlined in 29-209(q), which should be included under the owners certificate.

19. Please provide the draft language for the ingress/egress easement provisions.

Prepared by: _____

221-229 W. Rand Road Subdivision
221-229 W. Rand Road
PC #20-012
August 14, 2020

Landscape Comments

1) Per Chapter 28, Section 6.15, a four inch caliper shade tree is required at the ends of all parking rows. Please incorporate a tree within the existing islands where the code-required tree is absent.

2) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Along Rand Road infill where there are gaps within the required screen.

3) The code-required screen must be provided along the southwest property line adjacent to the residential district. Chapter 28, Section 6.15-2.2 requires either; a 6-foot tall masonry wall, a 6-foot tall solid wood fence, or an offset double row of 6-foot high densely planted landscape material that provide year round opacity.

RESPONSES TO DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT COMMENTS REGARDING THE PROPOSED SUBDIVISION AT 221-229 W. RAND ROAD

| | |
|---|---|
| Property: | 221-229 West Rand Road, Arlington Heights, Illinois 60004 |
| Owner: | Bitco Holdings, LLC – W. Rand Rd., an Illinois series limited liability company |
| Relief Requested | The subdivision of the Property into two (2) lots as depicted in the Plat of Subdivision (Lot 1 and Lot 2) submitted with the Application to which this Project Description is attached, and such variations, if any, as may be required to complete the subdivision, if any. |

The following are the responses to Department of Planning and Community Development comments regarding the proposed subdivision at 221-229 W. Rand Road:

| COMMENTS | RESPONSE |
|---|---|
| ENGINEERING DEPARTMENT | |
| 11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding. | The Petitioner acknowledges and accepts this understanding. |
| 12. Since a subdivision is being proposed the plans must meet all subdivision requirements. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. This estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents. No public | The Petitioner acknowledges and accepts this understanding.<br><br>A cost estimate will be provided at least three weeks prior to the final Plan Commission meeting (September 2, 2020). |

| | |
|---|---|
| improvements are required for this subdivision. | |
| 13. Final engineering plans shall be georeferenced by using State Plane Coordinate System - Illinois East. | The Petitioner acknowledges and accepts this understanding. |
| 14. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding. | The Petitioner acknowledges and accepts this understanding. |
| 15. An Onsite Utility Maintenance Agreement (OUMA) must be executed prior to final engineering approval. As the utilities are existing, one OUMA covering both parcels can be executed before the subdivision of the property, or two separate OUMA's can be executed covering each parcel. Please contact the Village Engineer for an editable version of the OUMA. | The Petitioner acknowledges and accepts this understanding.<br><br>The OUMA will be executed by September 16, 2020. |
| 16. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. This can be addressed at permit. | No on-site lighting is proposed. |
| 17. Regarding the proposed parking lot improvements:<br><br>a. All standard parking spaces shall be a minimum 9 ft in width and 18 ft in depth. | The Petitioner acknowledges and accepts this understanding. |

| | |
|---|---|
| b. Lot 1 has over 25 parking spaces and will require 2 accessible parking stalls per Illinois Accessibility Code. Accessible stalls may share an access aisle. Accessible stalls dimensions and signage shall conform to the Illinois Accessibility Code. | The Petitioner acknowledges and accepts this understanding.<br><br>Lot I will have 2 accessible parking stalls per Illinois Accessibility Code. |
| c. Compliant parking lot striping, signage, and comments a. and b. can be addressed at permit. | The Petitioner acknowledges and accepts this understanding. |
| 18. The plat was reviewed against the attached Final Plat of Subdivision Checklist. Items n., o., q. r. and t. are incomplete. For item n., the elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks. | The Plat will be revised to complete the noted matters. |
| <u>ARLINGTON HEIGHTS FIRE DEPARTMENT</u> | |
| 1. The fire apparatus road (driveway between the businesses) shall have an unobstructed width of not less than 20 feet exclusive of shoulders if the buildings do not exceed the height of 30 feet. | No change is being made. |
| <u>DEPARTMENT PLAN REVIEW SUMMARY</u> | |
| Items 1 - 5 | The Petitioner acknowledges and accepts these understandings. |
| 6. Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during | An emergency information/contact card shall be provided with the Arlington Heights Police Department that it is up-to-date when necessary. |

| | |
|---|---|
| emergency situations or for suspicious/criminal activity on the property during all hours. | |
| PLANNING & COMMUNITY DEVELOPMENT DEPT. REVIEW | |
| 7. The following approvals have been requested:<br><br>a. Preliminary & Final Plat of Subdivision to subdivide one lot into two lots.<br><br>b. Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows. | The Petitioner acknowledges and accepts these understandings. |
| 8. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the tentative Sept. 23rd Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval, with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). Please note that no public notice is required for Final Plat of Subdivision approval. Should you end up proceeding with Preliminary Plat approval only, an electronic copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing. | The final signed Plat will be submitted by September 16, 2020. |
| 9. Please note that payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided one week prior to appearing before the Village Board for Final Plat approval. | The Petitioner acknowledges and accepts this understanding.<br><br>The required payment and provision of bonds, deposits, and guarantees will be submitted by September 16, 2020. |
| 10. Please make sure all revised plans are labeled with a revision date. | The Petitioner acknowledges and accepts this understanding. |

| | |
|---|---|
| 11. Lot 1 requires 2 handicap parking stalls. Please note that the existing striped handicap accessible aisle may be viable to serve both spaces, with each required handicap space abutting on either side. Please confirm whether both potential handicap accessible spaces would comply with all IAC regulations. If not, changes may be required to accommodate for both AIC required handicap parking stalls. This can be addressed at time of permit. | The Petitioner acknowledges and accepts this understanding. |
| 12. Please revise Exhibit "I" to show the location and square footage of the retail space within the building on Lot 1 (dashed line showing approximate boundaries of demising walls plus note on plans with square footage). | The Petitioner acknowledges and accepts this understanding and Exhibit I will be revised accordingly. |
| 13. The required building setbacks must be added to the Plat. | The Petitioner acknowledges and accepts this understanding and the required setbacks will be added to the Plat. |
| 14. The previous approvals for the property (Ordinance #94-051) required the following:<br><br>(see notes) | The language on the Plat which abrogates the existing ingress and egress easements will be removed and a new easement on the Plat pursuant to the existing language will be established. |
| 15. Please remove all references to DuPage County. | This will be addressed in the revised Plat. |
| 16. The Owners Certificate should be revised to more closely resemble the certificate as required by code - Chapter 29, Section 29-217(a). Please revise the language accordingly. Paragraphs 2 and 3, as included in the code section referenced above, can be omitted since no protective covenants have been proposed. | This will be addressed in the revised Plat. |
| 17. Remove the Village Board, Village Collector, and Village Clerk certificates. Replace as shown with the certificates identified in Section 29-217(b). | This will be addressed in the revised Plat. |
| 18. Please add to the Plat the statement as outlined in 29-209(q), which should be included under the owners certificate. | This will be addressed in the revised Plat. |

| | |
|---|---|
| 19. Please provide the draft language for the ingress/egress easement provisions. | The ingress / egress easement provisions will be addressed in the Declaration of Reciprocal Easements. |
| <u>LANDSCAPE COMMENTS</u> | |
| 1. Per Chapter 28, Section 6.15, a four inch caliper shade tree is required at the ends of all parking rows. Please incorporate a tree within the existing islands where the code-required tree is absent. | The Petitioner acknowledges and accepts this understanding and the necessary plantings will be provided. |
| 2. Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Along Rand Road infill where there are gaps within the required screen. | The Petitioner acknowledges and accepts this understanding and the necessary plantings will be provided. |
| 3. The code-required screen must be provided along the southwest property line adjacent to the residential district. Chapter 28, Section 6.15-2.2 requires either; a 6-foot tall masonry wall, a 6-foot tall solid wood fence, or an offset double row of 6-foot high densely planted landscape material that provide year round opacity. | The Petitioner acknowledges and accepts this understanding and if the property is not now in compliance a plan will be submitted to obtain compliance. |

# PLAN COMMISSION PC #20-012
# 221 West Rand Rd Subdivision
## Round 2

19. Petitioner's responses to comments #11-14, 16 & 17 are acceptable.

20. Petitioner's response to comment #15 is noted. Provide a .pdf of the draft Onsite Utility Maintenance Agreement (OUMA) directly to Engineering for review before signatures. The signed OUMA must be provided to the Village before the scheduled Village Board meeting to be considered for approval.

Final Plat of Subdivision:

21. Petitioner's responses to comment #18 are noted:
    Item "n": Provide signature line(s) for the Owner's Certificate. The line after "We, the undersigned," is for printed names.
    Item "o": Satisfactorily addressed.
    Item "q": Revise Harper Community College District No. from 215 to 512.
    Item "r": Not required as there is no new driveway to Rand Rd.
    Item "t": Not addressed. Add a block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.

9/9/2020

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

# Arlington Heights Fire Department
# Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

## NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date _____ Reviewed By: _____

Arlington Heights Fire Department

# Planning & Community Development Dept. Review

September 11, 2020

**REVIEW ROUND 2**

Project: 221-229 W. Rand Rd. Subdivision
Proposed Subdivision and Variation

Case Number: PC 20-012

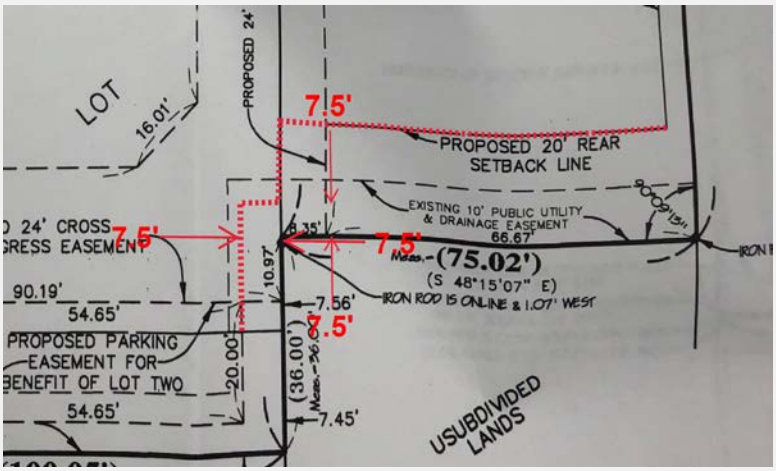
**General:**

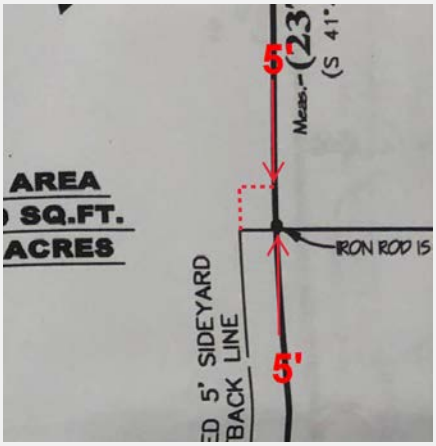
20. The response to comments #7 - #10, and #15 - #18 are acceptable.

21. The response to comment #11 is noted. At time of construction of the required landscape islands, a IAC compliant restriping plan is required.

22. The response to comment #12 is noted. Per email, the space is 1,993 square feet.

23. The response to comment #13 is noted. Please make the following corrections to the setbacks (your surveyor will have to clean it up – the below is just showing the required setbacks):



24. The response to comment #14 is noted. Please revise the language as shown below:

**CROSS INGRESS – EGRESS EASEMENT**

**AND PARKING EASEMENT**

EASEMENT FOR CROSS INGRESS & EGRESS ON LOT ONE SHALL PROVIDE ACCESS TO LOT TWO, AND ON LOT TWO SHALL PROVIDE ACCESS TO LOT ONE. THE EASEMENT FOR PARKING ON LOT ONE SHALL PROVIDE ACCESS TO THOSE SPACES FOR THE EXCLUSIVE USE BY LOT TWO. THE EXISTING INGRESS & EGRESS EASEMENT WHICH SHALL REMAIN IN PLACE ~~SHALL BE FOR THE BENEFIT OF LOTS ONE AND TWO AS ABOVE, AND ITS CREATION PRECEDED THE CREATION OF LOTS ONE AND TWO AS SHOWN HEREON.~~

**AND SHALL CONTINUE TO BE FOR THE BENEFIT OF THE ADJACENT PROPERTIES ON THE RAND ROAD FRONTAGE, SHALL BE REVISED TO ALSO BE TO THE BENEFIT OF LOTS 1 AND 2 TO ALLOW CROSS ACCESS ALONG THE FRONTAGE FOR BOTH LOTS 1 AND 2 OF THIS SUBDIVISION.**

25. The response to comment #19 is noted. Prior to recording, please provide the parking easement agreement for Village review.

Prepared by: _____

# PLAN COMMISSION PROJECT TIMELINE

Project Name: 221-229 W. Rand Rd. Subdivision
PC Number: 20-012
Location: 221-229 W. Rand Rd.

Requested Action:

1. Preliminary and Final Plat of Subdivision to subdivide the subject property into two lots.
2. Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows

| | Date | # of Business Days |
|---|---|---|
| | | |
| Petitioner Provides Plans needed for CPRC | 05/21/20 | - |
| Conceptual Plan Review Committee (CPRC) Electronic Review* | 06/05/20 | 10 |
| Awaiting Petitioner PC Application | 07/27/20 | 35 |
| PC Application Submittal Date | 07/27/20 | - |
| 1st Round Department Comments | 08/14/20 | 14 |
| Petitioner's Response – 1st Round | 09/04/20 | 15 |
| 2nd Round Department Comments | 09/11/20 | 4 |
| Petitioner's Response – 2nd Round | 09/15/20 | 2 |
| PC Hearing | 09/23/20 | 41 days from application date |
| Village Board | 10/05/20 | 8 |
| Anticipated Village Board Ord. Adoption | 10/19/20 | 10 |

* Formal CPRC meetings were cancelled due to the CoVid-19 pandemic. Informal CPRC feedback was sought individually via email in lieu of a virtual or in-person CPRC meeting.