



AGENDA

President and Board of Trustees
Village of Arlington Heights
Board Room

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

October 5, 2015

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

- A. Presentation of the Colors by Brownie Troop #40531 from Olive-Mary Stitt School, 3rd Grade

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 08/31/2015
- B. Committee of the Whole 09/08/2015
- C. Village Board Minutes 9/8/2015
- D. Committee of the Whole 09/21/2015
- E. Village Board Minutes 9/21/15

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register of 9/30/2015

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting of October 5, 2015

Interview of Andi Ruhl for Appointment to the Arlington Economic Alliance

- B. Report of the Committee-of-the-Whole Meeting of October 5, 2015

Interview of Dr. Michael Bagby for Appointment to the Bicycle & Pedestrian Advisory Commission

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. 2015 Pavement Management Program
- B. Firefighter Turnout Gear Drying Cabinets
- C. Street Sweeper Rental 2015b
- D. Roof Repairs for Historical Society, Public Works and Well #16
- E. Purchase of Automotive Fuel
- F. Roadway Liquid Deicer

CONSENT LEGAL

- A. An Ordinance Granting a Land Use Variation for an Adult Day Care Facility
(Xilin Adult Day Care, 145 E. Algonquin Road)
- B. An Ordinance Amending Chapter 22 of the Arlington Heights Municipal Code
(New Article - Illicit Discharge Ordinance)
- C. An Ordinance Amending Chapter 20 of the Arlington Heights Municipal Code
(Sections 20-101, Definitions; 20-104, Driveways - Materials, Repair and Maintenance and Section 20-115 Parkway Maintenance)
- D. An Ordinance Granting a Special Use Permit for a Public Elementary

School and Variations from Chapter 28 of the Arlington Heights
Municipal Code
(Olive-Mary Stitt School, 303 E. Olive Street)

- E. An Ordinance Granting a Special Use Permit and a Variation from
Chapter 28 of the Arlington Heights Municipal Code
(Ivy Hill School, 2211 N. Burke Dr.)
- F. An Ordinance Amending Planned Unit Development Ordinance
Numbers 88-060, 14-002 and 15-016
(Northwest Crossings, 1421 and 1501 W. Shure Drive)
- G. An Ordinance Amending Chapter 8 of the Arlington Heights
Municipal Code
(Section 8-504 Criminal Trespass to Real Property)

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - St. Edna Bingo
- B. Bond Waiver - The American Legion

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Comprehensive Plan Update - PC#14-020
- B. Christina Court - Final Plat of Subdivision - PC#15-001
- C. Holy Nation Presbyterian Church - 2501 N. Chestnut Ave. - PC#15-010

XIII. LEGAL

- A. A Resolution Approving a Final Plat of Subdivision
(Christina Court, 1306 and 1310 E. Olive Street)

XIV. APPOINTMENTS

XV. PETITIONS AND COMMUNICATIONS

XVI. REPORT OF THE VILLAGE MANAGER

- A. Staff Update on Status of Stormwater Control Studies

XVII. ADJOURNMENT

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



Item: Presentation of the Colors

Department: Village Manager's Office

Presentation of the Colors by Brownie Troop #40531 from Olive-Mary Stitt School, 3rd Grade

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Committee of the Whole 08/31/2015

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Committee of the Whole 08/31/2015	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 31, 2015
7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

BOARD MEMBERS PRESENT: President Hayes; Trustees: Blackwood, Farwell, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor and Tinaglia

STAFF MEMBERS PRESENT: Randy Recklaus, Village Manager; Diana Mikula, Assistant Village Manager; James McCalister, Director of Building & Health Services; Sean Freres, Environmental Health Officer; Tom Kuehne, Director of Finance; Eileen Hellstrom, Recording Secretary

IV. NEW BUSINESS

A. Status Report - Expiration of Single-Family Solid Waste Contract on March 31, 2016

Mayor Hayes stated that the collection of refuse has been provided by Groot for many years and we are looking to see if there are ways this can be done differently.

Randy Recklaus, Village Manager, said the Village's contract with Groot Industries for Residential Solid Waste Removal Services expires on March 31, 2016. It is time to determine whether, and under what conditions, the Village would consider renewing our contract with Groot vs. going out for a Request for Proposals (RFP) with multiple vendors.

A renewal agreement with Groot was used as a basis to make that decision. We used data that we had from working with the Solid Waste Agency of

Northern Cook County (SWANCC) to simulate the bidding process by comparing what is in the market place and see how competitive Groot can be.

Mr. Recklaus talked about the advantages of retaining the current provider since the Village has a strong history with Groot and it can be challenging to change vendors.

Mr. Recklaus said whenever you are renewing your contract and contemplating entering into a new contract it is logical to review your current service model and determine if any changes would be desirable. During this meeting we will go over the current service model and talk about the proposals that staff has been able to negotiate with Groot for new alternatives.

Currently the Village has twice a week pick-up throughout the community. Residents are billed \$17.52 per month, billed bi-monthly. There is also a \$2.50 per month charge for a refuse container. All residents receive a cart for recycling. There is an additional fee that every home pays \$7.69 per month that supports our waste transfer station that is currently owned with 23 other municipalities. The Village has a 25% discount for Senior Citizens and a 50% Circuit Breaker discount for those residents who cannot afford the regular rate.

There are a couple of things about the Village's contract that are unique in our region. There are only two other communities within the SWANCC area that has non-optional twice a week pick-up. All the other communities have gone to once a week pick-up. There are only three other communities that have a senior discount and the Village of Arlington Heights' senior discount is deeper than most communities. The Village has bi-monthly billing where most Villages have gone towards quarterly billing for refuse service.

Mr. Recklaus talked about something else that should be factored into the equation and wanted to make sure the Board is armed with the best information. He wanted to mention the impact garbage trucks have on the roads. Refuse trucks are the heaviest trucks that go up and down residential streets regularly. A heavier vehicle going on roads more frequently vs. less frequently will do more damage to the roads. (See Attachment A) The starting and stopping of the refuse trucks is problematic due to a push every time the truck starts and stops. The Engineering Department did a technical explanation of a formula of the load equivalency saying that an empty garbage truck is about the equivalent of 1000 passenger vehicles.

Photos were shown of damage to residential roads that have garbage pick-up on one side of the road and not on the other due to a park or a school on the other side of the street.

Mr. Recklaus mentioned another unique feature of the Village's waste program is being a member of SWANCC which is a co-op of municipalities

that jointly own a waste transfer station. The garbage truck that picks up the trash is not suitable for highway travel. This truck dumps the garbage in a local building, then a bulldozer pushes the garbage onto a vehicle that can travel on the highway to the landfill. The Village owns this facility and the bonds are paid off which reduced the cost. The recommendation is to reduce the current SWANCC fee of \$7.69 per month per customer to \$6.00 per month per customer. The reduction in this fee will result in savings for the residents but will also allow the Village to reallocate some of this money for infrastructure support. (See Attachment B)

Mr. Recklaus said there are a couple of different alternatives for the Board to consider. They looked at a five year renewal with three different service alternatives. All three alternatives result in additional services to residents, additional services to the Village, and cost savings to the residents. Mr. Recklaus said the Board doesn't have to narrow in on one of these alternatives tonight, the one thing that needs to be done as soon as possible is to make a determination whether the Board wants to continue discussing these three alternatives or go to an RFP process.

ALTERNATIVES:

1. Once Per Week Refuse Collection

Under this model, waste would be collected only once a week, refuse carts would be provided to all households free of charge. The senior discount would be reduced from 25% to 15%. The low income/disability discount would remain unchanged at 50%. The \$5.00 per ton floor in recycling rebate would be eliminated, but the recycling rebate program would remain in place. The proposal also includes switching from bi-monthly billing cycle to a quarterly billing cycle. Cost would be reduced about 22% from what residents are paying now. It would be \$19.60 in total. Currently if you don't have a refuse cart, you are paying \$25.21 a month. If the resident does have a refuse cart they pay an additional \$2.50 a month.

- This would increase by the CPI every year with a floor of 1.5% and a ceiling of 3.5%.
- Annual landscape waste sticker increases of \$0.10 per year
- Free refuse cart provided every year
- Extension of landscape waste collection season to December 15th (currently December 1st)
- Addition of a subscription landscape waste/food scrap collection option
- Collection of 20 curbside recycling cans in the Downtown (currently 7)
- Addition of refuse and recycling collection at the Mane Event/Taste of Arlington (Savings of \$3,000-\$5,000 annually)
- Addition of collection for the Downtown train station (Savings of \$2,987 annually)
- Addition of street sweeping container collection at Public Works (Savings of \$3696 annually)
- Addition of fall leaf pile collection at Public Works (Savings of

\$18,270 annually)

2. Once a Week Refuse Collection with Twice Per Week Subscription Option

Under this model, waste would be collected only once a week but if the resident paid an extra monthly charge they can retain twice a week pick-up. The cost for once a week pickup would be the same, \$19.60 including the solid waste infrastructure fee. If you wanted twice a week pick-up it would be \$29.00. Currently if you have a cart you are paying \$27.71 a month, so the price paid per month would go up \$1.29. If you don't have a cart currently, you are paying \$25.21, so this would be increased by just under \$4.00. All other features of Alternative #1 would be in effect.

The only difference between Alternative #1 and Alternative #2 would be the option of an individual household to pay more to retain their twice a week pick-up. Alternative #2 would not have a significant reduction of refuse vehicles on the roads. This could be used as an interim step towards a long term transfer to a once a week pick-up or used as a pilot program and would reduce the traffic somewhat.

3. Twice Per Week Refuse Collection (Current Level of Service)

Under this model, the current level of service would be retained with each household receiving twice a week pick-up. Because the Solid Waste Infrastructure fee would be going down, residents would see a decrease in their bill from \$25.21 to \$23.52.

- Chicago MSA CPI, with limits of 1.5% - 3.5%
- Annual landscape waste sticker increases of \$0.10

The resident would have to continue to pay \$2.50 per month for a refuse cart. The senior discount and low income/disability discount would remain unchanged at 25% and 50% respectively.

Mr. Recklaus talked about in all three models there are additional services to the Village. We would be tripling the number of recycling cans downtown. They would handle refuse pick-up at the Mane Event and Taste of Arlington which saves the Village between \$3,000-\$5,000 annually. They would do refuse collection at the Downtown train station at a savings of \$2,987 annually. Also the street sweeping collection which is about a savings of \$3,696 annually and most notably they would collect the fall leaf pile at Public Works at a savings of \$18,270 annually. The Village's cost would be going down about \$30,000 as a result of these extra services.

Mr. Recklaus said that Alternative #1 would save the Village about \$1.2 million dollars a year. Residents would save about \$67.00 a year.

Alternative #2 would save the Village about \$742,000.

Alternative #3 would save the Village about \$351,000.

Staff believes that all three of these alternatives are competitive. Direction

from the Board is needed to see if these proposals are enough to continue to renew our contract with Groot or if the Board would rather issue a RFP. Also direction is needed on which service alternative to pursue. Finally, direction is also needed as noted in Tom Kuehne's memo (Attachment B), the allocation of the Solid Waste Fund to the Capitol Fund.

Mayor Hayes said before he hears from the Board he wants to thank all those involved in the process up to this point. He also wanted to thank Groot for their participation which has resulted in some very worthwhile options for the residents.

Mayor Hayes asked if the Village were to pursue a contract extension with Groot and considered these three alternatives, how could we gather input from the public. There have been thoughts and concerns from our residents about going from twice a week to once a week pick-up. Mayor Hayes would like an opportunity for the residents to provide input. He would like a plan in place going forward by publicizing these alternatives and the preferred alternative as the Board sees it tonight, and gather public comments.

Mr. Recklaus replied there would be a couple of ways to handle that. If the Board was gravitating towards one alternative or another, Staff could get that out to the public by having a televised meeting, press release, or information on the Village's website. We can ask for feedback and comments by a particular date.

Trustee Sidor said this was a great analysis and the pictures showed how one side of the street was more torn up by residential homes than the other side alongside a park. He spoke during the election about once a week pick-up and this is what he would lean towards. He feels both Alternatives #1 and #2 are considerable. He likes the fact that savings are involved. Trustee Sidor mentioned that if there was once a week pick-up and not as much road deterioration, then the Village would not have to resurface as many roads which would be substantial savings. He also had a question for the representative from Groot. In Glenview, he believes they had twice a week pick up and went to one day a week with the option for twice a week, and eventually phased out the twice a week option. He wanted to know if this was correct.

Frank Hillegonds, Municipal Manager for Groot, replied that Glenview had a menu of options with four different alternatives all with different pricing. When they renegotiated their contract six years ago they wanted to streamline all the costs. They eliminated all the twice a week pickups and went to a once a week curb service. They wanted the lowest price possible, and everything is billed separately. They have a different model than all the other 48 communities that Groot services in the Chicagoland area.

Trustee Sidor asked how the transition was received from the residents of Glenview from all the options to once a week curbside garbage pick-up.

Mr. Hillegonds replied whenever there is change it brings angst from a lot of people. The main concern was from residents who received back door service who physically needed this service. A hardship rate was established which required Village staff to approve residents who have physical hardships and cannot bring their garbage material to the curb.

Trustee Sidor asked how the Village of Glenview is doing today after the transition. Mr. Hillegonds replied they are doing fine.

Mayor Hayes wanted to remind the Board what they are looking for is a decision as to whether or not the Board should pursue a contract extension with Groot or go out for a RFP and their thoughts on the three alternatives at this point.

Trustee Tinaglia talked about the amount of garbage getting smaller due to recycling. It's not as smelly or large as it used to be when twice a week garbage pick-up was important. He would be leaning more towards a single pickup per week with the option for those residents who would like twice a week pick-up. He doesn't want to take away any service from a resident who feels it's their right to have and, at the same time, he doesn't want to impose an extra cost on someone who doesn't want the extra pick-up.

He has talked to a lot of residents through emails who have dealt with Groot in the Village and most residents are really happy with Groot. Trustee Tinaglia would be in favor of working this out with Groot who has been a good neighbor and a good provider without going for a RFP.

Trustee Glasgow asked Mr. Recklaus if we chose Alternative #1, #2, or #3 would we save money on all options. Mr. Recklaus replied yes that was correct.

Trustee Glasgow asked if the only real change is the number of garbage pick-ups. Mr. Recklaus replied essentially yes, but there is somewhat of a difference in the Senior Discount from Alternative #3 vs. Alternative #1 and #2.

Trustee Glasgow talked about three different trucks driving through the neighborhood, recycling, yard waste, and garbage. There would be four different trucks if garbage pick-up was twice a week, and three different trucks if garbage pick-up was once a week. Once a week pick-up would be reducing the road wear by one quarter. Trustee Glasgow asked Mike Pagones, Deputy Director of Engineering if he could put a number value on how much it would save the Village to go from twice a week pick-up to once a week pick-up due to road wear.

Mr. Pagones said one of the things that might help with understanding the cost savings is the difference between the cost of reconstructing a road vs. resurfacing the road. If the Village was able to keep the number of trucks to a minimum and we can resurface a road rather than reconstruct the road,

reconstruction is roughly five times the cost of resurfacing for the same amount of road. This would be a five times difference in cost for the road. Right now the Village has so many streets to catch up on with regards to resurfacing that they fall into a reconstruction project before we take care of them. If the load factor can be lessened and the time frame expanded, maybe we can resurface the roads rather than reconstruct them.

Trustee Glasgow talked about his neighborhood having cul-de-sacs and the only traffic is from residents who live on the street and garbage trucks. He does not have the wear and tear even with twice a week pick-ups. When he is driving on a main street he can see where there is wear and tear due to the amount of traffic. He asked why the roads were not designed to accommodate these trucks?

Mr. Pagones replied that the bad areas where patching was done on one side of the street was because of a particular type of base that was more susceptible to load impact. Many communities that were built in the 70's and 80's had a pozzolanic base. That particular base over time deteriorates and becomes horrendous. Later it was switched to asphalt which the Village uses now.

Trustee Glasgow asked Mr. Recklaus how the reduction in senior discount would affect their bill.

Mr. Recklaus replied that the difference is between \$25.00 and \$19.00, and the difference between this new alternative would be \$19.00 vs. \$16.00. They are still seeing a discount and will be paying less.

Trustee Glasgow asked Mr. Hillegonds if the Village goes from garbage pick-up twice a week to once a week how does that change the day of the week garbage is picked-up?

Mr. Hillegonds responded that currently the schedule is Monday, Thursday and Tuesday, Friday. The community would be re-routed and half of the residents would have their garbage day changed.

Trustee Glasgow asked Tom Kuehne, Director of Finance, about decreasing the SWANCC funding. Could that money be banked for storm water issues in the future?

Mr. Kuehne responded that usually when you have charges you look for a nexus of charges. The nexus would not exist for storm water and he would argue that we would need to find an alternative source of revenue rather than using the funds for storm water issues.

Trustee Glasgow asked Mr. Dave Van Vooren, Executive Director for Solid Waste Agency of Northern Cook County (SWANCC), how many communities he represents. Mr. Van Vooren replied there are 23 members in the SWANCC organization.

Trustee Glasgow asked Mr. Van Vooren how does this bid rate with what he sees elsewhere.

Mr. Van Vooren replied that the scope of services and pricing that Arlington Heights receives is extremely competitive in the marketplace if not a market leader for twice a week pick-up.

Trustee Glasgow asked Mr. Recklaus if this is the best price for our residents and why not do a RFP.

Mr. Recklaus replied the reason they are not recommending a RFP at this point is Staff does not feel confident they would get a substantially lower price going to a RFP, but the Village would be taking on risks getting a service provider that would not provide the same level of service that Groot does. Secondly there is a disruption cost to changing providers. Even if you get the very best provider, there are going to be problems. Given that we have a strong relationship with Groot and the service level being very high, we can feel good about the price and service. If we went to a RFP, we may be sacrificing service at the expense of pricing.

Trustee Glasgow said the only Alternatives he sees as realistic are Alternative #1 and #2. Alternative #2 with the option for twice a week pick-up does not serve the purpose of what Staff has indicated regarding the wear and tear on the roads. By only reducing the garbage truck traffic by one quarter, he can't say that there is a direct nexus between the trucks and the wear on the roads. He would be leaning towards retaining the twice a week service.

Trustee Scaletta said that Groot does provide great quality service to the entire Village. He feels wear and tear on the roads is a much bigger issue than twice a week pick-up. The future is not great when it comes to the streets. The continued increase in cost of oil and labor have reduced the amount of roads repaired every year. He is concerned that if something isn't done now the roads will continue to deteriorate. The Village might not have a surplus every year and the opportunity to repair the roads. Trustee Scaletta feels the garbage trucks put significant weight on the roads. The Board needs to be proactive and his decision is to support a once a week pick-up. He said he would not be ready to sign with Groot today unless he had more specific details on how the pick-ups are going to work so there is no disruption.

Trustee Scaletta asked Mr. Kuehne about the increase of the garbage pick-up every year based on the CPI, and if it was always on the high side of 3.5%, in the next five years, what percentage would the price increase.

Mr. Kuehne replied 17.5% to possibly 20%.

Trustee Scaletta asked when the Village had its last contract for five years, what was the increase from the beginning until the end?

James McCalister, Director of Building & Health Services, replied the annual increase was 2% after the first year. Trustee Scaletta is concerned that it could hit the high end of 3.5%.

Trustee Scaletta likes the way all three alternatives have bundled the Village's needs. Overall he is pleased with the proposal received from Groot, but he would like to hear from some residents. He is trying to decide if the Village should stay with Groot at this time or go out for a RFP. He likes the RFP process which gives the most information and best pricing. On the other hand he has a concern that Groot has now given their proposal to every provider who is going to bid on this. We could possibly get another hauler who gives a low price but won't provide the quality service that we currently receive from Groot.

Trustee LaBedz agrees with Trustee Scaletta about going out to bid at this point and having all the information available from Groot. Someone can come in with a lower bid and next year the cost increases dramatically or the service is not what was expected. One thing she has not heard while talking to the residents was any concerns about Groot being the garbage provider. She would be comfortable moving forward with a contract extension.

As far as the once a week pick-up vs. twice a week pick-up, she thought about 25% of the residents she spoke with were adamant wanting to continue twice a week pick-up. The rest were willing to go to once a week pick-up. Trustee LaBedz talked about her concern regarding the extra weight of an empty garbage truck equivalent to the weight of 1000 cars on the roads multiplied by the pick-ups twice a week.

Trustee LaBedz asked about the landscape waste/food scrap cart and asked if this would be a separate garbage truck going through the neighborhoods? Mr. Hillegonds replied that the food scrap would be combined with the yard waste truck. They did not want to have another truck pick this up.

Trustee LaBedz said the biggest concern she heard was if the Village went to once a week pick-up, residents wanted to see a reduction in their cost, and based on the information tonight, this would be the case. The other concern was where residents would put the additional cart. Should we go this route, we would have to work with residents on ideas of where to place an extra cart since there isn't a lot of room for two carts for some homes.

Trustee LaBedz asked if back door service would continue for those residents who need it? Mr. McCalister replied yes, that is correct.

Trustee Rosenberg asked about the logistics and what days the garbage would be collected.

Mr. Hillegonds responded that there will be an adjustment period. They will also be delivering carts three weeks prior to the service change.

Trustee Rosenberg asked if there will be options for sizes of carts.

Mr. Hillegonds said it would default to a 95 gallon size, the largest cart, and they will allow residents to pick a different size of 35 gallon or 65 gallon. They will also allow residents to upgrade from a smaller cart to a larger cart or downgrade to a smaller cart if they decide the cart they have is too small or too big at no extra charge.

Trustee Rosenberg asked if the food scrap waste would be tossed in with the yard waste?

Mr. Hillegonds replied for the food scrap program, since it is generally liquid waste, the residents are asked to put it in the cart with the yard waste.

Trustee Rosenberg asked if Mr. Hillegonds agrees that the second garbage pick-up is much lighter than the first garbage pick-up.

Mr. Hillegonds responded that he agrees that there is less volume of garbage picked up on the second pick-up day.

Trustee Rosenberg asked in the communities where the option of twice a week pick-up is offered, if they have situations where residents put their garbage at other neighbors homes that have twice a week pick-up.

Mr. Hillegonds said it's never something they have ever had a problem with.

Trustee Rosenberg said he noticed that Glenview had the lowest price per month compared to Arlington Heights. He asked if it's the other services that are bundled that are causing the \$6.00 difference?

Mr. Hillegonds replied that Glenview bought their own carts. They own and maintain them. This is why they are just under \$11.00. Whereas the price of the cart is included in the cost of \$12.97 for Arlington Heights.

Trustee Rosenberg asked what is the price of a cart. Mr. Hillegonds replied the cost of a 95 gallon cart delivered is about \$58.00.

Trustee Rosenberg said he echoes all the other Trustees with Groot's excellent level of service. He agrees that the garbage trucks put wear and tear on the road ways. He asked if a garbage truck has more weight impact than a yard waste or recycling truck.

Mr. Hillegonds replied that it depends on the time of day and how loaded it is. He said the newer trucks have wider front and back tires that can better distribute the weight. Garbage trucks do put wear and tear on the streets. A yard waste truck can weigh just as much as a garbage truck, and recycling trucks can be a little lighter. Garbage trucks can weigh 52,000 pounds loaded.

Trustee Blackwood said her number one concern is essential services and that roads are taken care of. When she read the weight of the trucks, she felt the Village should probably go to once a week service. She talked about living on a busy street which has edge grinding and currently there are ruts on both sides of the street. Besides the garbage trucks that go by, there are probably about 50 times as many cars. She looked at the streets behind hers that are very quiet, and every street that she went down with residential homes on both sides, the streets were in great condition and no edge grinding needed what so ever. This made her realize it is not the garbage trucks and she feels it is probably the pozzolanic material.

Trustee Blackwood talked about the savings indicted by going to once a week pick-up. As Mr. Kuehne indicated in his memo that the additional funds of \$500,000 would attribute to about 20% of the overall recommended \$2.7 million expansion of the street program. While it's important and she would like to see money go towards street improvements, she doesn't know if that supersedes the \$3.92 cent savings per month that is recommended from twice a week pick up to once a week pick-up.

Trustee Blackwood wanted to ask Groot, with the additional cart and once a week pick-up, if the garbage overflows from the cart and you have additional bags of garbage or pieces of furniture on the side, is there an additional charge for that?

Mr. Hillegonds replied there is no extra charge.

Trustee Blackwood said in her opinion, she feels Groot should be very happy to participate in a RFP because of their high service standards and reputation. She feels their pricing would be very competitive and strong with any of the other haulers. She was concerned about the amount of weight the garbage trucks have on the streets and the impact until she drove around the different streets in her neighborhood. She talked about one of the examples used in the presentation by Raven Park. It seems that edge grinding is required on roads that have heavy traffic as opposed to more quiet streets. She is taking the weight of the garbage trucks out of the equation.

Trustee Blackwood said the cost savings going from twice a week pick-up to once a week pick-up is roughly \$4.00 and she wasn't sure this would make enough of a difference. She would be in favor of Groot but just to reinforce that with everyone else, a RFP is always a good idea.

Trustee Farwell thanked Mr. Recklaus, Mr. Kuehne and James McCalister for the presentation and negotiation with Groot for a great package of options, with this being one of best he has seen. He can't speak highly enough about Groot. He has not heard a single complaint about them but many compliments about their level of service. He said a vote in favor for a RFP is not a vote against Groot. For him, these are two independent thoughts. Trustee Farwell said it's our responsibility to do whatever we can to continue to raise the bar of transparency. When you have a long time vendor and never being subject to a RFP through the years, it does bring a certain

amount of question even in the best of contracts. When he says he would be in favor for a RFP over signing another five year contract with Groot, it's because of his responsibility as a civil servant to assure that we are getting the best possible deal we can for the Village.

Trustee Farwell said he doesn't negotiate garbage contracts so he cannot say that we got the best deal from Groot. He knows it's a good one, but doesn't know it's the best one. He would like to know what other refuse companies would put together. The last RFP was in 2001 and since that was a long time ago, he would be in favor of a RFP.

Comparing once a week vs. twice a week garbage pick-up, Trustee Farwell feels it's time for once a week pick-up. The amount of rubbish we create has diminished through the years, with the expansion of recycling.

Trustee Farwell talked about the 2010 Survey done on-line and by mail which indicated that the residents were in favor of once a week pick-up over twice a week. The number one concern from the survey was value and cost. If the residents can save money by once a week pick-up, then we are satisfying that criteria. He would be in favor of once a week garbage pick-up.

Mayor Hayes does agree that there is a justification going to once a week garbage pick-up but with the option for those who would like to stay with twice a week pick-up. He would support Alternative #2. He is not in favor of going out for a RFP. Mayor Hayes said the change to once a week would be a big enough change that we would not want to subject our residents to a potential change for a provider as well. He thinks there is something very much gained by staying with our current provider who has demonstrated they can do the job in a very efficient and professional manner. He would prefer to negotiate with Groot.

Ron Vargas, Village resident, asked if they have considered removing some of the contaminants from the garbage such as CFL lightbulbs, batteries, and electronics. He can find recycling centers to take these to, but he has to travel to other communities to do so, which makes it very tempting to just throw it in the garbage.

Mr. Recklaus said these are two separate issues. The Village doesn't have ability to enforce that these are not put into the garbage, but we can provide opportunities for a drop off spot. This has been discussed in the past with Public Works. This is something that is not dealt with in this contract, but it's something that Staff can do more research on.

Mr. McCalister said the Health Services Department does accept the following through the SWANCC program, CFL lightbulbs, batteries, mercury thermometers, and medications.

Mr. Recklaus said the big thing that we don't have in town is the electronic recycling.

Paul Culhane, Village resident, wanted to complement the Staff on the alternatives presented and he supports Alternative #1, once a week pick-up. He thinks getting the bin will hold a week's worth of garbage and this would be a much more efficient system and would save money.

Ron Cmoie, Village resident, said regarding this issue for him it's obvious with a 25% reduction in road usage. He raised a family of six and has lots of gatherings on a regular basis, and he has very little garbage but lots of recycling. He thinks it's time for a change to switch to once a week pick-up. He thinks Groot is great and he does not advocate a RFP.

Kate McVay, Village resident, said she is in full favor of going to a RFP since it has been a long time. We have 18,400 homes and we are a large Village. There are many competitors out there and a RFP doesn't mean you have to go to the lowest bidder.

Michael Brink with Waste Management, wanted to come on behalf of Waste Management and express their interest in responding to a RFP for the Village. Arlington Heights is a large community and they would be happy to provide service for the Village.

Mayor Hayes said the issue seems to be whether or not to go out to a RFP.

Mr. Recklaus responded that if the Board does vote to go out to a RFP, any direction you can give Staff would be welcome in terms of what options need to be explored.

Trustee LaBedz moved, seconded by Trustee Tinaglia, that the Committee-of-the-Whole recommend to the Village Board to pursue a 5-year contract extension with Groot.

Trustee Glasgow agrees with Trustee Farwell that it is not an indictment of Groot to go to a RFP, but his concern is to make sure the Village has the lowest price for the residents. His question to Staff was how quickly could a RFP be completed. He doesn't want to lose out on any potential savings that can be passed on to the residents.

Mr. Recklaus asked Mr. Van Vooren if 30 days would be conceivable. Mr. Van Vooren replied that SWANCC has some model RFP documents that can be sent to Staff at the Village. Otherwise it could take 30 days to develop a RFP, 30-45 days to give vendors an opportunity to route and think about pricing, 30-45 days to acquire the necessary recycling carts and the garbage carts if it was a new vendor, and complete all of this before the existing contract expires. This could be a tight time frame. There is no guarantee that the RFP process will generate an outcome less than the proposal today.

Trustee Tinaglia wanted to follow-up and say it's not all about the lowest price but to have the best quality service for the most reasonable price. The

reason he seconded this motion is because he is aware of getting bids for services that are not always the best service.

Trustee Rosenberg asked Mr. Van Vooren how many qualified haulers are out there that can handle a contract for Arlington Heights.

Mr. Van Vooren responded that in the Chicago metro area, there are a half a dozen haulers that could bid on this. He mentioned, Groot, Waste Management, Republic Services, Advanced Disposal, Lake Shore Recycling, and Flood Brothers.

Mr. Recklaus wanted to mention that Staff did not accept Groot's first proposal. This has been in discussion for several months. There were a lot of options that were explored over many meetings. Staff did not take this lightly. There is a value to go to a RFP and knowing for sure that you have the lowest price and Staff respects that.

Trustee Sidor said if this were a commodity he would agree to go to a RFP, but as a service provider, there are ancillary benefits and services the provider gives a community. In his opinion, Groot has earned the Village's business. He concurs with Trustee LaBedz, Trustee Tinaglia and Mayor Hayes that we don't have to do a RFP.

Trustee Farwell wanted to separate these two issues. A RFP is not an indictment of Groot by any means. A RFP is not saying that we are going to get a better deal, price or service. He feels it's an exercise as a governmental body and we owe it to the constituents. Fourteen years is a long time to have a contract. He is in favor of a RFP. If the Board decides to change haulers, it will be done in such a way that we have faith in the new vendor. This is why he will be voting no on this motion.

Mayor Hayes thinks our obligation as elected officials is bigger than trying to find the lowest cost and to ensure that we provide the highest quality. We have a known entity here in Groot that the community is comfortable with and they have demonstrated their expertise and professionalism. He would like to continue to stay with Groot. He is in favor of the motion and called for the vote.

Ayes: Trustees LaBedz, Tinaglia, Sidor and Mayor Hayes
Nays: Trustees Blackwood, Farwell, Glasgow, Rosenberg and Scaletta

The motion failed.

Trustee Glasgow moved, Seconded by Trustee Farwell, that the Committee-of-the-Whole recommend to the Village Board to begin the process of issuing a Request for Proposals for refuse collection.

Ayes: Trustees Blackwood, Farwell, Glasgow, Rosenberg and

Scaletta

Nayes: Trustees LaBedz, Sidor, Tinaglia and Mayor Hayes

The motion passed.

Mr. Recklaus asked in terms of drafting a RFP quickly, any further guidance on options that should be contained in the RFP, or not contained, would be appreciated.

Mayor Hayes would prefer not to go with Alternative #1 which does not provide an option for twice a week pick-up.

Trustee Scaletta said that we need to start with the Groot proposal as the starting point to be able to put together the RFP. He wants to be able to take another company's numbers and put them right next to Groot's numbers to understand the comparison.

Trustee Rosenberg would like to continue the yard waste as revenue neutral, as a pay as you go, and the proposal should continue that thought.

Mr. Recklaus wanted to confirm that for the proposals, providers would give us Alternative #1, Alternative #2 and Alternative #3 that is substantially similar to what Groot has done, so we can compare all three Alternatives from the responding vendors.

Trustee Scaletta replied yes since he doesn't believe there was any clarity from the Board tonight on a decision as far as Alternative #1, #2 or #3.

Trustee Tinaglia disagrees and it would be cumbersome to ask for all that information from every provider. What he heard was a unanimous understanding that twice a week is probably not necessary but should be available, Alternative #2. In his opinion, the RFP should be similar to Alternative #2.

Trustee Glasgow agrees with Trustee Scaletta. There is no consensus from the Board with regard to the alternatives. Presenting this all three ways in a RFT should be provided since we are their customer. Having that information would be helpful for comparison.

Mr. Recklaus said what he is hearing is that the RFP would mirror what Groot has provided for us, the three alternatives.

Trustee Scaletta moved, seconded by Trustee Glasgow, that the Committee-of-the-Whole recommend to the Village Board to reduce the current monthly Solid Waste Agency of Northern Cook County (SWANCC) fee charged to single-family homeowners from \$7.69/month to \$6.00/month and use available SWANCC funds for street purposes through the following annual transfers: \$200,000 transfer to the General Fund to cover the annual cost of the street

patching program; and \$300,000 transfer to the Capitol Projects Fund for additional street resurfacing work.

V. OTHER BUSINESS

VI. ADJOURNMENT

Trustee Glasgow moved, seconded by Trustee Scaletta to adjourn the meeting at 9:30 p.m. Upon a voice vote, the motion passed unanimously.



Item: Committee of the Whole 09/08/2015

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Committee of the Whole 09/08/2015	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 8, 2015
7:15 PM

I. CALL TO ORDER

Mayor Tom Hayes called the meeting to order at 7:15 PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus; Assistant Village Manager Diana Mikula

OTHERS PRESENT: Ambreen & Syed Jaffry for 7-Eleven, Trevor Clements, Field Consultant for 7-Eleven; Tom Drake for appointment to the Zoning Board of Appeals; Frank Appleby, Jackie Lewis and Mike Kalway for appointment to the Arlington Economic Alliance

IV. NEW BUSINESS

- A. Consideration of recommending to the Liquor Commissioner the issuance of a Class "B" Liquor License to Jaffry's, Inc., dba 7-Eleven #33876C, located at 1418 E. Hintz Road

Mayor Hayes swore in Mr. & Mrs. Jaffry and Mr. Clements.

Ms. Mikula reported to the Board that the applicants were seeking a Class "B" liquor license which allows full package liquor sales. She further reported that 7-Eleven indicated that the current franchisee will be leaving the business but no other changes will be made to the location, just to the operator. On August 18, 2015, the Arlington Heights Police Department completed a background check on Mr. & Mrs.

Jaffry whom each have 50% ownership in the corporation. No convictions were disclosed and no criminal derogatory information was found. In addition, no lawsuits, judgments, or liens were outstanding.

On September 3, a walk-thru of the business was conducted. No issues were noted and the layout is consistent with the submitted floor plan. The applicants currently have a financial interest in the 7-Eleven located on Northwest Highway in Mt. Prospect. This location does not have a liquor license.

Mayor Hayes asked if there have ever been any liquor code violations at this location. Ms. Mikula informed the Board there have not been any violations at this address.

Mayor Hayes asked the Jaffrys if they would still be operating the Mt. Prospect location. Mr. Jaffry replied that one person would stay at that location and the other one would operate the Arlington Heights store. They will employ 6 people. Mr. & Mrs. Jaffry are both Basset trained. They will retain the current employees. These employees are currently Basset trained under the 7-Eleven program which is State certified.

Mayor Hayes asked if all of the employees would be selling alcohol and Mr. Jaffry responded that they would.

Mayor Hayes asked about the hours of operation in which liquor would be sold. Ms. Mikula indicated the store is open 24 hours but they would not sell past the allowed liquor sale hours and also stated that there are signs in the store informing customers when alcohol could be sold. Cameras are in place and there are locks on the liquor coolers.

Mayor Hayes questioned Mr. Trevor Clements, 7-Eleven's Field Consultant, what ratio of the franchises sell alcohol. Mr. Clements answered 50% of their stores have liquor licenses. There has rarely been a liquor violation at the stores. 7-Eleven has a "secret shopper" program in which undercover people are sent in to the stores to see if the store clerks are checking for ID's. This program is for underage sales in alcohol and tobacco products.

Trustee Blackwood asked Mr. Clements how the area where spirits are held is secured since that area is behind the cashier. Mr. Clements said it's on open shelves and that a liquor cabinet could be provided if necessary. The area is very small and since it is behind a restricted area a cabinet has never been felt to be necessary.

Trustee Glasgow stated he was very comfortable with the internal controls 7-Eleven has in their stores. He asked what happens when a store fails this check. Mr. Clements stated that the employee is served a final written warning and on the next offense is terminated from the system. They are then sent back through the computerized Basset

program.

Trustee Rosenberg asked Ms. Mikula if the area where the beer and wine is shelved is able to be locked. Ms. Mikula respond no because it is on open shelves and is a small area. Only the coolers have locks on them.

TRUSTEE GLASGOW MOVED, SECONDED BY TRUSTEE FARWELL TO RECOMMEND THAT THE VILLAGE BOARD OF TRUSTEES RECOMMEND TO THE LIQUOR COMMISSIONER THE ISSUANCE OF A CLASS "B" LIQUOR LICENSE TO JAFFRY'S, INC., DBA 7-ELEVEN #33876C LOCATED AT 1418 E. HINTZ ROAD.

Motion passed: 9-0

- B. Interview of Tom Drake for Appointment to the Zoning Board of Appeals - Term Ending: 4/30/20

Mayor Hayes introduced Tom Drake to the Board. Tom and his wife have been very active in the community. Tom served one term on the Park Board.

Trustee Glasgow asked Mr. Drake what his outlook is regarding the ZBA. Mr. Drake responded that he feels the Village is working on becoming more commercially friendly and residential friendly. He feels that codes must be kept in place and that we must also have some flexibility. He wants to learn more about how the Board of Appeals works.

TRUSTEE SCALETTA MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF TOM DRAKE TO THE ZONING BOARD OF APPEALS WITH TERM ENDING 4/30/20. TRUSTEE FARWELL SECONDED THE MOTION.

Motion passed 9-0.

- C. Interview of Frank Appleby for Appointment to the Arlington Economic Alliance (Financial Institution) - Term Ending: 4/30/18

Mayor Hayes introduced Frank Appleby to the Board.

Trustee Scaletta spoke very highly of Mr. Appleby and of his experience in working with him in the past on various committees. Trustee Blackwood also spoke of her high regard for Mr. Appleby.

Trustee Sidor asked Mr. Appleby his thoughts on the economic condition of Arlington Heights. Mr. Appleby stated he thinks Arlington Heights is a great place. He has a business that he administers here and he lives here. Most of his cliental is small businesses. He stated he hears the

good and the bad but all in all things are good and we need to keep promoting what we have.

TRUSTEE SCALETTA MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF FRANK APPLEBY TO THE ARLINGTON ECONOMIC ALLIANCE WITH TERM ENDING 4/30/18. TRUSTEE BLACKWOOD SECONDED THE MOTION.

Motion passed: 9-0

- D. Interview of Jackie Lewis for Appointment to the Arlington Economic Alliance (Downtown Business Owner) - Term Ending: 4/30/16

Mayor Hayes introduced Ms. Lewis to the Board.

Trustee Tinaglia recused himself from this portion of the meeting because Ms. Lewis is his sister.

Trustee Farwell spoke highly of Ms. Lewis and thanked her for her service. Trustee Scaletta also praised Ms. Lewis on her success.

TRUSTEE FARWELL MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF JACKIE LEWIS TO THE ARLINGTON ECONOMIC ALLIANCE WITH TERM ENDING 4/30/16. TRUSTEE SCALETTA SECONDED THE MOTION.

Motion passed: 8-0. Trustee Tinaglia recused himself.

- E. Interview of Mike Kalway for Appointment to the Arlington Economic Alliance (Residential Real Estate) - Term Ending: 4/30/16

Mayor Hayes introduced Mr. Kalway to the Board.

Trustee LaBedz thanked Mr. Kalway for all he has done for the Historic Arlington Neighborhood Association (HANA) and for his service as a Board member to the Arlington Heights Historical Society.

Trustee Sidor worked with Mr. Kalway on the Chamber Roundtables and likes his approach to business in general.

TRUSTEE LABEDZ MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF MIKE KALWAY TO THE ARLINGTON ECONOMIC ALLIANCE WITH TERM ENDING 4/30/16. TRUSTEE SIDOR SECONDED THE MOTION.

Motion passed: 9-0

V. OTHER BUSINESS

VI. ADJOURNMENT

**TRUSTEE SCALETTA MOVED, SECONDED BY TRUSTEE LABEDZ TO
ADJOURN.**

The meeting adjourned at 7:49 PM.

Recorded By: Diane Staggs, Admin. Asst. II



Item: Village Board Minutes 9/8/2015

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

VB Minutes 9/8/15

Type

Minutes

MINUTES

Trustee Joe Farwell moved to approve the Warrant Register dated 8/30/2015 in the amount of \$1,979,854.70. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia.

VIDEO **VI. RECOGNITIONS AND PRESENTATIONS**

VIDEO **VII. PUBLIC HEARINGS**

VIDEO **VIII. CITIZENS TO BE HEARD**

Jim Valencia asked the Village to take down the fence on Davis Street which is dilapidated and full of weeds as it across from expensive homes which are well maintained. He asked for it to be replaced with a continuation of the black fence near the Village Hall.

Mr. Recklaus said that staff has been working with Mr. Valencia and his neighbors. Staff is in contact with Union Pacific Railroad to discern if the fence is the railroad's or the Village's. Union Pacific has cleaned up some of the weeds and debris since the concern was brought forward. The Village is still working on the issue and it is a topic for the staff meeting Wednesday.

Diane Mullins said she would like the Village to adopt a rescue only retail pet ordinance. Many businesses in the Village which are pet based and do not sell pets are successful. She said she supports local businesses which provide crucial tax dollars to the Village and would like all local businesses to be ethical and non-exploitative. Currently customers are over paying for pets at pet stores who source from puppy mills. The name of the breeder on a cage does not inform the consumer in any meaningful way as the buyer would have to research the breeder independently. Also, enforcement is difficult. A rescue only policy would be very easy to enforce. She urged the Board to consider input from residents.

President Hayes said residents will have input on any draft pet ordinance. When an ordinance is drafted, there will be a formal opportunity to voice concerns. The Village is waiting on the exhaustion of appeals on the Cook County Ordinance so that the courts have ruled before the Board decides what an appropriate ordinance is. Mr. Recklaus said it was important to see what tools the Village will have before it is determined what tools we want to use.

Navraaz K. Basati said neighbors on Vail and Dunton were visited by a ComEd representative regarding the replacement of wood utility poles and power lines in their back yards. The agent was asking for signatures to

install new poles. Then workers came with poles and started work in the back yards. After reviewing what was signed, the document was a Grant of Easement. On this contract, residents were to receive \$10 for a 10 foot easement meaning they had lost rights to 10 feet of their property. This contract allows ComEd to do maintenance, tree work and no where are they held liable for damage to property. No resident who signed the document has been reimbursed their \$10. ComEd has refused to answer questions. Ms. Basati contacted the ICC and they did not know of any projects. She has also contacted ComEd, with no response. She has filed a complaint. The document required a notarized signature, and there was no Notary present when the residents signed their documents. ComEd said the agent soliciting signatures was a Notary, but these documents were not notarized in the residents' presence. The residents received a blank copy, not a signed copy. The residents have hired an attorney. The Secretary of State has been contacted but there has been no response as of yet. Ms. Basati said it is okay for a new pole to be erected, but she is not okay with the loss of property rights as it alters their plat, their property value, and the well-being of children and pets. Landscaping will be lost. She asked for the Village to share any knowledge of the project and to please help the residents.

Ms. Mikula said the Village was informed that there was a situation and that ComEd was trying to improve reliability in the area. She said staff had a meeting with ComEd last week. ComEd did not have details at the meeting. The Village will host a meeting with ComEd and the residents so concerns can be heard. The Village has asked ComEd to explore other options like new technology and to present these other options to the Village. Ms. Mikula asked for the residents to share copies of their letters and she will share information as well.

VIDEO **IX. OLD BUSINESS**

- VIDEO A. Report of the Committee-of-the-Whole Meeting of Approved
September 8, 2015
Consideration of recommending to the Liquor
Commissioner the issuance of a Class "B" Liquor
License to Jaffry's Inc., dba 7-Eleven #33876C,
located at 1418 E. Hintz Road

Trustee Thomas Glasgow moved to approve. Trustee John Scaletta
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia.

- VIDEO B. Report of the Committee-of-the-Whole Meeting of Approved
September 8, 2015

Interview of Tom Drake for Appointment to the
Zoning Board of Appeals

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

Trustee Thomas Glasgow moved to concur with the Mayor's appointment of Tom Drake to the Zoning Board of Appeals with a term ending 4/30/20.

Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia.

- VIDEO C. Report of the Committee-of-the-Whole Meeting of Approved
September 8, 2015
Interview of Frank Appleby for Appointment to the
Arlington Economic Alliance

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

Trustee John Scaletta moved to concur with the Mayor's appointment of Frank Appleby to the Arlington Economic Alliance with a term ending 4/30/18. Trustee Carol Blackwood Seconded the Motion.

The Motion: Passed

Ayes: Tinaglia, Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor.

- VIDEO D. Report of the Committee-of-the-Whole Meeting of Approved
September 8, 2015
Interview of Jackie Lewis for Appointment to the
Arlington Economic Alliance

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

Trustee Joe Farwell moved to concur with the Mayor's appointment of Jackie Lewis to the Arlington Economic Alliance with a term ending 4/30/16. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor.

Abstain: Tinaglia.

- VIDEO E. Report of the Committee-of-the-Whole Meeting of Approved
September 8, 2015
Interview of Mike Kalway for Appointment to the
Arlington Economic Alliance

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

Trustee Robin LaBedz moved to concur with the Mayor's appointment of Mike Kalway to the Arlington Economic Alliance with a term ending 4/30/16. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia.

- VIDEO F. Report of the Committee-of-the-Whole Meeting of Approved
August 31, 2015
Status Report - Expiration of Single-Family Solid
Waste Contract on March 31, 2016
Trustee Glasgow moved, seconded by Trustee
Farwell, that the Committee-of-the-Whole
recommend to the Village Board to begin the
process of issuing a Request for Proposals for
refuse collection.
The motion passed, with Trustees Blackwood,
Farwell, Glasgow, Rosenberg, and Scaletta voting
aye and Trustees LaBedz, Sidor, Tinaglia, and
Mayor Hayes voting no.

Trustee Glasgow said he moved to direct staff to request bids on the waste contract to see if there was a lower cost provider for residents. He said he thought it was his responsibility as a Trustee. He said he did not want to confuse the issue of the number of pick-ups, versus the provider as they are two separate issues.

Trustee Farwell said he seconded that motion, not as a vote against Groot, but because he did not want to have a provider for 20 years without a request for proposal (RFP). He said it was responsible to look for the lowest price and he wanted the process to be transparent. He said he hoped that Groot would be the successful bidder as they have been a good partner.

President Hayes said he was voting no because Groot has performed admirably and the citizens like them. Staff negotiated different options and appealing choices with a known high-quality provider. He said there may be a somewhat lower price presented through an RFP, but he didn't think that the Village would get better quality. He said he would prefer to stay with a known quantity and save the time and energy a transition requires.

Trustee Sidor concurred with Mayor Hayes. He said the negotiation was a rigorous process. Staff did a good job of vetting the current vendor and negotiated hard for options and savings. SWANCC said it is not sure anything better will come.

Trustee Scaletta agreed that staff did great job and Groot is one of the best contractors in the Village. However, the Village can't have people thinking that the Board agreed to a new contract because it was easier. It is important to be transparent and he didn't see a down side to going to RFP. Groot has done a fantastic job and he said he won't switch for \$1 a month savings, when they have been so good.

Trustee Tinaglia said he is voting against the proposal because he didn't see the need to spend money, staff energy and legal time to find \$.50 or \$1 in savings. He said he did not want to run the risk of changing the program to 1 day a week and have a new provider at the same time. If the Village is going to change to 1 day a week, it should be with a known provider. He said the staff will be putting in a lot of time and effort to get to a result that is already known.

Trustee Scaletta asked how much staff time and money will be spent. Mr. Recklaus explained the process and said that most of the people working on the project are salaried.

Trustee Glasgow said there are 18,200 users served by this contract. If \$1 a month is saved, it would be \$1.1 million over a 5 year contract. It is the Board's duty to make sure the decision is right.

Trustee Rosenberg said he wanted to ensure that the RFP included all of the services that the Village gets today; that missed pick-ups and extra bags did not incur residents extra costs.

Mr. Recklaus said the RFP includes three service alternatives and the prospective firms will have to bid all three. It also includes the services Groot had provided in terms of Village facilities. There may be small differences and intangibles which are difficult to quantify, but staff will do its best to make sure proposers will provide same level of service that residents receive today.

Trustee Rosenberg said that he agreed that the Village should go out to RFP. The laborious process merits the results. Maybe Groot can come up with a better number. Regardless, the Board is obligated to know what else is out there.

Trustee Labeledz said she would prefer to stay with Groot and thinks the Village would be better served to extend the contract with the intent to go to bid in 5 years. She said there are a lot of other things staff is projected to spend time on the next several months.

Trustee Blackwood said she was disappointed that the Village did not go out for RFP earlier. She said that would have allowed the Village time to negotiate with strongest vendors. It is best practice to go to RFP.

Paul Culhane of the Cool Cities Coalition said he supports once a week pick up because it reduces energy, pollution and impact on roadways. It will also save residents \$100 a year. Everyone agrees that going out to bid is a good practice. It would have been better to do so several months ago. Now, there is a tight time frame which sets up confusion. He said it would be sensible to go to once a week pick up with Groot and then get competitive bids after the glitches are worked out. If one bidder put all their cards on the table it is unfair to that bidder. SWANCC has put the cost models together, so it is known that Groot pricing is very competitive. Once a week pick up at a savings of \$100 a year is big dollars.

Trustee Farwell said he is a strong proponent of once a week pick-up, but cannot promote that above transparency. He said that although it is a tight time frame, it is doable.

Trustee Thomas Glasgow moved to approve. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Rosenberg, Scaletta.

Nays: Sidor, Tinaglia, LaBedz, Hayes.

- | | | |
|----|--|----------|
| G. | Report of the Committee of the Whole Meeting of August 31, 2015
Trustee Scaletta moved, seconded by Trustee Glasgow, that the Committee-of-the-Whole recommend to the Village Board to reduce the current monthly Solid Waste Agency of Northern Cook County (SWANCC) fee charged to single-family homeowners from \$7.69/month to \$6.00/month and use available SWANCC funds for street purposes through the following annual transfers: \$200,000 transfer to the General Fund to cover the annual cost of the street patching program; and \$300,000 transfer to the Capital Projects Fund for additional street resurfacing work. The motion passed unanimously. | Approved |
|----|--|----------|

Trustee John Scaletta moved to approve. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia.

- | | | | |
|-------|----|--|----------|
| VIDEO | H. | T-Mobile - 1000 S. Arlington Heights Rd. - PC#15-003 | Approved |
|-------|----|--|----------|

Special Use Permit for a Wireless Antenna Tower

Ms. Ward said at the presentation on August 3, the Petitioner withdrew their request for a height variation five minutes prior to the meeting citing an FCC regulation that allowed the pole to exceed the 75 foot height by 20 feet if there is a co-locator. Today, A Special Use and a Variation of the fence height are being requested. There have also been changes to the landscaping plan and the changes have been agreed to by the petitioner.

Richard Riley of APC Towers said they have withdrawn request for the height variance. They will be in concurrence with the Building Code Review Board.

Trustee Scaletta asked for an explanation of what has occurred since the initial presentation. Ms. Ward said that at that meeting, there was confusion because the petitioner withdrew their request for a 100 foot pole saying that because of FCC regulations, by matter of right, they could build the pole 20 feet higher than the Village Code limit of 75 feet if there is co-location on the pole. Staff was concerned that the pole might go up to 120 and therefore recommended that it be put over. Since then, the petitioner has agreed to build a pole that will not exceed 95 feet, a 20 foot increase over the Code limit. Staff confirmed that the FCC does mandate an additional 20 feet if there is a co-locator.

Trustee Scaletta said this is a Federal Government mandate without notification and the Village had to research the topic independently. He said he was glad the Village didn't rush through and now knows what the regulations are. He said he was not thrilled with a 95' pole near homes. Ms. Ward said that by this order, the FCC has put forth that cell service is of the utmost of importance to residents, therefore co-location is a matter of right.

Mr. Riley said they agree to all terms and conditions specifically landscaping.

Trustee Rosenberg questioned if the fencing and landscaping protected the equipment sufficiently. Mr. Riley said there is no security or public safety issue; it's just the matter of aesthetics.

Trustee Scaletta asked if the pole could be made more appealing. Mr. Riley said there are already two 55 foot power poles nearby with cross bucks on top; he said this area doesn't merit a stealth tower. Trustee Scaletta said he thought poles would end up in residential neighborhoods.

Trustee John Scaletta moved to approve. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia.

VIDEO **X. **CONSENT AGENDA****

CONSENT OLD BUSINESS

VIDEO **CONSENT APPROVAL OF BIDS**

- VIDEO A. Replacement of 3/4-Ton Utility Truck - Public Approved
 Works

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

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia.

- VIDEO B. Sodium Chloride (Road Salt) - State Contract Approved

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

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia.

VIDEO **CONSENT LEGAL**

- VIDEO A. An Ordinance Authorizing the Sale of Surplus Approved
 Personal Property Owned by the Village of
 Arlington Heights
 (Vehicles/Equipment)

Trustee Robin LaBedz moved to approve 15-030. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia.

- VIDEO B. Resolution - 4th Amendment to Agreement - Approved

Nokia Siemens

Trustee Robin LaBedz moved to approve R15-034/A15-040. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia.

- VIDEO C. An Ordinance Granting Variations from Chapter 30 Approved
 of the Arlington Heights Municipal Code
 (Westgate Park & Shop, 1531-1711 W. Campbell
 Street)

Trustee Robin LaBedz moved to approve 15-031. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Sidor, Hayes, LaBedz, Tinaglia, Farwell.

Nays: Scaletta, Blackwood, Glasgow, Rosenberg.

- VIDEO D. An Ordinance Amending Chapter 13 of the Approved
 Arlington Heights Municipal Code
 (Surrender of a Class"BB" liquor license and
 making available a Class "B" liquor license)

Trustee Robin LaBedz moved to approve 15-032. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia.

VIDEO **CONSENT PETITIONS AND COMMUNICATIONS**

- VIDEO A. Permit Fee Waiver - Arlington Heights Park District Approved

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

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia.

Trustee Robin LaBedz moved to approve. Trustee Mike Sidor Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia.

Trustee Robin LaBedz moved to approve. Trustee Mike Sidor Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia.

XI. APPROVAL OF BIDS

VIDEO XIII.LEGAL

Trustee John Scaletta moved to approve 15-033. Trustee Mike Sidor
Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia.

XIV. APPOINTMENTS

VIDEO XV. PETITIONS AND COMMUNICATIONS

President Hayes said that the Arlington Heights Crime Stoppers organization approved a \$1,000 reward pledge to any information leading to the capture to the individuals to the killing of Lt. Joe Gliniewicz of Fox Lake. Four Arlington Heights Police Officers participated in the search.

President Hayes wished happy birthday to Melissa Silverberg of the Daily Herald.

Trustee Farwell said a recycling event is occurring Saturday September 12 from 9-noon. For details go to www.senatormattmurphy.com.

VIDEO XVI. REPORT OF THE VILLAGE MANAGER

VIDEO A. Police Station Feasibility Study Final Report

Mr. Recklaus said the Arlington Heights Police Department Feasibility Study being presented codifies all the decisions made, information gathered and direction given by the Board regarding a new police station. This report studied whether or not the station could be built on the existing campus. The interdisciplinary team looked at operational, financial and physical aspects of project simultaneously and with equal weight.

Mr. Ray Lee and Ms. Louise Kowalczyk presented the report.

Trustee Glasgow said the study brought forth a lot of good ideas which will save the Village money. He thanked all those involved. He said the flow of each floor was discussed and the team worked hard to use existing Village assets in order to spend the least amount of money and make the space work on this site.

Trustee Tinaglia said he believed the study will allow the Village to save money without compromising anything and the Police Department will be well suited.

President Hayes asked what the cost will be. President Hayes asked with the cost would be. Mr. Recklaus said the construction costs are currently projected to be approximately \$27 Million. The figure is based on future dollars.

Trustee Rosenberg asked how the gate to the squad parking garage will work. Ms. Kowalczyk explained the gate that will secure unauthorized vehicles from entering from the back. It's the exit from the garage. Trustee Rosenberg asked how the Community Training Room would be used. Captain Pecora said that the space will allow the Department to host police training classes taught by Northwestern University among other things. The department will receive free tuition by providing space for the courses. The

space will also allow for community/neighborhood meetings, a major case situation room, and other regional training and meeting space for officers. Ms. Kowalczyk said the space will allow the Department to be highly functional because of its flexibility.

Trustee Blackwood asked if the evidentiary rooms were for immediate use. Mr. Lee said detention requirements have gotten longer; the basement evidence space is for immediate access. The 4th floor storage is for long term cases, like homicides and closed cases. Mr. Lee explained that they were able to cut space in this area from the 2009 proposal by using high density storage units to gain efficiency. Long term evidence storage is allotted 880 square feet and another 350 square feet for long term records. Trustee Blackwood asked if there was consideration of shared services opportunities with the Fire Department.

Trustee Glasgow said that confidentiality issues do not allow for much shared service opportunity. Legislative mandates require municipalities to keep information and evidence for longer periods. There is a premium on conference room space and areas to discuss confidential cases. The Community Training Room is in the middle of the building to provide security for confidential cases.

Trustee Scaletta asked how specific were building material and mechanical selections for cost purposes. Mr. Lee said they assumed for a brick exterior, central heating and cooling versus rooftop, and then used a huge database of Police Station costs to determine the cost estimate. The estimate is not specific to exact brands and materials. Trustee Scaletta said he wanted to find ways to reduce the cost of the building, but needed to see what the costs are. He said it sounded like the cost could be under or over. Mr. Lee said usually not.

Trustee Tinaglia said the cost estimate is based on a certain level of finish. A good estimate is based on countless examples. All the cost nuances will be exposed as the project goes on. At that point the Board can trim costs, ask for alternates or better options, and better pricing.

Trustee Scaletta asked if a high level of finish was being presented. Mr. Lee said no, some strong materials are assumed as they last longer, however they did not present top of the line finishes in this cost assumption. Trustee Scaletta asked if the consultants addressed everything the Village asked for in their study. Mr. Recklaus said they did.

Trustee Rosenberg said the Village should try to optimize the timing of construction with the weather.

Trustee Glasgow moved to approve the Police Station Feasibility Study Final Report.

Trustee Tinaglia seconded the motion.

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

Farwell, Hayes
The Motion: Passed.

VIDEO **XVIIADJOURNMENT**

Trustee Jim Tinaglia moved to adjourn. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia.



Item: Committee of the Whole 09/21/2015

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Committee of the Whole 09/21/2015	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Community Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 21, 2015
7:30 PM

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

TRUSTEES ABSENT: Trustee John Scaletta

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus; Assistant Village Manager Diana Mikula

OTHERS PRESENT: Giovanni DeNegris and Salvatore Perricone for Osteria Trulli; Charmaine Lowe, Dave Parulo and Jon Ridler for Arlington Economic Alliance

IV. NEW BUSINESS

- A. Consideration of recommending to the Liquor Commissioner the issuance of a Class "A" Liquor License to Osteria Trulli, LLC, dba Osteria Trulli, located at 1510 E. Hintz Road

Mayor Hayes swore in Mr. DeNegris and Mr. Perricone.

Ms. Mikula reported to the Board that the applicants at tonight's meeting are seeking a Class "A" liquor license which allows full liquor sales for the restaurant.

On August 18, 2015, the Arlington Heights Police Department completed a

background check on Mr. Giovanni DeNegris and Mr. Salvatore Perricone whom each have 50% ownership interest in the LLC. No convictions were disclosed and no criminal derogatory information was found. In addition, no lawsuits, judgments, or liens were outstanding. The applicants have agreed to comply with the Special Use conditions attached to this property.

A walk-thru of the business will be conducted once construction is completed, and equipment and furniture is installed. The liquor license will be released to the applicants upon liquor license approval and confirmation that the layout is in substantial compliance with the submitted floor plan.

The applicants explained to the Board that they were leasing the restaurant space directly from the landlord. The space has been vacant for about a year and a half. They are doing a whole new concept and starting from scratch.

Mayor Hayes asked if there had ever been a liquor violation at this location. Ms. Mikula informed that there had been one but it was many years ago.

Ms. DeNegris will be working at the restaurant while Mr. Perricone will not be present on a regular basis.

Mayor Hayes asked Mr. DeNegris what his experience is in operating a restaurant. Mr. DeNegris explained that he is an executive chef and has many years of restaurant experience. Mr. DeNegris retired in March but decided he was not yet ready for this so he started looking for a new space to open a restaurant.

Mayor Hayes asked if any of Mr. DeNegris' other restaurant had ever had a liquor violation. Mr. DeNegris stated that none had.

Mayor Hayes asked Mr. Perricone what his experience was in the restaurant business. Mr. Perricone stated that he has no experience.

Mr. DeNegris is Basset trained and his employees will be Basset trained also. He is hoping to be open by the end of October. His hours of operation will be 11 AM – 11 PM.

Mayor Hayes asked why one of Mr. DeNegris' restaurant had been condemned. Mr. DeNegris said it was an old movie theater and had been closed for several years. It developed a mold problem and the City of Evanston condemned the building.

Trustee Glasgow asked what type of cuisine would be served. Mr. DeNegris responded that southern Italian cuisine would be served. Trustee Glasgow stated that he had dined at Mr. DeNegris' Evanston location and it was very good.

Trustee LaBedz asked about the financing of the business. Mr. DeNegris stated that just he and Mr. Perricone would be financing the business.

Trustee Rosenberg suggested that Mr. Perricone should get Basset trained.

Trustee Tinaglia welcomed the applicants to Arlington Heights.

TRUSTEE GLASGOW MOVED, SECONDED BY TRUSTEE LABEDZ TO RECOMMEND THAT THE VILLAGE BOARD OF TRUSTEES RECOMMEND TO THE LIQUOR COMMISSIONER THE ISSUANCE OF A CLASS "A" LIQUOR LICENSE TO OSTERIA TRULLI, LLC, DBA OSTERIA TRULLI, LOCATED AT 1510 E. HINTZ ROAD.

The motion passed 8-0

- B. Interview of Charmaine Lowe for Appointment to the Arlington Economic Alliance (Restaurateur) - Term Ending: 4/30/17

Mayor Hayes introduced Ms. Lowe to the Board.

Trustee LaBedz thanked Ms. Lowe for all of her community involvement.

Trustee Farwell asked Ms. Lowe how she transitioned from being a real estate attorney to Tropical Smoothies. Ms. Lowe explained how she and her husband had been affected by the real estate market downturn. She did franchise work for a while as a lawyer and he had a restaurant background. Her husband wanted to get his own place so with her franchise knowledge they began researching restaurants and decided on Tropical Smoothies.

TRUSTEE LABEDZ MOVED TO CONCUR WITH THE MAYOR'S APPOINTMENT OF CHARMAINE LOWE TO THE ARLINGTON ECONOMIC ALLIANCE WITH A TERM ENDING 4/30/17. TRUSTEE FARWELL SECONDED THE MOTION.

The motion passed 8-0.

- C. Interview of Dave Parulo for Appointment to the Arlington Economic Alliance (Convention & Visitors Bureau) - Term Ending: 4/30/18

Mayor Hayes introduced Mr. Parulo to the Board.

Trustees Rosenberg, Blackwell & Glasgow thanked Mr. Parulo for his willingness to serve and all his work over the years.

TRUSTEE ROSENBERG MOVED TO CONCUR WITH THE MAYOR'S APPOINTMENT OF DAVE PARULO TO THE ARLINGTON ECONOMIC ALLIANCE WITH A TERM ENDING 4/30/18. TRUSTEE BLACKWOOD SECONDED THE MOTION.

- Motion passed: 8-0

- D. Interview of Jon Ridler for Appointment to the Arlington Economic Alliance (Chamber of Commerce) - Term Ending: 4/30/18

Mayor Hayes introduced Mr. Ridler to the Board.

Mr. Ridler explained to the Board that the Chamber Board of Directors voted to have him serve in the newly created Chamber of Commerce position for the Arlington Economic Alliance.

Trustee Glasgow thanked Mr. Ridler for everything he has done.

Trustee Sidor asked Mr. Ridler his thoughts now that he would have more of a hands-on position rather than that of an advisory position. Mr. Ridler said that he wanted to bring some common threads from the SBEA and bring them to the Economic Alliance and have further discussion on what those common threads might look like by all those industries represented at the table.

TRUSTEE SIDOR MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF JON RIDLER TO THE ARLINGTON ECONOMIC ALLIANCE WITH TERM ENDING 4/30/18. TRUSTEE GLASGOW SECONDED THE MOTION.

Motion passed: 8-0.

V. OTHER BUSINESS

VI. ADJOURNMENT

TRUSTEE FARWELL MOVED, SECONDED BY TRUSTEE SIDOR TO ADJOURN.

The meeting adjourned at 7:54 PM.

Recorded By: Diane Staggs, Admin. Asst. II



Item: Village Board Minutes 9/21/15

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

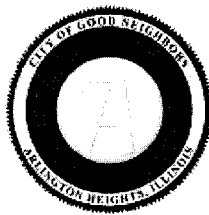
Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Village Board Minutes 9/21/2015	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 21, 2015
8:00 PM

VIDEO **I. CALL TO ORDER**

VIDEO **II. PLEDGE OF ALLEGIANCE**

VIDEO **III. ROLL CALL OF MEMBERS**

The Village Clerk Called the roll with President Hayes the following Trustees responding: Sidor, Blackwood, LaBedz, Glasgow, Rosenberg, Farwell and Tinaglia.

Trustee Scaletta was absent

Also in attendance were: Randy Recklaus, Robin Ward, Charles Perkins, Diana Mikula, Scott Shirley, Mark Burkland and Becky Hume.

VIDEO **IV. APPROVAL OF MINUTES**

VIDEO **V. APPROVAL OF ACCOUNTS PAYABLE**

VIDEO A. Warrant Register of 9/15/2015 Approved

Trustee Joe Farwell moved to approve the Warrant Register dated 9/15/2015 in the amount of \$2,913,502.25. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

VI. RECOGNITIONS AND PRESENTATIONS

- VIDEO A. Presentation of "One Book, One Village"
Community reading event by Arlington Heights
Memorial Library Deputy Director Jeremy
Andrykowski

Mr. Andrykowski invited residents to read The Book of Unknown Americans by Christian Henriquez. On November 12th, at the Metropolis Performing Arts Center, there will be a conversation with the author. Sign up at the library or online. Go to www.ahml.info for program listings and to register.

- VIDEO B. Presentation of the 2015 Kenneth Hood Senior
Service Award to Julie Wright by the Senior
Citizens Commission

Senior Citizens Commissioner George Weber announced Julie Wright as the recipient of the 2015 Dr. Kenneth Hood Award. Mayor Hayes said volunteerism sets the Village apart. He enumerated Ms. Wright's vast volunteer resume dating back to 1986. Ms. Wright thanked her husband Don Wright for nominating her and said she has loved every minute of it.

VII. PUBLIC HEARINGS

VIDEO VIII. CITIZENS TO BE HEARD

Keith Moens asked the Board to include a leaf pick up service at no cost to residents. He said the Village helps businesses, finds money for things like the police station, Metropolis and even writes legislation to help a business in town which buys from puppy mills. All of these are subsidies. He asked for the Village to help the homeowner. Mr. Moens said he has been told the Village can't do it, but Mt. Prospect does. He said if it can't be provided he suggested giving a tax rebate to the homeowners for the tags and stickers that are used to pick up Village leaves. He said he would like the RFP to reflect his request to see what it would cost.

Mayor Hayes said this has been looked at on a number of occasions, it would not be no cost, there would be an associated cost.

Mr. Recklaus said the money comes from somewhere, municipalities can either pay a higher flat fee, or a user cost per bag. He said the Village can charge everyone more and say leaves are free, or charge less and have the sticker program. Some towns pay for leaf pick up but it increases taxes. It is most cost effective to contract leaf removal out, and he said it is equitable on an bag basis. There is no way to do it without cost, it's just a question of who pays.

Jim Valencia said he would like the railroad fence along East Davis Street replaced. In response to his request, he received an email from Mr. Recklaus which said the fairest way to process this project was through the

Village's Capital Improvement Plan process next year. Mr. Valencia said it is not fair to residents to look at a 50 year old fence which has been an embarrassment for 20 years. He said it was time to invest in another fence and project the cost over 30 years. He asked the Board to find a way to give the neighborhood a fence for Thanksgiving and find funds available in the current budget.

Mr. Recklaus said staff is currently looking at the cost of different options, this kind of item typically costs between \$100,000 and \$200,000. The Capital Improvement Process is the best and most consistent way to proceed.

Trustee Tinaglia asked if landscaping could be a choice. He said there may be safety issues. There are other areas along the tracks without a fence and perhaps there is some middle ground. Mr. Recklaus said those options are being examined and will be presented to the Board. Trustee Tinaglia suggested that the Village poll the homeowners as alternatives are developed. Mr. Recklaus said the Village could solicit resident input.

VIDEO IX. OLD BUSINESS

VIDEO A. Report of the Committee-of-the-Whole Meeting of Approved
September 21, 2015

Consideration of recommending to the Liquor Commissioner the issuance of a Class "A" Liquor License to Osteria Trulli, LLC, dba Osteria Trulli, located at 1510 E. Hintz Road

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaqlia

Absent: Scaletta

VIDEO B. Report of the Committee-of-the-Whole Meeting of Approved
September 21, 2015

Interview of Charmaine Lowe for Appointment to the Arlington Economic Alliance

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

Trustee Robin LaBedz moved to concur in the Mayor's appointment of Charmaine Lowe to the Arlington Economic Alliance with a term ending 4/30/17. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

VIDEO C. Report of the Committee-of-the-Whole Meeting of Approved
September 21, 2015

Interview of Dave Parulo for Appointment to the
Arlington Economic Alliance

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

Trustee Bert Rosenberg moved to concur in the Mayor's appointment of
Dave Parulo to the Arlington Economic Alliance with a term ending
4/30/18. Trustee Carol Blackwood Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor,
Tinaglia

Absent: Scaletta

VIDEO D. Report of the Committee-of-the-Whole Meeting of Approved
September 21, 2015

Interview of Jon Ridler for Appointment to the
Arlington Economic Alliance

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

Trustee Mike Sidor moved to concur with the Mayor's appointment of Jon
Ridler to the Arlington Economic Alliance with a term ending 4/30/18.

Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor,
Tinaglia

Absent: Scaletta

VIDEO **X. CONSENT AGENDA**

CONSENT OLD BUSINESS

VIDEO **CONSENT APPROVAL OF BIDS**

VIDEO A. Tree Gator Watering Bags Approved

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

VIDEO	B. Vehicle Lifts - Public Works	Approved
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Trustee Thomas Glasgow moved to approve. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

VIDEO	C. Heating, Ventilation, and Air Conditioning (HVAC) Approved Preventative Maintenance Contract: Group B - Commercial
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Trustee Thomas Glasgow moved to approve. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

VIDEO **CONSENT LEGAL**

VIDEO	A.	A Resolution Approving a Second Amendment to an Agreement for Court Reporter Services (Arlington Reporting Services, 2-year extension of agreement)	Approved
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Trustee Thomas Glasgow moved to approve R15-035/A15-042. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

VIDEO	B.	A Resolution Approving an Agreement	Approved

(Catholic Charities' use of space at the Senior Center, 1801 W. Central Road)

Trustee Thomas Glasgow moved to approve R15-036/A15-043. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

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

VIDEO	C.	An Ordinance Prohibiting Parking (North Salem Avenue cul-de-sac)	Approved
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Trustee Thomas Glasgow moved to approve 15-034. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

VIDEO CONSENT REPORT OF THE VILLAGE MANAGER

VIDEO	A.	Settlement - Workers' Compensation Claim - Palczynski	Approved
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Trustee Thomas Glasgow moved to approve a settlement in the amount of \$14,251 for the worker's compensation claim of Philip Palczynski. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

VIDEO XI. APPROVAL OF BIDS

XII. NEW BUSINESS

VIDEO	A.	Xilin Adult Day Care - 145 E. Algonquin Rd. - PC#15-011 Land Use Variation	Approved
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Trustee Rosenberg asked if the language school was for profit. Linda Yang of Xilin said no, the entire operation was not for profit, the school is a

DCFS community education program. She thanked the Chamber of Commerce and the community for their support.

Trustee Thomas Glasgow moved to approve. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

VIDEO B. Northwest Crossings - 1421 & 1501 W. Shure Dr. Approved
 - PC#15-019
 PUD Amendment

Steve Bauer, attorney for the project, said they are seeking a significant way to re-purpose and retrofit the building to make it more than a single use building. Trustee Sidor asked what the net was for. Mr. Bauer said it is for security and safety for the sport court.

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

VIDEO C. Ivy Hill School - 2211 N. Burke Dr. - PC#15-016 Approved
 Special Use for a School

Trustee Glasgow recused himself from the discussion and vote on the School District 25 petitions because of a conflict of interest. He left the meeting at this time.

Dr. Lori Bein, Superintendent of District 25, said there are many new families moving into the school district. They need to expand teaching and learning space for students.

Mr. Recklaus said concerns with traffic have been expressed by residents. The 23 schools in the Village are among the most challenging situations for traffic. He said this is a beginning but the review process does not end here. The Village will continually look to optimize traffic circulation at these schools.

Mike Henderson from STR Partners explained the expansion plans at Ivy Hill. Dr. Bein said most of the new incoming students will require busing there. The proposed plan allows for more bus space so all buses can pull into drop off area.

Trustee Rosenberg asked if there were traffic guides, when the bus lanes

and project would be complete, and the number of additional staff required. Dr. Bein said construction will not affect parent drop off but staff and parents assist in traffic direction. They would like to start construction in October to be complete by the fall of 2016. The bus driveway would be constructed next summer. Dr. Bein said five of the classrooms will serve enrollment they already have. An additional five will meet future enrollment projections over next several years. They expect 79 additional students over next 3-5 years.

Trustee Farwell asked how the District determined that the growth is long term. Dr. Bein said that they had a previous demographic study by the University of Wisconsin which did not show long term growth. Since then, they have switched demographers, talked to the apartment complexes, builders and real estate agents, and then triangulated these three pieces which showed that enrollment is growing. This year, they were only off by 2 students.

Trustee Rosenberg asked what percentage of students ride the bus to Ivy Hill. Dr. Bein said the majority of students at Ivy Hill take busses, requiring eight buses. Trustee LaBedz said children qualify if they are 1.5 miles from the school site. Others can pay to ride if they are within the 1.5 miles.

Trustee Sidor asked for placement of more Idle Free signs in the bus drop off lanes.

Trustee Farwell asked if the 3' shrubbery screen was sufficient. Mr. Perkins said the shrubbery is at grade, there is no berm there. It is important to keep visibility because of driveways and children coming and going. The resident communication received stated that they wanted to ensure that the landscaping was installed.

Trustee Jim Tinaglia moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta, Glasgow

VIDEO	D.	Olive-Mary Stitt School - 303 E. Olive St. - PC#15-015 Special Use for a School	Approved
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Dr. Bein said they are adding five classrooms, one of which is for community use, as there is much demand for that kind of space there. It will also have a new gymnasium. The Park District uses this facility as well. There is concern regarding parking during drop off and pick up. Olive Mary Stitt (OMS) is primarily a community of walkers. There is one bus for 600 students. However, there are a lot of drop offs. Residents to the south are concerned with increased traffic as parents park on Pine and Belmont, block driveways, and children cut through yards. 30% of the students enter from

the south. Today, because of the construction screening, there is no access to the south and no parking on Belmont or Pine during construction. Dr. Bein said she hopes that this will stop the habit. They also have a new traffic pattern into the school and are reminding families of the parking agreement with Orchard Church. By stopping the habit, showing a new way and educating parents, they hope to eliminate parking on Pine and Belmont. She said they would like to wait until after construction to see if this new process works before other steps are considered.

Mr. Perkins said these improvements will help but not eliminate the on street issues. When complete, enrollment will be 642, with options to stack 31 or 44 vehicles. Staff plans to reevaluate the parking situation once traffic patterns have normalized. Mr. Perkins asked that Plan Commission Condition #2 be revised to state the landscaping plan be submitted to staff within 60-90 days for approval and for the School District to work with the neighbors to the south.

Mr. Henderson explained the expansion. The landscape buffer will be heavy and they are committed to doubling it as the Design Commission recommended. The exact configuration has yet to be determined. Dr. Bein clarified that they are seeking a parking variation and variations for setbacks on the existing building, as even without the addition, it does not meet Code on north side or on the furthest south side. The additions being considered tonight do meet height and set back requirements. The existing building does not.

Trustee Tinaglia said this is a good example of what can be done with something old that has modern needs.

Trustee LaBedz said that even though only four students qualify for the bus by living 1.5 miles away from school, other students ride it to avoid crossing both Arlington Heights Road and Euclid. She said she was dismayed by the feedback given by staff to some of the resident concerns. She said she was glad that the traffic issue will be revisited. She asked if staff is encouraged to park at church or in the main lot. Dr. Bein said during construction staff is parking in the Orchard Church lot. After construction, there is enough parking in the lot for staff and visiting parents. Trustee LaBedz asked about security in the back of the school as people hanging out in area already. Mr. Henderson said that there will be exterior lights, with the intention that it will be light enough to maintain security without light spilling onto neighbors. There are also extensive security cameras.

Trustee Blackwood asked how the school ensures traffic patterns are adhered to. Dr. Bein said the District is currently contracting with the Police Department. After construction, they will use a combination of crossing guards, teachers and volunteer parents for ½ hour in the morning and ½ hour in afternoon. There is more walking this year and they will be looking for more people interested in being crossing guards at Douglas and

Oakton.

Trustee Blackwood asked about signage. Dr. Bein said there is striping and signage at the stop sign. OMS has ordered some temporary "pull forward" signs. They have also put a lot of education out to families. These efforts will continue through the entire school year.

Trustee Rosenberg asked if fencing the property would keep people from people parking in the cul-de-sacs. Dr. Bein said they would consider it, but the neighbors like access to the school property. She said they would support "no parking" signs if the new direction does not work. She said they also plan to have staff in those areas to encourage families to drop off in the front of school.

Trustee Sidor asked about the education process for parents. Dr. Bein said fencing was put up prior to the first day to get families used to the new process before construction begins. Now, they are encouraging parents to use the new drop off procedure. They will then talk to families about continuing to be good neighbors. If it is still a problem, they will institute a no access allowed scenario. Trustee Sidor suggested the District send a link to this meeting to parents so they can appreciate the concerns, see the drawings and review the procedures.

Charlie Hess, a neighbor of the school, said his family uses the school property a lot themselves. He wished they weren't moving within 16 feet of his property, but understands the project is within the rules and Code. He said the District has worked with the neighbors closely, and they will continue to talk to the landscaping people. The issue of parking is significant on his street. He said the school needs to have something ready to present parents in 2016 as his street is very attractive as a drop off location. Perhaps limiting parking on one side of the street would work. He requested a school liaison be created for feedback from the neighbors. Hopefully the parents will be retrained, but they will need more training next year.

Trustee Rosenberg asked if fence was asked for, would that be agreeable. Mr. Hess said they would welcome it if it was pleasing to look at and the right size. He said there is less hanging out behind the school than in previous years. He would not like an alley type situation to be created.

Trustee Tinaglia said landscaping can do a lot but fencing creates a no man's land. He suggested the work continue until both sides are happy.

Trustee Rosenberg asked if the Village can compel the school to act to correct a future parking situation. Mr. Recklaus said the Village works closely with the School District and the concern is mutual. The Village has different tools but they work together to look for solutions. All discussions occur in good faith as the interests are not dissimilar.

Trustee Jim Tinaglia moved to approve PC !15-015 for Olive-Mary Stitt with

the following change to Condition #2: A revised landscape plan must be submitted within 60-90 days following Board approval subject to review and approval by staff after discussion with the neighbors. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta, Glasgow

XIII.LEGAL

XIV. APPOINTMENTS

VIDEO XV. PETITIONS AND COMMUNICATIONS

The Katie Project will occur Saturday, November 7. Volunteers and people who need to replace their smoke detector batteries call Nancy Kluz at 847-368-5104.

October 10th is the Fire Department Open House.

October 3 is the Autumn Harvest at North School Park.

VIDEO XVI. REPORT OF THE VILLAGE MANAGER

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

- and -

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

VIDEO XVIIADJOURNMENT

Trustee Joe Farwell moved to adjourn to Closed Session at 9:47 p.m.. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta, Glasgow



Item: Warrant Register of 9/30/2015

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Warrant Register of 9/30/2015

Type

Warrant Register



VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR

CHECK DATE: 9 - 30 - 2015

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$334,843.18
211	Motor Fuel Tax Fund	\$165,271.42
215	CDBG Fund	\$2,534.22
231	Criminal Investigation Fd	\$2,034.03
235	Municipal Parkg Opr Fund	\$247,423.07
266	Hickory Kensington TIF	\$2,250.00
401	Capital Projects Fund	\$352,651.42
435	EAB Fund	\$4,824.35
505	Water and Sewer Fund	\$90,677.97
511	Solid Waste Fund SWANCC	\$93,093.00
515	Arts,Entert & Events Fund	\$1,012.31
611	General Liability Ins Fnd	\$29,204.71
615	Workers Compensation Ins	\$26,850.83
621	Fleet Operations Fund	\$12,411.11
625	Technology Fund	\$26,200.93
715	Guaranty Deposits Fund	\$8,200.00
721	Escrow Deposits Fund	\$10,311.30
TOTAL ALL FUNDS		\$1,409,793.85

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 0					
Division: 0					
2012	505-0000-452.42-00	HETEL SHAH	REFUND ARCH PAYMENT	\$658.80	\$658.80
195206	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE	\$2,218.01	\$2,218.01
195209	715-0000-220.93-00	ANDRA AMATO	REFUND BOND	\$200.00	\$200.00
195210	715-0000-220.93-00	ANGELICA CARDONA	REFUND BOND	\$200.00	\$200.00
195221	715-0000-220.93-00	BECKY ROWAN	REFUND BOND	\$200.00	\$200.00
195226	715-0000-220.93-00	CARMEN AND SONS CONCRETE	REFUND BOND	\$200.00	\$200.00
195228	715-0000-220.93-00	CATHLEEN HUGHES	REFUND BOND	\$200.00	\$200.00
195231	505-0000-452.42-00	KRZYSZTOF CHABOWSKI	REPLACE LOST CHECK 192308	\$66.36	\$66.36
195234	715-0000-220.93-00	CHRIS Z CONSTRUCTION	REFUND BOND	\$200.00	\$200.00
195235	721-0000-221.11-09	CHRISTOPHER B BURKE LTD	SOMERSET CT MAINTENANCE	\$315.30	\$315.30
195247	101-0000-422.05-00	D KERSEY CONSTRUCTION CO	REFUND REVIEW PLANS	\$1,083.50	\$1,083.50
195249	715-0000-220.93-00	DAN GOETZ	REFUND BOND	\$200.00	\$200.00
195251	715-0000-220.93-00	DELTA RENOVATIONS INC	REFUND BOND	\$50.00	\$50.00
195253	715-0000-220.93-00	DIANE DILLON	REFUND BOND	\$200.00	\$200.00
195259	715-0000-220.93-00	DUBOIS PAVING	REFUND BOND	\$200.00	\$200.00
195260	715-0000-220.93-00	DUBOIS PAVING CO	REFUND BOND	\$200.00	\$200.00
195261	715-0000-220.93-00	DUBOIS PAVING CO	REFUND BOND	\$200.00	\$200.00
195262	715-0000-220.93-00	DUBOIS PAVING CO	REFUND BOND	\$200.00	\$200.00
195263	715-0000-220.93-00	DUBOIS PAVING CO	REFUND BOND	\$200.00	\$200.00
195264	715-0000-220.93-00	DUBOIS PAVING CO	REFUND BOND	\$200.00	\$200.00
195269	715-0000-220.93-00	ELEANOR SQUILLACIOYI	REFUND BOND	\$200.00	\$200.00
195270	715-0000-220.93-00	EMANUEL CHIU	REFUND BOND	\$150.00	\$150.00
195281	715-0000-220.93-00	FORTIS CONCRETE	REFUND BOND	\$200.00	\$200.00
195282	715-0000-220.93-00	FORTIS CONCRETE CO INC	REFUND BOND	\$200.00	\$200.00
195283	715-0000-220.93-00	FRANK DEROSA	REFUND BOND	\$200.00	\$200.00
195287	715-0000-220.93-00	GEORGE SMOLAK	REFUND BOND	\$200.00	\$200.00
195321	715-0000-220.93-00	JACK CAIN	REFUND BOND	\$200.00	\$200.00
195322	715-0000-220.93-00	JAMES STRONG	REFUND BOND	\$200.00	\$200.00
195325	715-0000-220.93-00	KATHRYN BOUDART	REFUND BOND	\$200.00	\$200.00
195327	715-0000-220.93-00	KEITH BOUDART	REFUND BOND	\$200.00	\$200.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
195328	715-0000-220.93-00	KIERNAN MACK	REFUND BOND	\$200.00	\$200.00
195332	715-0000-220.93-00	L & I LAWN SPRINLER	REFUND BOND	\$150.00	\$600.00
			REFUND BOND	\$150.00	
			REFUND BOND	\$150.00	
			REFUND BOND	\$150.00	
195339	715-0000-220.93-00	LUIS ARAMBURO	REFUND BOND	\$50.00	\$50.00
195340	715-0000-220.93-00	LUKASZ WEGLOWSKI	REFUND BOND	\$200.00	\$200.00
195341	715-0000-220.93-00	MAELENA GOMEZ DELACASA	REFUND BOND	\$200.00	\$200.00
195342	715-0000-220.93-00	MARGARET KLEPITSCH	REFUND BOND	\$200.00	\$200.00
195343	715-0000-220.93-00	MATT KELLER	REFUND BOND	\$200.00	\$200.00
195345	505-0000-120.80-00	MC COLLUM, HARRY T	REFUND WATER	\$172.38	\$172.38
195348	721-0000-221.10-11	MI HOMES	REFUND PERMIT FEES	\$5,096.04	\$9,996.00
			REFUND PERMIT FEES	\$1,977.36	
			REFUND PERMIT FEES	\$945.24	
			REFUND PERMIT FEES	\$1,977.36	
195362	505-0000-120.80-00	NAPOLEON, PETER	REFUND WATER	\$86.40	\$86.40
195376	715-0000-220.93-00	PAVEMENT SOLUTIONS	REFUND BOND	\$200.00	\$200.00
195389	715-0000-220.93-00	RABINE PAVING	REFUND BOND	\$200.00	\$200.00
195398	715-0000-220.93-00	ROSARIA CACUCCIOTO	REFUND BOND	\$200.00	\$200.00
195402	715-0000-220.93-00	SCARAVALLE COMPANY INC	REFUND BOND	\$200.00	\$200.00
195404	715-0000-220.93-00	SHANA LUSSENHOP	REFUND BOND	\$200.00	\$200.00
195412	101-0000-421.99-00	STARBUCKS #2219	REFUND BUSINESS LICENSE	\$10.00	\$10.00
195413	715-0000-220.93-00	STERRENBURG MARY	REPLACE LOST CHECK 191692	\$150.00	\$150.00
195420	715-0000-220.93-00	THOMAS MANTA	REFUND BOND	\$400.00	\$400.00
195425	715-0000-220.93-00	TURF INDUSTRIES INC	REFUND BOND	\$200.00	\$200.00
801491	101-0000-210.95-00	RTA/CTA BENEFIT PROGRAM	TRANSIT BENEFIT - 10-2015	\$360.50	\$360.50
Total Division:				\$23,167.25	
Total Department:				\$23,167.25	

Check Date: 2015 - 9 - 30

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 1 Board of Trustees					
Division: 1					
195224	101-0101-501.21-65	CAPTION FIRST INC	AUGUST BOARD MEETINGS	\$600.00	\$600.00
195337	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SEPTEMBER BOARD MEETINGS	\$4,500.00	\$4,500.00
Total Division:				\$5,100.00	
Total Department:				\$5,100.00	

Check Date: 2015 - 9 - 30

WARRANT REGISTER - GM0002

Date: Wednesday, September 30, 2015
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 2 Village Manager					
Division: 1					
2014	101-0201-502.22-10	TANDEM PRINTING	VILLAGE DIRECTORIES	\$324.00	\$324.00
195207	101-0201-502.21-65	AMERICANEAGLE INC	DEVELOPMENT FEE	\$49.95	\$49.95
195378	101-0201-502.30-05	PETTY CASH	SUPPLIES	\$20.43	\$20.43
195439	101-0201-502.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$255.00
			OFFICE MACHINES & ACCESS	\$85.00	
			OFFICE MACHINES & ACCESS	\$85.00	
Total Division:				\$649.38	
Total Department:				\$649.38	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 3 Human Resources					
Division: 1					
195286	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$11,759.64	\$11,759.64
	615-0301-552.42-80		CLAIMS - W/C	\$14,040.65	\$14,040.65
195297	101-0301-503.22-03	HARRIS TRUST & SAVINGS BANK	THE KEVIN EIKENBERRY	\$149.00	\$149.00
	101-0301-503.40-70		JIMMY JOHN S #748 QPS	\$76.25	\$3,365.45
			GOLD MEDAL PRODUCTS	\$339.20	
			IN TASTY CATERING	\$2,950.00	
	615-0301-552.20-50		POWER SYSTEMS	\$678.22	\$714.54
			JIMMY JOHN'S #748	\$36.32	
	615-0301-552.30-01		BUS MGMT DAILY EXEC LE	\$96.00	\$96.00
195315	101-0301-503.22-01	ILCMA	JOB AD POSTING	\$50.00	\$50.00
195378	101-0301-503.30-05	PETTY CASH	OFFICE SUPPLIES	\$9.99	\$9.99
	101-0301-503.40-70		EMPLOYEE EVENT	\$50.00	\$133.72
			EMPLOYEE EVENT	\$10.51	
			EMPLOYEE EVENT	\$41.26	
			EMPLOYEE EVENT	\$31.95	
195387	615-0301-552.20-50	NED PUCCI	SEPTEMBER WELLNESS PROG	\$240.00	\$240.00
195434	101-0301-503.21-65	VERIZON WIRELESS	INV 9752592601	\$122.05	\$122.05
195439	101-0301-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
Total Division:				\$30,766.04	
Total Department:				\$30,766.04	

Check Date: 2015 - 9 - 30

WARRANT REGISTER - GM0002

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 4 Legal Department					
Division: 1					
195238	101-0401-503.20-20	CLARK BAIRD SMITH LLP	SERVICE PROFESSIONAL	\$4,245.00	\$4,245.00
195271	101-0401-503.20-15	ERNEST R BLOMQUIST PC	RETAINER	\$4,170.00	\$4,170.00
195297	101-0401-503.22-03	HARRIS TRUST & SAVINGS BANK	NATL PUBLIC EMPLOYER	\$375.00	\$548.40
			EAGLE RIDGE RESORT	\$173.40	
195367	101-0401-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$73.48	\$73.48
195399	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$910.00	\$1,645.00
			COURT REPORTER	\$735.00	
195423	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES	\$278.30	\$278.30
Total Division:				\$10,960.18	
Total Department:				\$10,960.18	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 5 Finance					
Division: 1					
2011	101-0501-503.22-05	DIRECT RESPONSE RESOURCE	POSTAGE - VEHICLE MAILING	\$14,379.28	\$14,379.28
2013	505-0501-503.30-05	PAYMENTUS GROUP	3 EMV SWIPE DEVICES (3)	\$975.00	\$975.00
195273	101-0501-503.22-03	ANTHONY FASHODA	IGFOA CONFERENCE	\$206.08	\$206.08
195286	611-0501-552.42-60	GALLAGHER BASSETT SERVICES INC	CLAIMS - LIABILITY LOSS	\$29,204.71	\$29,204.71
195318	101-0501-503.22-02	INTL INSTITUTE MUN CLERKS	MEMBER ID# 26447 RENEWAL	\$195.00	\$195.00
195330	101-0501-503.22-03	THOMAS KUEHNE	IGFOA CONFERENCE	\$338.60	\$338.60
195334	101-0501-503.20-05	LAUTERBACH & AMEN LLP	SERVICE FINANCIAL	\$24,610.00	\$24,610.00
	505-0501-503.20-05		SERVICE FINANCIAL	\$12,960.00	\$12,960.00
195367	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$57.24	\$57.24
195371	101-0501-503.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$76.95	\$76.95
195396	101-0501-503.20-05	ROBB PAMELA	TRAINING	\$930.00	\$930.00
195431	101-0501-503.21-65	VERIZON WIRELESS	INV 9751163036	\$55.52	\$55.52
Total Division:				\$83,988.38	
Total Department:				\$83,988.38	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 6 Information Technology					
Division: 1					
195207	625-0601-553.20-39	AMERICANEAGLE INC	HOSTING/MAINTENANCE FEE	\$180.00	\$180.00
195297	625-0601-553.33-05	HARRIS TRUST & SAVINGS BANK	IN *SOURCE, INC	\$360.00	\$360.00
	625-0601-572.50-10		MONOPRICE INC	\$338.86	\$1,656.34
			AMAZON MKTPLACE PMTS	\$80.56	
			DMI DELL K-12/GOVT	\$1,079.96	
			AMAZON.COM	\$156.96	
195316	625-0601-553.21-02	IMAGE SYSTEMS & BUSINESS SOLUTIONS	PRINTER REPAIR	\$104.25	\$630.25
			PRINTER REPAIR	\$526.00	
195408	625-0601-553.33-05	SOFTMART INC	COMPUTERS,DP & WORD PROC.	\$6,283.79	\$6,283.79
195416	625-0601-553.20-39	SUNGARD PUBLIC SECTOR	COMPUTERS,DP & WORD PROC.	\$15,106.00	\$15,106.00
195432	625-0601-553.21-65	VERIZON WIRELESS	INV 9751208398	\$1,444.42	\$1,444.42
195435	625-0601-553.21-65	VERIZON WIRELESS	INV 9752505070	\$415.59	\$415.59
Total Division:				\$26,076.39	
Total Department:				\$26,076.39	

Check Date: 2015 - 9 - 30

WARRANT REGISTER - GM0002

Date: Wednesday, September 30, 2015
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 7 GIS					
Division: 1					
195378	625-0701-553.22-03	PETTY CASH	TRAINING	\$28.80	\$28.80
195433	625-0701-553.21-65	VERIZON WIRELESS	INV 9752155896	\$95.74	\$95.74
Total Division:				\$124.54	
Total Department:				\$124.54	

Check Date: 2015 - 9 - 30

WARRANT REGISTER - GM0002

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 10 Boards & Commissions					
Division: 18					
195284	515-1018-525.40-55	STEVEN FROMM	AUTUMN HARVEST SUPPLIES	\$86.70	\$86.70
195386	101-1018-502.31-40	MIKE PROST	AGRICULTURAL SUPPLIES	\$96.18	\$96.18
Total Division:				\$182.88	
Total Department:				\$182.88	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 30 Police Department					
Division: 1					
195211	101-3001-511.21-65	AOL INC	PROCESSING FEE	\$50.00	\$50.00
195213	101-3001-511.40-67	ARLINGTON HEIGHTS ANIMAL HOSPITAL	VETERINARY SERVICES	\$639.20	\$639.20
195244	101-3001-511.33-30	CORPORATE IDENTITY INC	SUPPLIES	\$520.50	\$1,530.50
			SUPPLIES	\$1,010.00	
195246	101-3001-511.33-05	CROWN TROPHY	AWARD PLAQUES	\$609.00	\$609.00
195268	101-3001-511.22-03	SEAN EDMONDSON	TRAINING	\$30.00	\$30.00
195274	101-3001-511.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$25.90	\$25.90
195279	101-3001-511.22-03	ANDREW FLENTGE	TRAINING	\$15.00	\$45.00
			TRAINING	\$30.00	
195297	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	U OF IL ONLINE PAYMENT	\$250.00	\$570.00
			EB CCROCS ANNUAL TRAI	\$320.00	
	101-3001-511.33-05		JEWEL #3461	\$22.16	\$119.77
			JEWEL #3461	\$22.16	
			JEWEL #3461	\$22.16	
			JEWEL #3461	\$22.16	
			JEWEL #3461	\$31.13	
	101-3001-511.33-25		AMAZON MKTPLACE PMTS	(\$51.99)	\$2,303.48
			RAY O HERRON CO INC OA	\$431.05	
			LAW ENFORCEMENT TARGET	\$482.51	
			TEAM WENDY LLC	\$975.75	
			AMAZON MKTPLACE PMTS	\$142.63	
			AMAZON MKTPLACE PMTS	\$63.80	
			AMAZON MKTPLACE PMTS	\$259.73	
	101-3001-511.40-67		PETCO 1986 63519862	\$213.94	\$213.94
195329	101-3001-511.30-35	KOSTKA ROBERT	CLOTHING	\$158.03	\$158.03
195355	101-3001-511.33-25	MOORE MEDICAL LLC	SUPPLIES	\$112.90	\$112.90
195367	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$18.89	\$70.00
			OFFICE SUPPLIES	\$8.99	
			OFFICE SUPPLIES	\$42.12	
195374	101-3001-511.33-05	PATRIOT RANGE TECHNOLOGIES LLC	RANGE SOFTWARE	\$529.00	\$529.00

Check Date: 2015 - 9 - 30

WARRANT REGISTER - GM0002Date: Wednesday, September 30, 2015
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
195379	101-3001-511.22-15	PETTY CASH/POLICE	PHOTOCOPIES	\$1.10	\$1.10
	101-3001-511.33-25		SUPPLIES	\$151.59	\$151.59
195390	101-3001-511.30-35	RAY O'HERRON	CLOTHING	\$46.00	\$661.50
			CLOTHING	\$18.50	
			CLOTHING	\$272.00	
			CLOTHING	\$325.00	
195422	101-3001-511.21-65	THOMSON REUTERS	SERVICE MISCELLANEOUS	\$312.23	\$312.23
195436	101-3001-511.40-67	VOHNE LICHE KENNELS INC	CANINE SUPPLIES	\$1,350.00	\$1,350.00
Total Division:				\$9,483.14	
Division: 3					
195242	231-3003-511.40-11	COMMUNICATION REVOLVING FUND	SERVICE MISCELLANEOUS	\$186.08	\$186.08
195297	231-3003-511.40-11	HARRIS TRUST & SAVINGS BANK	RAY O HERRON CO INC	(\$431.05)	\$1,847.95
			UNITED AIRLINES	\$424.20	
			UNITED AIRLINES	\$424.20	
			UNITED AIRLINES	\$424.20	
			UNITED AIRLINES	\$503.20	
			UNITED AIRLINES	\$503.20	
Total Division:				\$2,034.03	
Total Department:				\$11,517.17	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 35 Fire					
Division: 1					
195203	101-3501-512.21-02	AIR ONE EQUIPMENT	SERVICE EQUIPMENT	\$245.00	\$567.06
			SERVICE EQUIPMENT	\$199.56	
			SERVICE EQUIPMENT	\$122.50	
	101-3501-512.30-35		SHOES AND BOOTS	\$157.00	\$9,952.00
			SAFETY & FIRST AID EQUIP.	\$1,960.00	
			SAFETY & FIRST AID EQUIP.	\$1,958.00	
			SAFETY & FIRST AID EQUIP.	\$3,911.00	
			SAFETY & FIRST AID EQUIP.	\$1,966.00	
	101-3501-512.31-85		FIRE PROTECTION EQUIP/SUP	\$44.00	\$44.00
195215	101-3501-512.21-02	ARLINGTON POWER EQUIPMENT	GENERATOR REPAIR	\$332.54	\$332.54
195219	101-3501-512.33-05	BADGE A MINIT	FIRE PROTECTION EQUIP/SUP	\$166.56	\$166.56
195256	101-3501-512.22-03	DJS SCUBA LOCKER INC	OPEN WATER CLASS-ALECKSON	\$440.00	\$855.00
			DIVE CLASS	\$415.00	
195272	401-3501-572.50-15	ESSENTIAL EQUIPMENT SOLUTIONS	FIRE PROTECTION EQUIP/SUP	\$22,665.00	\$22,665.00
195276	101-3501-512.30-35	FIRESERVICE MANAGEMENT	TURNOUT GEAR REPAIR	\$118.77	\$118.77
195297	101-3501-512.22-03	HARRIS TRUST & SAVINGS BANK	IN XEROX GOVERNMENT	\$250.00	\$439.42
			COMFORT SUITES HOTEL	\$189.42	
	101-3501-512.30-35		PAYPAL PRIORITY1LI	\$47.15	\$104.05
			PAYPAL PRIORITY1LI	\$56.90	
	101-3501-512.31-85		SAVEYOURLIFEUSA.COM	\$175.00	\$175.00
195304	101-3501-512.31-55	HOME DEPOT CREDIT SERVICES	SUPPLIES	\$407.65	\$407.65
	101-3501-512.31-65		SUPPLIES	\$51.94	\$51.94
195311	101-3501-512.31-85	HOTSTICK USA	FIRE DETECTING EQUIPMENT	\$1,695.00	\$1,695.00
195323	101-3501-512.32-80	JONES AND BARTLETT LEARNING LLC	PARAMEDIC BOOKS	\$699.00	\$699.00
195324	101-3501-512.33-05	KAESER AND BLAIR INC	PUBLIC EDUCATION SUPPLIES	\$876.64	\$876.64
195356	101-3501-512.21-07	MPC COMMUNICATIONS & LIGHTING INC	VEHICLE EQUIPMENT	\$325.00	\$325.00
195367	101-3501-512.33-05	OFFICE DEPOT	SUPPLIES	\$99.73	\$379.97
			SUPPLIES	\$280.24	
195377	101-3501-512.32-80	PENNWELL CORP	FIRE SAFETY BOOKS	\$133.80	\$133.80
195380	101-3501-512.33-50	PHYSIO CONTROL INC	MEDICAL SUPPLIES	\$414.15	\$414.15

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
195414	101-3501-512.21-02	STEVE VACUUMS	VACUUM REPAIR	\$49.95	\$49.95
Total Division:				\$40,452.50	
Total Department:				\$40,452.50	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 40 Planning					
Division: 1					
195243	101-4001-521.33-05	CONSORT CORPORATION	BRACKETS	\$71.82	\$71.82
195290	101-4001-521.20-05	GOVTEMPS USA LLC	SERVICE PROFESSIONAL	\$1,120.00	\$4,480.00
			SERVICE PROFESSIONAL	\$1,120.00	
			SERVICE PROFESSIONAL	\$1,120.00	
			SERVICE PROFESSIONAL	\$1,120.00	
195302	266-4001-571.20-05	HKM ARCHITECTS & PLANNERS	SERVICE PROFESSIONAL	\$2,250.00	\$2,250.00
195335	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	\$629.55	\$629.55
195367	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$22.38	\$52.36
			OFFICE SUPPLIES	\$29.98	
195371	101-4001-521.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$157.95	\$1,323.00
			ADVERTISING	\$95.85	
			ADVERTISING	\$79.65	
			ADVERTISING	\$112.05	
			ADVERTISING	\$85.05	
			ADVERTISING	\$86.40	
			ADVERTISING	\$82.35	
			ADVERTISING	\$513.00	
			ADVERTISING	\$110.70	
195378	101-4001-521.40-40	PETTY CASH	TRAINING	\$15.00	\$15.00
Total Division:				\$8,821.73	
Total Department:				\$8,821.73	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 41 Community Devl Block Grnt					
Division: 1					
195274	215-4101-522.41-02	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$24.62	\$24.62
195334	215-4101-522.41-02	LAUTERBACH & AMEN LLP	SERVICE FINANCIAL	\$1,130.00	\$1,130.00
195365	215-4101-522.41-15	NORTHWEST COMPASS INC	CDBG PROGRAM	\$1,029.60	\$1,029.60
195426	215-4101-522.41-01	TYACK VALUATION CONSULTANTS	SF REHAB	\$350.00	\$350.00
Total Division:				\$2,534.22	
Total Department:				\$2,534.22	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 45 Building & Health Service					
Division: 1					
195297	101-4501-523.22-02	HARRIS TRUST & SAVINGS BANK	INT L CODE COUNCIL INC	\$75.00	\$150.00
			INT L CODE COUNCIL INC	\$75.00	
	101-4501-523.22-03		ICC ONLINE TRAINING	\$69.00	\$69.00
	101-4501-523.30-05		TLF AMLINGS FLOWERLAND	\$67.49	\$67.49
195349	101-4501-523.21-65	MICROSYSTEMS	SERVICE MISCELLANEOUS	\$4,381.25	\$4,381.25
195378	101-4501-523.22-03	PETTY CASH	TRAINING	\$20.00	\$20.00
195421	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$76.00	\$550.00
			SERVICE BLDG MAINT	\$336.00	
			SERVICE BLDG MAINT	\$38.00	
			SERVICE BLDG MAINT	\$100.00	
Total Division:				\$5,237.74	
Division: 2					
195257	101-4502-523.20-25	DR ROBERT FABSIK	COUNSELING	\$75.00	\$75.00
195275	101-4502-523.33-10	FFF ENTERPRISES INC	SUPPLIES	\$476.43	\$10,016.43
			DRUGS,PHARM & BIOLOGICALS	\$3,180.00	
			DRUGS,PHARM & BIOLOGICALS	\$6,360.00	
195297	101-4502-523.21-65	HARRIS TRUST & SAVINGS BANK	J2 MYFAX SERVICES	\$10.00	\$10.00
	101-4502-523.40-53		WALMART.COM	\$65.29	\$1,262.75
			COMED	\$117.23	
			BILLMATRIX CORPORATION	\$2.50	
			COMED	\$354.76	
			BILLMATRIX CORPORATION	\$2.50	
			EGS*NICOR GAS	\$318.04	
			COMED	\$399.93	
			BILLMATRIX CORPORATION	\$2.50	
195326	101-4502-523.20-25	KATOR LCSW, ANNE	COUNSELING	\$260.00	\$260.00
195336	101-4502-523.20-25	SHERRY LEMKE	COUNSELING	\$255.00	\$255.00
195367	101-4502-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$16.31	\$657.82

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
195367	101-4502-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$16.31	\$657.82
			OFFICE SUPPLIES	\$50.24	
			OFFICE SUPPLIES	\$574.96	
195378	101-4502-523.22-03	PETTY CASH	TRAINING	\$20.70	\$20.70
195385	101-4502-523.22-10	PRINTFIN PRINTING & GRAPHICS SRVS	PRINTING	\$210.00	\$210.00
195411	101-4502-523.21-65	STACY SHEIN STAPLETON	INTERPRETING SERVICES	\$90.00	\$90.00
195429	101-4502-523.21-65	UPS STORE #1051	SHIPPING/DELIVERY SERVICE	\$53.69	\$53.69
	101-4502-523.33-10		SHIPPING/DELIVERY SERVICE	\$53.89	\$53.89
195439	101-4502-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$255.00
			OFFICE MACHINES & ACCESS	\$85.00	
			OFFICE MACHINES & ACCESS	\$85.00	
Total Division:				\$13,220.28	
Division: 3					
195204	101-4503-523.22-40	AMERICAN CHARGE SERVICE	TAXI PROGRAM	\$3.00	\$3.00
195229	101-4503-523.31-65	CATHOLIC CHARITIES CATERING	SUPPLIES	\$18.50	\$18.50
195258	101-4503-523.21-65	PAULA DRUES	SING A LONG PROGRAM	\$120.00	\$120.00
195296	101-4503-523.21-65	HARPER COLLEGE	HARPER PROGRAM	\$20.00	\$20.00
195297	101-4503-523.21-65	HARRIS TRUST & SAVINGS BANK	VOLGISTICS INC	\$61.00	\$61.00
	101-4503-523.22-02		AM SOCIETY AGING	\$248.00	\$248.00
	101-4503-523.30-05		SAMS INTERNET	\$96.90	\$96.90
	101-4503-523.31-65		SAMS INTERNET	\$72.11	\$72.11
	101-4503-523.40-05		AMAZON MKTPLACE PMTS	\$30.33	\$30.33
195364	101-4503-523.21-65	NEW BEGINNINGS	MUSIC PROGRAM	\$150.00	\$150.00
195367	101-4503-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$90.14	\$90.14
195439	101-4503-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$215.84	\$397.56
			OFFICE MACHINES & ACCESS	\$181.72	
Total Division:				\$1,307.54	
Total Department:				\$19,765.56	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 50 Engineering					
Division: 1					
195216	401-5001-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	\$311,774.13	\$311,774.13
195254	401-5001-571.50-30	DIANE DILLON	SIDEWALK REIMBURSEMENT	\$262.50	\$262.50
195290	101-5001-524.20-05	GOVTEMPS USA LLC	TEMP HELP-PLAN REVIEWER	\$826.00	\$1,628.48
			TEMP HELP-PLAN REVIEWER	\$802.48	
	101-5001-524.22-05		TEMP HELP-PLAN REVIEWER	\$835.52	\$1,409.52
			TEMP HELP-PLAN REVIEWER	\$574.00	
195295	211-5001-571.50-40	HAMPTON LENZINI & RENWICK INC	SERVICE ENGINEERING	\$13,783.00	\$13,783.00
	401-5001-571.50-30		SERVICE PROFESSIONAL	\$3,839.04	\$3,839.04
195297	101-5001-524.22-03	HARRIS TRUST & SAVINGS BANK	SHERATON	\$813.95	\$813.95
	101-5001-524.30-05		AMAZON MKTPLACE PMTS	\$75.00	\$75.00
	101-5001-524.30-35		RED WING SHOE STORE	\$161.99	\$161.99
195313	211-5001-571.50-40	IL DEPT OF TRANSPORTATION	SERVICE CONSTRUCTION	\$8,038.42	\$151,488.42
			SERVICE CONSTRUCTION	\$143,450.00	
195331	401-5001-571.50-30	TOM KUZINIAR	SIDEWALK REIMBURSEMENT	\$418.75	\$418.75
195367	101-5001-524.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$343.49	\$343.49
195381	101-5001-524.22-03	PONSOT THOMAS	CONFERENCE	\$400.00	\$400.00
195439	101-5001-524.22-15	XEROX CORPORATION	RENTAL/LEASE EQUIPMENT	\$85.00	\$85.00
Total Division:				\$486,483.27	
Total Department:				\$486,483.27	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 71 Public Works					
Division: 1					
195200	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	BULBS	\$128.85	\$903.20
			BULBS	\$387.80	
			BULBS	\$386.55	
195201	101-7101-531.31-55	ACTIVE LOCK AND KEY LTD	KEYS	\$22.00	\$22.00
195202	101-7101-531.31-55	ADDISON BUILDING MATERIAL CO	BACKER ROD	\$9.00	\$63.25
			SEALING MATERIAL	\$54.25	
	101-7101-531.31-80		TRAFFIC FLAG	\$41.69	\$52.11
			TRAFFIC FLAG	\$10.42	
195205	101-7101-531.21-11	AMERICAN DOOR & DOCK	ANNEX GATE	\$434.70	\$434.70
195208	101-7101-531.21-36	AMERIGAS-PALATINE	CYLINDER RENTAL	\$26.61	\$26.61
195212	435-7101-531.40-86	ARIENS SPECIALTY BRANDS	TREE TOOLS	\$40.00	\$40.00
195216	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	\$529.16	\$91,446.95
			STREET/SIDEWALK SUPPLIES	\$361.35	
			STREET/SIDEWALK SUPPLIES	\$645.49	
			STREET/SIDEWALK SUPPLIES	\$517.98	
			STREET/SIDEWALK SUPPLIES	\$4,994.01	
			STREET/SIDEWALK SUPPLIES	\$6,335.59	
			STREET/SIDEWALK SUPPLIES	\$10,006.38	
			STREET/SIDEWALK SUPPLIES	\$8,260.55	
			STREET/SIDEWALK SUPPLIES	\$11,880.04	
			STREET/SIDEWALK SUPPLIES	\$8,905.06	
			STREET/SIDEWALK SUPPLIES	\$8,524.49	
			STREET/SIDEWALK SUPPLIES	\$6,107.44	
			STREET/SIDEWALK SUPPLIES	\$1,275.40	
			STREET/SIDEWALK SUPPLIES	\$8,943.19	
			STREET/SIDEWALK SUPPLIES	\$7,920.52	
			STREET/SIDEWALK SUPPLIES	\$5,038.62	
			STREET/SIDEWALK SUPPLIES	\$730.44	
			STREET/SIDEWALK SUPPLIES	\$471.24	
195223	101-7101-531.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$1,258.15	\$6,290.75

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
195223	101-7101-531.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$5,032.60	\$6,290.75
	101-7101-531.21-62		SERVICE DISPOSAL	\$325.00	\$1,625.00
			SERVICE DISPOSAL	\$1,300.00	
195236	101-7101-531.30-35	CINTAS CORP	CLOTHING	\$36.82	\$36.82
195239	435-7101-571.50-55	CLEAN CUT TREE SERVICE INC	SERVICE TREES	\$4,256.35	\$4,256.35
195240	101-7101-531.22-70	COMCAST CABLE	INTERNET SCADA	\$192.35	\$192.35
195241	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	4103039009 - REPL LOST CK	\$401.83	\$401.83
195245	101-7101-531.21-11	COYNE TEXTILE SERVICES	MAT CLEANING	\$14.58	\$191.54
			MAT CLEANING	\$14.58	
			MAT CLEANING	\$19.64	
			MAT CLEANING	\$15.84	
			MAT CLEANING	\$68.28	
			MAT CLEANING	\$27.44	
			MAT CLEANING	\$14.08	
			MAT CLEANING	\$17.10	
195248	101-7101-531.21-11	DAHME MECHANICAL INDUSTRIES	CEILING REPAIR	\$1,753.50	\$1,753.50
195250	101-7101-531.22-03	DEADESSIS NICK	TRAINING	\$515.00	\$515.00
195252	101-7101-531.22-70	DEX ONE	TELEPHONE SERVICES	\$80.00	\$80.00
195254	101-7101-531.21-15	DIANE DILLON	CURB REIMBURSEMENT	\$461.55	\$461.55
195265	435-7101-531.40-86	FREDERICK DUDEK	EAB	\$50.00	\$50.00
195266	101-7101-531.21-50	DYNEGY ENERGY SERVICES	1627055057	\$1,562.81	\$1,562.81
195277	401-7101-571.50-20	FLADER MECHANICAL CORP	SERVICE BLDG MAINT	\$3,350.00	\$3,350.00
195278	101-7101-531.21-15	FLECKS LANDSCAPING	BED/WEED MAINTENANCE	\$750.00	\$750.00
195285	435-7101-531.40-86	ALAN GABRIEL	EAB	\$50.00	\$50.00
195289	101-7101-531.22-03	CHESTER GORECKI	TRAINING	\$515.00	\$515.00
195291	101-7101-531.31-55	GRAINGER W W INC	BUILDING SUPPLIES	\$1,447.50	\$1,460.15
			DISPOSABLE RESPIRATOR	\$12.65	
	101-7101-531.31-65		SUPPLIES	\$105.04	\$105.04
195292	101-7101-531.31-55	GRAYBAR ELECTRIC COMPANY	WALL MOUNT BRACKET	\$105.28	\$1,975.75
			WALL MOUNT BRACKET	\$210.56	
			SUPPLIES	\$1,659.91	
195293	101-7101-531.21-62	GROOT INDUSTRIES	MONTHLY SERVICE	\$246.70	\$551.95
			MONTHLY SERVICE	\$305.25	
195294	101-7101-531.21-11	GSF USA INC	SERVICE BLDG MAINT	\$11,249.00	\$11,249.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
195298	435-7101-531.40-86	LOUIS HAWLEY	EAB	\$78.00	\$78.00
195299	101-7101-531.21-02	HAYES MECHANICAL	EQUIPMENT MAINTENANCE	\$870.60	\$3,865.51
			EQUIPMENT MAINTENANCE	\$1,508.07	
			EQUIPMENT MAINTENANCE	\$489.63	
			EQUIPMENT MAINTENANCE	\$997.21	
	401-7101-571.50-20		SERVICE BLDG MAINT	\$8,763.00	\$8,763.00
195303	101-7101-531.31-65	HOME DEPOT #1922	BLACK SPRAY PAINT	\$90.24	\$1,079.92
			SUPPLIES	\$67.49	
			SUPPLIES	\$66.26	
			SUPPLIES	\$855.93	
195310	101-7101-531.21-50	HOMEFIELD ENERGY	3291084013	\$9,728.56	\$9,728.56
195312	101-7101-531.31-45	HP PRODUCTS CORP	JANITORIAL SUPPLIES	\$1,034.64	\$10,392.31
			DECK BRUSH	\$7.44	
			JANITORIAL SUPPLIES	\$7,556.95	
			JANITORIAL SUPPLIES	\$1,494.48	
			JANITORIAL SUPPLIES	\$298.80	
195314	101-7101-531.22-15	IL PAPER COMPANY	COPY MAINTENANCE	\$705.68	\$705.68
195317	101-7101-531.22-10	INNERWORKINGS LLC	BUSINESS CARDS	\$53.25	\$53.25
195319	101-7101-531.22-75	ISI TELEMAGEMENT SOLUTIONS INC	SERVICE EQUIPMENT	\$2,676.00	\$2,676.00
195320	235-7101-571.50-20	J GILL & COMPANY	COLUMN INSPECTION	\$950.00	\$950.00
	235-7101-571.50-25		SERVICE BLDG CONSTRUCT	\$3,263.83	\$243,298.73
			SERVICE BLDG CONSTRUCT	\$116,977.50	
			SERVICE BLDG CONSTRUCT	\$123,057.40	
195333	101-7101-531.21-02	LANDSCAPE CONCEPTS MANAGEMENT	SERVICE MISCELLANEOUS	\$5,175.00	\$5,772.50
			EQUIPMENT MAINTENANCE	\$504.50	
			INSPECT IRRIGATION	\$93.00	
195338	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	STREET LIGHT SUPPLIES	\$69.80	\$1,612.72
			HARDWARE SUPPLIES	\$56.05	
			HARDWARE SUPPLIES	\$131.94	
			HARDWARE SUPPLIES	\$56.05	
			HARDWARE SUPPLIES	(\$56.05)	
			HARDWARE SUPPLIES	\$37.60	
			HARDWARE SUPPLIES	\$263.42	
			ELECTRICAL EQUIP & SUPPLY	\$976.07	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
195338	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$77.84	\$1,612.72
	101-7101-531.31-65		HARDWARE SUPPLIES	\$72.14	\$72.14
	101-7101-531.31-85		HAND TOOLS-POWER/NON POW	\$85.99	\$85.99
	515-7101-525.33-05		SUPPLIES - BAL DUE	\$925.61	\$925.61
195350	101-7101-531.20-05	MID AMERICAN ELEVATOR CO INC	EQUIPMENT MAINTENANCE	\$344.00	\$344.00
195351	101-7101-531.31-40	MIDWEST GROUNDCOVERS	AGRICULTURAL SUPPLIES	\$2,739.75	\$2,739.75
195352	101-7101-531.21-62	MIDWEST MATERIAL MANAGEMENT	SWEEPING DISPOSAL	\$939.15	\$939.15
195353	101-7101-531.21-15	MONDI CONSTRUCTION INC	SERVICE CONSTRUCTION	\$36,703.28	\$36,703.28
195354	101-7101-531.31-45	MONKS CLEAN & SHINE	JANITORIAL SUPPLIES	\$564.88	\$564.88
195359	101-7101-531.31-90	MULTIPLE CONCRETE ACCESSORIES	CONCRETE	\$401.40	\$401.40
195366	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	FLOOR LAMP	\$86.60	\$1,045.51
			FLOOR LAMPS	\$143.97	
			BUILDING SUPPLIES	\$814.94	
	101-7101-531.31-75		WIRE CONNECTORS	\$65.18	\$1,008.00
			LAMP/LAMPHOLDER	\$931.96	
			SUPPLIES	\$10.86	
195367	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$78.66	\$82.16
			OFFICE SUPPLIES	\$3.50	
195368	101-7101-531.31-80	OLSEN SAFETY EQUIPMENT CORP	SUPPLIES	\$1,089.16	\$1,089.16
195370	435-7101-531.40-86	GREGORY PADDACK	EAB	\$50.00	\$50.00
195372	101-7101-531.31-65	CRIS PAPIERNIAK	SUPPLIES	\$67.73	\$67.73
195378	101-7101-531.31-65	PETTY CASH	SUPPLIES	\$8.17	\$58.17
			SUPPLIES	\$50.00	
195382	101-7101-531.31-65	PRECISE MRM LLC	SUPPLIES	\$10.22	\$10.22
195392	101-7101-531.30-35	RED WING SHOE STORE	CLOTHING	\$33.29	\$393.28
			CLOTHING	\$37.80	
			CLOTHING	\$139.49	
			CLOTHING	\$182.70	
195393	435-7101-531.40-86	JUDITH REESE	EAB	\$50.00	\$50.00
195394	435-7101-531.40-86	REMIAN, ARTHUR/CAROLYN	EAB	\$100.00	\$100.00
195395	435-7101-531.40-86	JASON RIDDEHOUGH	EAB	\$50.00	\$50.00
195397	435-7101-531.40-86	ARLENE ROBERT	EAB	\$50.00	\$50.00
195405	101-7101-531.31-45	SHERWIN ACE HARDWARE	SUPPLIES	\$29.97	\$29.97
	101-7101-531.31-55		SUPPLIES	\$15.99	\$15.99

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
195405	101-7101-531.31-65	SHERWIN ACE HARDWARE	BATTERIES	\$29.98	\$36.97
			HARDWARE SUPPLIES	\$6.99	
	101-7101-531.31-85		HAND TOOLS-POWER/NON POW	\$25.99	\$25.99
195407	435-7101-531.40-86	ROCCO SMERIGLIO	EAB	\$50.00	\$50.00
195409	101-7101-531.22-75	SOUND INCORPORATED	WARRANTY EXTENSION	\$72.73	\$145.46
			WARRANTY EXTENSION	\$72.73	
195410	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	BUILDING SUPPLIES	\$99.53	\$99.53
195418	401-7101-571.50-30	TERRACAST PRODUCTS LLC	PLANTER	\$1,579.00	\$1,579.00
195427	101-7101-531.21-65	TYCO INTEGRATED SECURITY	OTHER SERVICES	\$177.30	\$1,549.46
			QUARTERLY BILLING	\$188.26	
			OTHER SERVICES	\$2.82	
			OTHER SERVICES	\$2.82	
			QUARTERLY BILLING	\$188.26	
			QUARTERLY BILLING	\$90.00	
			QUARTERLY BILLING	\$90.00	
			QUARTERLY BILLING	\$90.00	
			QUARTERLY BILLING	\$90.00	
			QUARTERLY BILLING	\$90.00	
			QUARTERLY BILLING	\$90.00	
			QUARTERLY BILLING	\$90.00	
			QUARTERLY BILLING	\$90.00	
			QUARTERLY BILLING	\$90.00	
			QUARTERLY BILLING	\$90.00	
195437	101-7101-531.22-02	WEST CENTRAL MUNICIPAL CONF	DUES	\$575.00	\$575.00
195438	101-7101-531.21-11	WIL-KIL PEST CONTROL	COMMERCIAL CONTRACT	\$45.00	\$315.00
			GRANULAR TREATMENTS	\$40.00	
			COMMERCIAL CONTRACT	\$80.00	
			GRANULAR TREATMENTS	\$40.00	
			COMMERCIAL CONTRACT	\$110.00	
801490	101-7101-531.22-70	AT & T	847797132108	\$79.22	\$3,476.65
			847Z97278408	\$646.51	
			847R26251908	\$2,005.89	
			847577546308	\$112.74	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
801490	101-7101-531.22-70	AT & T	847259812408	\$79.22	\$3,476.65
			847577579508	\$444.04	
			847392086608	\$109.03	
801492	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	5492508009	\$70.58	\$1,101.13
			4643388009	\$724.02	
			8572043011	\$306.53	
801493	101-7101-531.21-50	NICOR	53278600001	\$449.46	\$1,764.92
			55616726109	\$1,185.08	
			58401600000	\$130.38	
Total Division:				\$476,984.89	
Total Department:				\$476,984.89	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 72 Water and Sewer					
Division: 1					
195223	505-7201-561.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$10,293.95	\$10,293.95
	505-7201-561.21-62		SERVICE DISPOSAL	\$2,665.00	\$2,665.00
	505-7201-561.31-90		STREET/SIDEWALK SUPPLIES	\$4,559.58	\$7,078.30
			STREET/SIDEWALK SUPPLIES	\$641.19	
			STREET/SIDEWALK SUPPLIES	\$1,877.53	
195230	505-7201-561.20-05	CDM SMITH INC	SERVICE CONSULTING	\$9,654.39	\$9,654.39
195232	505-7201-561.31-07	CHICAGO CUT CONCRETE CUTTING INC	MANHOLE	\$540.00	\$540.00
195267	505-7201-561.21-50	DYNEGY ENERGY SERVICES	0297160055	\$44.69	\$44.69
195280	505-7201-561.31-01	FOREMAN JOSEPH D AND CO	EXTENDED RANGE CPLG	\$1,338.00	\$1,338.00
195291	505-7201-561.50-15	GRAINGER W W INC	SUPPLIES	\$1,094.80	\$1,094.80
195297	505-7201-561.22-03	HARRIS TRUST & SAVINGS BANK	AMERICAN WATER WORKS	\$128.00	\$128.00
	505-7201-561.31-65		AMAZON MKTPLACE PMTS	\$25.94	\$877.21
			AMAZON MKTPLACE PMTS	\$12.95	
			AMAZON MKTPLACE PMTS	\$753.44	
			AMAZON.COM	\$84.88	
	505-7201-561.31-85		AMAZON.COM	\$161.70	\$646.80
			AMAZON.COM	\$161.70	
			AMAZON.COM	\$161.70	
			AMAZON.COM	\$161.70	
195300	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	\$5,013.23	\$5,013.23
	505-7201-561.31-02		SUPPLIES	\$1,525.00	\$2,205.00
			SUPPLIES	\$680.00	
195305	505-7201-561.21-50	HOMEFIELD ENERGY	0081080033	\$378.93	\$378.93
195306	505-7201-561.21-50	HOMEFIELD ENERGY	0789016039	\$674.96	\$674.96
195307	505-7201-561.21-50	HOMEFIELD ENERGY	0441087047	\$107.18	\$107.18
195309	505-7201-561.21-50	HOMEFIELD ENERGY	0528113037	\$2,018.74	\$2,018.74
195338	505-7201-561.31-02	LOWES COMMERCIAL SERVICES	SUPPLIES	\$34.99	\$34.99
	505-7201-561.31-05		SUPPLIES	\$22.42	\$22.42
195346	505-7201-561.20-05	MC HENRY ANALYTICAL WATER LAB	WATER SAMPLES	\$870.00	\$870.00
195353	505-7201-561.21-30	MONDI CONSTRUCTION INC	SERVICE CONSTRUCTION	\$9,971.60	\$9,971.60

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
195357	505-7201-561.31-55	MT PROSPECT PAINT	PAINT	\$71.99	\$71.99
195358	505-7201-561.22-03	MULLANY STEVE	APWA CONFERENCE	\$69.26	\$69.26
195360	505-7201-561.31-05	N E CONTROLS LLC	DUPLEX PUMP CONTROLLER	\$1,992.02	\$1,992.02
195367	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$78.66	\$82.16
			OFFICE SUPPLIES	\$3.50	
195368	505-7201-561.31-65	OLSEN SAFETY EQUIPMENT CORP	WHITE OIL	\$1,895.19	\$1,895.19
195369	505-7201-561.31-90	OZINGA READY MIX CONCRETE INC	STREET/SIDEWALK SUPPLIES	\$480.00	\$480.00
195378	505-7201-561.22-03	PETTY CASH	TRAINING	\$35.00	\$35.00
195384	505-7201-561.22-03	PREUCIL JOHN	TRAINING	\$515.00	\$515.00
195405	505-7201-561.31-07	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$1.98	\$1.98
195419	505-7201-561.31-02	TEST GAUGE & BACKFLOW SUPPLY	BACKFLOW DEVICE TOOLS	\$615.00	\$615.00
195424	505-7201-561.50-10	TIGERDIRECT	BACKLIT MONITOR	\$150.62	\$150.62
195430	505-7201-561.31-65	USA BLUEBOOK	REPLACEMENT CHLORINE TANK	\$1,299.81	\$1,299.81
195442	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	BRONZE SADDLE	\$643.08	\$770.98
			BRASS HAMMERS	\$127.90	
801490	505-7201-561.22-70	AT & T	847437468508	\$79.22	\$158.44
			847437468408	\$79.22	
801492	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	1104021044	\$119.11	\$495.08
			1284169036	\$261.98	
			0645171017	\$68.50	
			0087155164	\$45.49	
801493	505-7201-561.21-50	NICOR	04055600003	\$112.34	\$112.34
Total Division:				\$64,403.06	
Total Department:				\$64,403.06	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 73 Parking					
Division: 3					
195308	235-7303-532.21-50	HOMEFIELD ENERGY	4643395004	\$2,260.34	\$2,260.34
195350	235-7303-532.21-02	MID AMERICAN ELEVATOR CO INC	EQUIPMENT RENTAL	\$172.00	\$172.00
Total Division:				\$2,432.34	
Division: 4					
195406	235-7304-532.21-02	SIMPLEX GRINNELL	EQUIPMENT MAINTENANCE	\$742.00	\$742.00
Total Division:				\$742.00	
Total Department:				\$3,174.34	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 74 Solid Waste Dispsl SWANCC					
Division: 1					
901086	511-7401-562.21-54	SOLID WASTE AGENCY	TIPPING FEES 10-2015	\$93,093.00	\$93,093.00
Total Division:				\$93,093.00	
Total Department:				\$93,093.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 75 Municipal Fleet Services					
Division: 1					
195214	621-7501-551.31-51	ARLINGTON HTS FORD INC	REAR SHAFT ASSY	\$263.04	\$263.04
195215	621-7501-551.31-51	ARLINGTON POWER EQUIPMENT	CLUTCH STARTER	\$23.50	\$79.05
			KIT REWIND	\$55.55	
195217	621-7501-551.31-51	ATLAS FIRST ACCESS INC	GAUGE PRESS	\$94.10	\$94.10
195218	621-7501-551.31-51	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	\$495.60	\$893.44
			EAG RS-A VSBRTPL	\$397.84	
195220	621-7501-551.31-51	BATTERIES PLUS LLC	BATTERIES	\$479.31	\$479.31
195222	621-7501-551.31-51	BRISTOL HOSE & FITTING INC	BSPP HEX PLUG	\$2.21	\$2.21
195225	621-7501-551.31-51	CAR QUEST	FILTERS	\$386.96	\$1,488.87
			VEH MAINTENANCE SUPPLY	\$97.71	
			ECONO-MATIC STR ASSY	\$208.78	
			DISC BR HDW KIT	\$33.05	
			BRAKE LINE	\$80.74	
			AIR FILTER-HD	\$9.24	
			AIR FILTERS	\$42.88	
			BUSH	\$7.79	
			FILTERS	\$298.77	
			FILTERS	\$55.16	
			FILTERS	\$55.16	
			BUSH	\$3.52	
			AIR FILTER	\$6.02	
			AIR FILTER	\$12.04	
			COOLANT HOSE	\$36.62	
			AIR FILTER	\$8.58	
			AIR FILTER	\$8.58	
			BEARING, OIL SEAL	\$19.10	
			DISC CAL PIN BOOT	\$8.57	
			VEH MAINTENANCE SUPPLY	\$109.60	
195227	621-7501-551.31-51	CASSIDY TIRE & SERVICE	TIRES	\$212.00	\$212.00
195233	621-7501-551.31-51	CHICAGO PARTS AND SOUND	VEH MAINTENANCE SUPPLY	(\$146.15)	\$1,039.60

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
195233	621-7501-551.31-51	CHICAGO PARTS AND SOUND	CYLINDER ASSY	\$146.15	\$1,039.60
			TUBE ASSY	\$109.06	
			MOTOR - COOLING BLOWER	\$41.93	
			STEP BARS	\$303.00	
			BRAKE PAD AND KITS	\$111.94	
			GASKET, THERMOSTAT ASSY	\$28.99	
			PUMP ASSY	\$219.78	
			BRAKE KIT AND ROTOR ASSY	\$224.90	
195236	621-7501-551.30-35	CINTAS CORP	CLOTHING	\$36.82	\$36.82
195237	621-7501-551.21-36	CITY WELDING SALES & SERVICE	CYLINDER RENTAL	\$138.11	\$138.11
	621-7501-551.31-65		EQUIPMENT RENTAL	\$175.28	\$531.28
			ALUMINUM ELECTRODE	\$187.00	
			NICKEL ELECTRODE	\$169.00	
	621-7501-551.33-05		EQUIPMENT RENTAL	\$252.96	\$252.96
195288	621-7501-551.31-51	GLOBAL EMERGENCY PRODUCTS	GAUGE WATER/FOAM	\$397.41	\$397.41
195291	621-7501-551.31-51	GRAINGER W W INC	BLAST MEDIA GLASS BEADS	\$66.20	\$66.20
195297	621-7501-551.31-51	HARRIS TRUST & SAVINGS BANK	AUTOZONE #2567	\$28.53	\$214.37
			SCC PUMPS	\$124.67	
			VELVAC	\$61.17	
195344	621-7501-551.31-65	MC ALLISTER EQUIPMENT CO	SUPPLIES	\$7.49	\$7.49
195347	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	T-BOLT HOSE	\$124.08	\$124.08
195361	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	SWAY BAR LINK	\$173.55	\$174.55
			SWAY BAR BUSHING	\$1.00	
195363	621-7501-551.31-51	NATL CAP & SET SCREW CO	CAPS, WASHERS	\$57.95	\$57.95
195373	621-7501-551.21-08	PARKSIDE AUTO BODY INC	REPAIRS	\$1,260.00	\$1,260.00
195375	621-7501-551.31-51	PATTEN INDUSTRIES INC	VEH MAINTENANCE SUPPLY	\$150.43	\$150.43
195383	621-7501-551.31-51	PRECISION SERVICE PARTS	MOTOR, RESISTOR	\$92.12	\$92.12
195388	621-7501-551.31-51	R A ADAMS ENTERPRISES INC	ORGANIZER	\$257.84	\$257.84
195391	621-7501-551.31-51	REALWHEELS RWC INC	FRONT SIMULATOR	\$137.92	\$137.92
195400	621-7501-551.31-51	RUSH TRUCK CENTERS OF ILLINOIS INC	VEH MAINTENANCE SUPPLY	(\$18.14)	\$947.01
			VEH MAINTENANCE SUPPLY	\$1,181.19	
			VEH MAINTENANCE SUPPLY	(\$216.04)	
195401	621-7501-551.22-03	RAYMOND SALISBURY	TRAINING	\$211.00	\$211.00
195403	621-7501-551.21-02	SEFAC	EQUIPMENT MAINTENANCE	\$1,529.70	\$1,529.70

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
195405	621-7501-551.31-85	SHERWIN ACE HARDWARE	HAND TOOLS-POWER/NON POW	\$26.48	\$26.48
195415	621-7501-551.21-08	SUBURBAN ACCENTS INC	LETTERING REPAIRED	\$75.00	\$75.00
195417	621-7501-551.31-51	TERMINAL SUPPLY CO	WORKLAMP	\$89.77	\$89.77
195428	621-7501-551.21-07	ULTRA STROBE COMMUNICATIONS INC	INSTALL DOCKING STATION	\$150.00	\$600.00
			REMOVAL OF EQUIPMENT	\$450.00	
195440	621-7501-551.31-51	ZARNOTH BRUSH WORKS INC	GUTTER BROOM	\$319.00	\$319.00
195441	621-7501-551.31-51	ZEIGLER OF SCHAUMBURG	HANDLE-FRO	\$162.00	\$162.00
Total Division:				\$12,411.11	
Total Department:				\$12,411.11	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 90 Capital					
Division: 1					
195255	505-9001-571.50-25	DIXON ENGINEERING INC	SERVICE CONSULTING	\$8,625.00	\$8,625.00
195301	505-9001-571.50-25	HELLER LUMBER CO	DOOR WB SHED	\$254.40	\$512.96
			DOOR WB SHED	\$258.56	
Total Division:				\$9,137.96	
Total Department:				\$9,137.96	
TOTAL ALL FUNDS:				\$1,409,793.85	



Item: Report of the Committee-of-the-Whole Meeting of October 5, 2015 - Interview of Andi Ruhl

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of October 5, 2015

Interview of Andi Ruhl for Appointment to the Arlington Economic Alliance

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of October 5, 2015 - Interview of Dr. Michael Bagby

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of October 5, 2015

Interview of Dr. Michael Bagby for Appointment to the Bicycle & Pedestrian Advisory Commission

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: 2015 Pavement Management Program

Department: Engineering

Since 1988, the Village has utilized a pavement management program (MicroPAVER, formally PAVER) to determine our street maintenance priorities. The U.S. Army Corps of Engineers developed MicroPAVER at their Research Laboratory in Champaign, Illinois.

The process involves a consultant inspecting pavement sections on approximately one-third of Village maintained streets per year and inputting the inspection results into the MicroPAVER program. Engineering Department Staff reviews the report and visually inspects the Village maintained streets and compares the consultant report with visual inspection. This program has been very effective over the years.

Infrastructure Management Services (IMS) completed Phase I (south end of town) of a three phase surface condition survey last fall. We would now like to move forward with Phase 2 (middle section of town). For consistency purposes, it makes the most sense to use IMS again. The price for Phase 2 reflects the same fee schedule as the consortium of North and Northwest Chicago area municipalities and is only \$680 more than the cost for Phase 1.

RECOMMENDATION

It is recommended that the Village Board award a contract to Infrastructure Management Services of Rolling Meadows, Illinois for the 2015 Pavement Management Program in the amount of \$23,080. Funding for these services are available in account 101-5001-524.20-05.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Firefighter Turnout Gear Drying Cabinets

Department: Fire

BACKGROUND

Each Arlington Heights Firefighter has custom-fitted turnout gear that is worn when responding to fires and many other emergency calls. The turnout gear is highly specialized and treated to protect Firefighters from heat and products of combustion. Firefighters at two of our stations (3 and 4) are still air drying their gear by hanging it in the stations, which greatly increases the “down” time before the gear can be put back in service. Tumble drying causes damage to the gear and is not recommended. Turnout gear is very expensive we want to make it last to its full potential.

Staff has conducted research to determine the best drying equipment for this specialized gear and has determined that UniMac Firefighter’s Personal Protective Equipment (PPE) Drying Cabinet best meets our needs. We purchased two drying cabinets in December of 2014 for stations 1 and 2, with the intention of purchasing two additional cabinets this year. UniMac’s cabinets hold six sets of gear and have space for 15 sets of boots and gloves. Furthermore, the cabinets meet our space requirements, and they meet the specifications of National Fire Protection Association (NFPA) Standard 1851. The cabinets permit total temperature control so that none of the gear is at risk for damage to the moisture barriers and the delicate internal fabric due to excessive temperatures. The gear is hung in the drying unit; it is not tumbled or agitated, thus preventing any potential damage or degradation to the gear.

Washburn Machinery, Inc. is the only certified distributor and service provider for the UniMac PPE Drying Cabinet in Illinois. We need a local presence so the units can be serviced quickly and on site. The cost for two drying cabinets is \$11,075. The eight-month FY2015b budget includes \$14,000 in account 401-3501-572.50-15 EQ9502 for two additional turnout gear dryers.

RECOMMENDATION

It is recommended that the Village Board waive formal bidding procedures and approve the purchase of two additional UniMac Firefighter’s Personal Protective Equipment Drying Cabinets from Washburn Machinery, Inc. of Elk Grove Village,

IL for \$11,075. The vendor has been determined to be responsible.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Street Sweeper Rental 2015

Department: Public Works

BACKGROUND

Each fall for the last 11 years, the Public Works Department has rented two street sweepers to compliment the three street sweepers owned by the Village. These sweepers are added to the fleet for the later part of October, the month of November, and the early part of December to augment our sweeping efforts during the peak leaf season. This program has been extremely effective and the approved budget period ending December 31, 2015 includes funds for two rental sweepers.

The only firm presently renting sweepers without operators is Standard Equipment Company of Chicago, Illinois. Two other area companies only rent sweepers with their operators at an hourly rate. Based upon our research and past experiences, it is much more cost effective to rent the sweeper without an operator, than to pay the hourly rate for a sweeper with an operator. Additionally, renting the sweeper without an operator and utilizing our Staff to drive the vehicle provides the Village much greater flexibility with regard to scheduling and hours of operation. Renting two sweepers for a couple of months continues to be more cost effective than buying additional sweepers and having them under utilized during part of the year.

The current approved Operating Budget includes a total of \$242,600 for equipment rental for Public Works. This proposal provides for the rental of two sweepers for an eight week period for a total cost of \$34,100.

RECOMMENDATION

It is recommended that the Village Board waive the competitive bidding requirements and authorize Staff to rent two street sweepers from Standard Equipment Company of Chicago, Illinois for a cost of \$34,100. Funding for this expenditure will be charged to Account 101-7101-531.21-36.

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Roof Repairs for Historical Society, Public Works and Well #16

Department: Public Works

BACKGROUND

The Capital Roof Maintenance budget is established every year to repair or replace roofs of public buildings.

For the budget period ending December 31, 2015, three projects were identified. The roof at Well #16 requires a total replacement of the modified bitumen roof. The lower portion of the Pop Factory building at the Historical Museum requires a restoration of a built-up roof with a flood and gravel surface. The third project is simple maintenance and repairs of penetrations of the single-ply (EPDM) roof on the Administrative section of the Public Works Building. These projects were divided into two separately bid items with Well #16 as one project, and the Historical Museum roof and Public Works maintenance as a second project.

On September 29, 2015, two bid openings were held and six bids were received for both projects.

Historical Society Roof Restoration and Public Works Roof Maintenance

The bids ranged from \$40,703 to \$74,985 with RB Crowther Company of Morris, IL as the lowest responsible bidder for the Historical Society Roof Restoration and the Public Works Roof Maintenance.

Well #16 Roof Replacement

The bids ranged from \$78,740 to \$126,045 with Riddiford Roofing of Arlington Heights, IL as the lowest responsible bidder for the Well #16 complete Roof Replacement.

Village Staff checked with their references and found both companies to be acceptable.

Although Well #16 project number is \$740 over budget there are sufficient funds in the account to cover the overage.

RECOMMENDATION

It is recommended that the Village Board award the Historical Society Roof Restoration and the Public Works Roof Maintenance to RB Crowther Company of Morris, Illinois in an amount not-to-exceed \$ 40,703. It is also recommended that the Village Board award the Well #16 Roof Replacement Project to Riddiford Roofing of Arlington Heights, Illinois in an amount not-to-exceed \$78,740.

Bid Section

Item: Roof Repairs for Historical Society, Public Works and Well #16
Bid Opening Date: September 29, 2015
Account Numbers: 401-7101-571.50-20 BL9506 (Historical Society & PW) and
505-7201-561.50-20 BL9506 (Well #16)
Total Budget for
Specific Item: \$164,000 (Historical Society & PW) and \$78,000 (Well #16)
Bid Amount: \$40,703 and \$78,740



Item: Purchase of Automotive Fuel

Department: Public Works

BACKGROUND

Annually, the Village purchases approximately 165,000 gallons of unleaded gasoline and 75,000 gallons 20% bio-diesel fuel to operate our vehicles and various pieces of equipment.

On August 15, 2012, the Village awarded a contract for the purchase of unleaded fuel to RKA Petroleum of Romulus, Michigan and a contract for the purchase of 20% bio-diesel fuel to Mansfield Oil of Gainesville, Georgia. The contract terms were for three years, with three possible one-year extensions. Both vendors have performed well during the initial term of the contract and Staff is recommending a one-year extension for both vendors.

The price for the fuel is determined by the Oil Price Information Service (OPIS) price on the day of delivery, plus the vendor's markup. The OPIS benchmark is used by Federal, State, Municipal and County governments to allow competitive pricing, while accounting for market volatility. The following markups are per the original contract terms:

RKA Petroleum Regular Unleaded Fuel @ - .0088 cents per gallon

Mansfield Oil 20% Bio-Diesel Fuel @ .0001 cents per gallon

Both vendors have agreed to maintain current contract terms without a price escalation.

The operating budget for Public Works for the Fiscal Year Ending December 31, 2015 includes \$532,900 for fuel purchases through various accounts.

RECOMMENDATION

It is recommended that the Village Board award a one-year contract extension to the lowest bidder RGA Petroleum of Romulus, Michigan, in a credit amount of .0088 cents per gallon for unleaded gasoline and a one-year contract extension to the lowest bidder Mansfield Oil of Gainesville, Georgia for a cost of .0001 cents per gallon for 20% bio-diesel fuel, and authorize Staff to execute the

necessary agreements.

Bid Section

Item: Purchase of Automotive Fuel
Bid Opening Date: August 15, 2012
Account Numbers: 101-7101-531.30-39 (Fuel Inventory Account)
Total Budget for
Specific Item: \$532,900 for FY15b
Bid Amount: -.0088 cents per gallon of Regular Unleaded Gasoline and
.0001 cents per gallon of Bio-Diesel Fuel



Item: Roadway Liquid Deicer

Department: Public Works

BACKGROUND

The Village Board awarded a contract to Industrial Systems Ltd. for roadway liquid deicer on August 4, 2013. Roadway liquid deicer is an agriculturally based ice melting solution that allows the Village to use less rock salt during snow and ice operations, but still maintain safe and drive-able roadways.

Industrial Systems Ltd was the lowest responsible bidder out of a total of six bids in 2013. The initial contract was for two years with two optional one-year extensions. As of August 2015, Industrial Systems Ltd. has completed the original term of the contract. Staff has been satisfied with Industrial Systems Ltd.'s product availability and the speed at which product orders are processed and delivered.

Staff recommends proceeding with the first, one-year contract extension at a proposed price of .708 per gallon of liquid deicer. This proposed price is a 1.4% decrease from last year's per gallon price. This reduction in pricing will allow Public Works to maximize our \$85,000 budget for roadway liquid deicer and purchase a total of 120,056 gallons. This is an increase of 1,672 gallons from last year's purchase.

RECOMMENDATION

It is recommended that the Village Board approve a one-year contract extension for roadway liquid deicer to Industrial Systems Ltd, McHenry, IL in the amount of \$85,000.

Bid Section

Item:	Street/Sidewalk Supplies
Bid Opening Date:	-
Account Numbers:	101-7101-531.31-90
Total Budget for Specific Item:	\$85,000

Bid Amount:

.708 per gallon



Item: Ordinance - Land Use Variation - Xilin Adult Day Care

Department: Planning/Legal

An Ordinance Granting a Land Use Variation for an Adult Day Care Facility
(Xilin Day Care, 145 E. Algonquin Road)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Land Use Variation - Xilin Adult Day Care	Ordinance

AN ORDINANCE GRANTING A LAND USE VARIATION

WHEREAS, the Plan Commission, in Petition Number 15-011, pursuant to notice, September 9, 2015, conducted a public hearing on the application of Xilin Associates for a land use variation to allow a 16,200 square foot addition to an existing adult day care facility in an M-2 Limited Heavy Manufacturing District; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation for the subject property; and

WHEREAS, the President and Board of Trustees have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting the request, subject to certain conditions hereinafter described, would be in the best interest 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 16,200 square foot addition to an existing adult day care facility in an M-2 Limited Heavy Manufacturing District, at the property legally described as:

Lincoln Executive Plaza Subdivision, part of Lot 2 in August Busse's Division (August Busse's Division of parts of the East ½ of Section 16, Township 41 North, Range 11, recorded May 15, 1928 as Document Number 10023115) recorded November 12, 1981, as Document Number 26056020 .

P.I.N. 08-16-401-042-0000

commonly described as 145 East Algonquin Road, Arlington Heights, Illinois, in compliance with the Floor Plan submitted by the Petitioner, consisting of two sheets, a copy of which is on file with the Village Clerk and available for public inspection.

SECTION TWO: That the land use variation granted by this Ordinance is subject to the following conditions, to which the Petitioner has agreed:

1. If Xilin sells the adult day care operation to another operator, the new operator must be in substantial compliance with the terms and conditions of this Ordinance.

2. The property owner acknowledges that this property is in an area for potential STAR line redevelopment. The Petitioner shall work with the Village and Metra on redevelopment of the property for Transit Oriented Development in accordance with plans as may be developed by the Village and subject to the installation of the new transit line.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 5th day of October, 2015.

Village President

ATTEST:

Village Clerk

LEGLB: LANDUSE/XilinAdultDayCareExpansion



Item: Ordinance - Code Amendment - Section 22-501 - Illicit Discharge Ordinance

Department: Public Works/Legal

BACKGROUND

In order to regulate stormwater discharges in the separate sewered areas of the Village, the Illinois Department of Natural Resources is requiring all municipalities to adopt an ordinance regulating illicit discharge into the sewers .

The Village has been enforcing these regulations with assistance from the Metropolitan Reclamation District of Great Chicago. This codification is a required formality as we already follow these regulations in both the Engineering and Public Works Departments.

RECOMMENDATION

It is recommended that the Village Board approve the attached ordinance amending Chapter 22 of the Arlington Heights Municipal Code, adopting the Illicit Discharge Ordinance.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Code Amendment - Chapter 22	Ordinance

AN ORDINANCE AMENDING CHAPTER 22 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 22, Sewers, of the Arlington Heights Municipal Code, is hereby amended as follows:

a. That Article V, Industrial Wastes, and Article VI, Penalty, are hereby renumbered as Articles VI and VII respectively.

b. That the following Article V, is hereby added:

Article V
Illicit Discharge Ordinance

Section 22-501 Purpose. The purpose of this Article is to provide for the health, safety, and general welfare of the citizens of the Village of Arlington Heights through the regulation of non-stormwater discharges to the storm drainage system to the maximum extent practicable as required by federal and state law. This Article establishes methods for controlling the introduction of pollutants into the municipal separate storm sewer system (MS4) in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process. This Article is intended to:

- (1) Regulate the contribution of pollutants to the municipal separate storm sewer system (MS4) by stormwater discharges by any user;
- (2) Prohibit illicit connections and discharges to the municipal separate storm sewer system; and
- (3) Establish legal authority to carry out all inspection, surveillance and monitoring procedures necessary to ensure compliance with this Article.

Section 22-502 Definitions. For the purposes of this Article, the following definitions are adopted:

- a. Authorized Enforcement Agent. The Director of Public Works and/or the Director of Engineering or designee.
- b. Best Management Practices (BMPs). Schedules of activities, prohibitions of practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to stormwater, receiving waters, or stormwater conveyance systems. BMPs also include treatment practices, operating

- procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.
- c. Clean Water Act. The Federal Water Pollution Control Act (33 U.S.C. 1251 et seq.) and any subsequent amendments thereto.
 - d. Construction Activity. Activities subject to NPDES construction permits. These include construction projects resulting in land disturbance of one acre or more. Such activities include, but are not limited to, clearing and grubbing, grading, excavating, and demolition.
 - e. Hazardous Materials. Any material, including any substance, waste, or combination thereof, that because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.
 - f. Illegal Discharge. Any direct or indirect non-stormwater discharge to the storm drainage system, except as exempted in Section 507 of this Article.
 - g. Illicit Connections. Any drain or conveyance, whether on the surface or subsurface, which allows an illegal discharge to enter the storm drainage system including, without limitation, any conveyances that allow any non-stormwater discharge including sewage, process wastewater, and wash water to enter the storm drainage system; any connections to the storm drainage system from indoor drains and sinks, regardless of whether said drain or connection had been previously allowed, permitted, or approved by an Authorized Enforcement Agent; or any drain or conveyance connected from a commercial or industrial land use to the storm drainage system that has not been documented in plans, maps, or equivalent records and approved by an Authorized Enforcement Agent.
 - h. Industrial Activity. Activities subject to NPDES industrial permits as defined in 40 CFR, Section 122.26 (b)(14).
 - i. National Pollutant Discharge Elimination System (NPDES) Stormwater Discharge Permit. A permit issued by EPA [or by a state under authority delegated pursuant to 33 USC 1342(b)] that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.
 - j. Non-stormwater Discharge. Any discharge to the storm drainage system that is not composed entirely of stormwater.
 - k. Pollutant. Anything that causes or contributes to pollution. Pollutants may include, without limitation: paints, varnishes, and solvents; oil and other automotive fluids; nonhazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, ordinances, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers;

hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind.

- l. Storm Drainage System. Publicly-owned facilities by which stormwater is collected and/or conveyed, including without limitation, any roads with drainage systems, municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, natural and human-made or altered drainage channels, reservoirs, and other drainage structures.
- m. Stormwater. Any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation, and resulting from such precipitation.
- n. Stormwater Pollution Prevention Plan. A document that describes the best management practices and activities to be implemented by a person or business to identify sources of pollution or contamination at a site and the actions to eliminate or reduce pollutant discharges to stormwater, stormwater conveyance systems, and/or receiving waters to the maximum extent practicable.
- o. Wastewater. Any water or other liquid, other than uncontaminated stormwater, discharged from a facility.

Section 22-503 Applicability. This Article shall apply to all water entering the storm drainage system generated on any developed or undeveloped lands unless explicitly exempted by an Authorized Enforcement Agent.

Section 22-504 Administration. Any powers granted or duties imposed upon the Authorized Enforcement Agent may be delegated in writing by the director of the Authorized Enforcement Agent to persons or entities acting on behalf of or in the employment of the Village of Arlington Heights.

Section 22-505 Severability. If any provision of this Article, or the application of any provision of this Article, is held unconstitutional or otherwise invalid, such occurrence shall not affect, impair, or invalidate other provisions of this Article, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Article.

Section 22-506 Minimum standards. The standards set forth in this Article are minimum standards. This Article does not intend nor imply that compliance by any person will ensure that there will be no contamination, pollution, or unauthorized discharge of pollutants.

Section 22-507 Prohibitions on discharges. No person shall discharge or cause to be discharged into the municipal storm drainage system or watercourses any materials, including, but not limited to, pollutants or waters containing any pollutants, that cause or contribute to a violation of applicable water quality standards, other than stormwater. The commencement,

conduct, or continuance of any illegal discharge to the storm drainage system is prohibited except as follows:

- a. Water line flushing or other potable water sources, landscape irrigation or lawn watering, diverted stream flows, rising groundwater, groundwater infiltration to storm drains, uncontaminated pumped groundwater, foundation or footing drains (not including active groundwater dewatering systems), crawl space pumps, air conditioning condensation, springs, noncommercial washing of vehicles, natural riparian habitat or wetland flows, swimming pools (if dechlorinated - typically less than one PPM chlorine), firefighting activities, and any other water source not containing pollutants.
- b. Discharges specified in writing by the Authorized Enforcement Agent as being necessary to protect public health and safety.
- c. Dye testing, but only with prior oral notification to the Authorized Enforcement Agent prior to the time of the test.
- d. Non-stormwater discharge permitted under an NPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the United States Environmental Protection Agent, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the storm drainage system.

Section 22-508 Prohibition of illicit connections. The construction, use, maintenance, or continued existence of illicit connections to the storm drainage system is prohibited. This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection. A person is considered to be in violation of this Article if the person connects a line conveying sewage to the MS4, or allows such a connection to continue.

Section 22-509 Suspension of MS4 access. The Authorized Enforcement Agent may suspend, without prior notice, MS4 discharge access to a person when such suspension is necessary to stop an actual or threatened discharge that presents or may present imminent and substantial danger to the environment, to the health or welfare of persons, or to the MS4 or waters of the United States. If the violator fails to comply with a suspension order issued in an emergency, the Authorized Enforcement Agent may take such steps as deemed necessary to prevent or minimize damage to the MS4 or waters of the United States, or to minimize danger to the public.

Any person discharging to the MS4 in violation of this Article may have MS4 access terminated if such termination would abate or reduce an illicit discharge. The Authorized Enforcement Agent will notify a violator of the proposed termination of its MS4 access. The violator may petition the Authorized Enforcement Agent for a reconsideration and hearing. A person commits an offense if the person reinstates MS4 access to premises terminated pursuant to this Section without the prior approval of the Authorized Enforcement Agent.

Section 22-510 Industrial or construction discharges. Any person subject to an industrial or construction activity NPDES stormwater discharge permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form acceptable to the Authorized Enforcement Agent prior to the allowing of discharges to the MS4.

Section 22-511 Monitoring of discharges. This Section applies to all facilities that have stormwater discharges associated with industrial activity, including construction activity.

- a. The Authorized Enforcement Agent shall be permitted to enter and inspect facilities subject to regulation under this Article as often as may be necessary to determine compliance with this Article. If a discharger has security measures in force that require proper identification and clearance before entry into its premises, then the discharger shall make the necessary arrangements to allow access to representatives of the Authorized Enforcement Agent.
- b. Facility operators shall allow the Authorized Enforcement Agent ready access to all parts of the premises for the purposes of inspection, sampling, examination, and copying of records that must be kept under the conditions of an NPDES permit to discharge stormwater, and the performance of any additional duties as defined by state and federal law.
- c. The Authorized Enforcement Agent shall have the right to set up on any permitted facility such devices as are necessary in the opinion of the Authorized Enforcement Agent to conduct monitoring and/or sampling of the facility's stormwater discharge.
- d. The Authorized Enforcement Agent has the right to require the discharger to install monitoring equipment as necessary. The facility's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the discharger at its own expense. All devices used to measure stormwater flow and quality shall be calibrated to ensure their accuracy.
- e. Any temporary or permanent obstruction to safe and easy access to the facility to be inspected and/or sampled shall be promptly removed by the operator at the written or oral request of the Authorized Enforcement Agent and shall not be replaced. The costs of clearing such access shall be borne by the operator.
- f. Unreasonable delays in allowing the Authorized Enforcement Agent access to a permitted facility is a violation of a stormwater discharge permit and of this Article. A person who is the operator of a facility with a NPDES permit to discharge stormwater associated with industrial activity commits an offense if the person denies the Authorized Enforcement Agent reasonable access to the permitted facility for the purpose of conducting any activity authorized or required by this Article.
- g. If the Authorized Enforcement Agent has been refused access to any part of the premises from which stormwater is discharged, and he/she is able to demonstrate probable cause to believe that there may be a violation of this Article, or that there is a need to inspect

and/or sample as part of a routine inspection and sampling program designed to verify compliance with this Article or any order issued hereunder, or to protect the overall public health, safety, and welfare of the community, then the Authorized Enforcement Agent may seek issuance of a search warrant from any court of competent jurisdiction.

Section 22-512 Best management practices required. The Authorized Enforcement Agent will adopt requirements identifying best management practices for any activity, operation, or facility that may cause or contribute to pollution or contamination of stormwater, the storm drainage system, or waters of the United States. The owner or operator of a commercial or industrial establishment shall provide, at its own expense, reasonable protection from accidental discharge of prohibited materials or other wastes into the municipal storm drainage system or watercourses through the use of these structural and non-structural BMPs. Further, any person responsible for a property or premise, which is, or may be, the source of an illicit discharge, may be required to implement, at said person's expense, additional structural and non-structural BMPs to prevent the further discharge of pollutants to the municipal separate storm sewer system. Compliance with all terms and conditions of a valid NPDES permit authorizing the discharge of stormwater associated with industrial activity, to the extent practicable, shall be deemed compliance with the provisions of this section. These BMPs shall be part of a stormwater pollution prevention plan (SWPP) as necessary for compliance with requirements of the NPDES permit.

Section 22-513 Watercourse protection. Every person owning property through which a watercourse passes, or such person's lessee, shall keep and maintain that part of the watercourse within the property free of trash, debris, excessive vegetation, and other obstacles that would pollute, contaminate, or significantly retard the flow of water through the watercourse. In addition, the owner or lessee shall maintain existing privately-owned structures within or adjacent to a watercourse, so that such structures will not become a hazard to the use, function, or physical integrity of the watercourse.

Section 22-514 Notification of spills. Notwithstanding other requirements of law, as soon as any person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials that are resulting or may result in illegal discharges or pollutants discharging into stormwater, the storm drainage system, or water of the United States said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release. In the event of such a release of hazardous materials said person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of non-hazardous materials, said person shall notify the Authorized Enforcement Agent in person or by phone or facsimile no later than the next business day. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the Authorized Enforcement Agent within three business days of the phone notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three years.

Section 22-515 Enforcement. Whenever the Authorized Enforcement Agent finds that a person has violated a prohibition or failed to meet a requirement of this Article, the Authorized

Enforcement Agent may order compliance by written notice of violation to the responsible person. Such notice may require without limitation:

- a. The performance of monitoring, analyses, and reporting;
- b. The elimination of illicit connections or discharges;
- c. That violating discharges, practices, or operations shall cease and desist;
- d. The abatement or remediation of stormwater pollution or contamination hazards and the restoration of any affected property;
- e. Payment of a fine to cover administrative and remediation costs; and/or
- f. The implementation of source control or treatment BMPs.

If abatement of a violation and/or restoration of affected property is required, the notice shall set forth a deadline within which such remediation or restoration must be completed. The notice shall further advise that, should the violator fail to remediate or restore within the established deadline, the work will be done by a designated governmental agent or a contractor and the expense thereof shall be charged to the violator.

Section 22-516 Appeal of notice of violation. Any person receiving a notice of violation may appeal the determination of the Authorized Enforcement Agent by filing a written notice of appeal with the Village Manager. The notice of appeal must be received within 15 days from the date of the notice of violation. The hearing on the appeal before the Village Manager or designee shall take place within 15 days from the date of receipt of the notice of appeal. The decision of the Village Manager or their designee shall be final.

Section 22-517 Enforcement measures after appeal. If the violation has not been corrected pursuant to the requirements set forth in the notice of violation, or, in the event of an appeal, within days of the decision of the Village Manager or designee upholding the decision of the Authorized Enforcement Agent, then representatives of the Authorized Enforcement Agent shall enter upon the subject private property and are authorized to take any and all measures necessary to abate the violation and/or restore the property. It shall be unlawful for any person, owner, agent, or person in possession of any premises to refuse to allow the designated governmental agent or designated contractor to enter upon the premises for the purposes set forth above.

Section 22-518 Cost of abatement. Within 15 days after abatement of the violation, the owner of the property will be notified of the cost of abatement, including administrative costs. The property owner may file a written protest objecting to the amount of the assessment. If the amount due is not paid within a timely manner as determined by the decision of the Village Manager or by the expiration of the time in which to file an appeal, the charges shall become a special assessment against the property and shall constitute a lien on the property for the amount of the assessment.

Any person violating any of the provisions of this Article shall become liable to the Village by reason of such violation. The liability shall be paid in not more than 12 equal payments. Interest at the rate of one percent per annum shall be assessed on the balance beginning on the first day following the discovery of the violation.

Section 22-519 Injunctive relief. It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Article. If a person has violated or continues to violate the provisions of this Article, the Authorized Enforcement Agent may petition a court of competent jurisdiction for a preliminary or permanent injunction restraining the person from activities that would create further violations or compelling the person to perform abatement or remediation of the violation.

Section 22-520 Violations deemed public nuisance. In addition to the enforcement processes and penalties provided, any condition caused or permitted to exist in violation of any of the provisions of this Article is a threat to public health, safety, and welfare, and is declared and deemed a nuisance, and may be summarily abated or restored at the violator's expense, and/or a civil action to abate, enjoin, or otherwise compel the cessation of such nuisance may be taken.

Section 22-521 Remedies not exclusive. The remedies listed in this Article are not exclusive of any other remedies available under any applicable federal, state, or local law and it is within the discretion of the Authorized Enforcement Agent to seek cumulative remedies.

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

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

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

AYES:

NAYS:

PASSED AND APPROVED this 5th day of October, 2015.

Village President

ATTEST:

Village Clerk



Item: Ordinance - Code Amendment - Sections 20-101, 20-104, 20-115

Department: PW/Legal

BACKGROUND

The attached ordinance codifies several practices relating to parkway maintenance. The changes reflect what our current practices have been over the past several decades. The codification of these practices is being proposed now to ensure that those few property owners who challenge these maintenance requirements can see these requirements in writing.

Maintenance of the parkway by the property owner is a common requirement in all municipalities. With regard to aprons and culverts, our practice has always been to make property owners maintain improvements that serve (apron) or are present (driveway/culvert) due to the owner's use of the property. In the case of culverts, we do maintain culverts that cross streets, but the apron culverts have historically been maintained/replaced by homeowners.

RECOMMENDATION

It is recommended that the Village Board approve the attached Ordinance Amending Chapter 20 of the Arlington Heights Municipal Code pertaining to parkway maintenance.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Code Amendment - Chapter 20	Ordinance

AN ORDINANCE AMENDING CHAPTER 20
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 20, Streets, Sidewalks and Trees, is hereby amended as follows:

a. That Section 20-101, Definitions, is hereby amended by adding the following definitions, and re-lettering the existing definitions in Section 20-101, accordingly:

c. Culvert. A conduit below a driveway apron adjacent to streets with rural or unimproved cross-sections used for conveyance of storm water between open ditches or pipes, usually made of galvanized steel or plastic and generally open on both ends. A culvert may be connected to pipes in those locations where the ditches have been filled.

g. Parkway. Any portion of the right-of-way not improved by street or sidewalk.

b. That Section 20-014, Repair and Maintenance, is hereby amended as follows: (the language being added is highlighted):

Section 20-104 **Driveways – Materials**, Repair and Maintenance. It shall be the duty of the person, firm or corporation maintaining a driveway to keep it in good repair and maintenance and free from obstructions and openings where it crosses sidewalks and other public places. **In areas where there is no curb, brick pavers and concrete are not permitted within two feet of the roadway pavement and this two foot area must be asphalt.**

c. That Section 20-115, Plats Requiring Village Board Approval, and Section 20-116, Penalty, are hereby renumbered as Sections 20-116 and 20-117, respectively, and the following section is hereby added:

Section 20-115 Parkway Maintenance. All parkways located in the front or side yard of any property shall be maintained by the property owner. This includes private driveway approaches, the flare from the pavement edge extended for a private driveway approach, and service walks from curb or pavement edge to the public sidewalk and/or the public sidewalk to the building. Maintenance includes, but is not limited to, the following:

- a. Mowing of grass or ground cover,
- b. Keeping mailboxes and support structures in good condition,
- c. Keeping the culvert opening free of debris, and
- d. Replacement or repair of culvert upon failure of the culvert

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

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

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

AYES:

NAYS:

PASSED AND APPROVED this 5th day of October, 2015.

Village President

ATTEST:

Village Clerk

20-101 20-104 20-115



Item: Ordinance - Special Use Permit - Public Elementary - Olive-Mary Stitt School

Department: Planning/Legal

An Ordinance Granting a Special Use Permit for a Public Elementary School and Variations from Chapter 28 of the Arlington Heights Municipal Code (Olive-Mary Stitt School, 303 E. Olive Street)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Special Use Permit - Public Elementary School - Olive-Mary Stitt	Ordinance

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR A PUBLIC ELEMENTARY SCHOOL AND
VARIATIONS FROM CHAPTER 28 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 15-015, pursuant to notice, on September 9, 2015, conducted a public hearing on a request for a special use permit for a public elementary school and variations from Chapter 28 of the Arlington Heights Municipal Code for the property located at 303 East Olive Street, Arlington Heights, Illinois, which property is located in a R-3 One Family Dwelling District; and

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

WHEREAS, the President and Board of Trustees hereby find that the public elementary school in that location is desirable for the public convenience and that such facility is compatible with other uses in the vicinity of the site,

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

SECTION ONE: That a special use permit for a public elementary school is hereby granted for the property legally described as:

The East ½ of Lot 31 (except the North 33 feet, and except the East 33 feet thereof) in Allison's Addition to Arlington Heights, being a subdivision of the Southwest quarter of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian (except the West ½ of the Southwest ¼ thereof, and the South 4 acres of the East half of the Southwest ¼ thereof) according to the Plat of the said addition recorded October 9, 1906, in Book 92 of Plats, Page 42, as Document Number 3941663, in Cook County, Illinois.

P.I.N. 03-20-306-039-0000

and commonly known as 303 East Olive Street, Arlington Heights, Illinois. This approval shall be in substantial conformance with the following plans:

The following plans dated July 27, 2015, have been prepared by STR Partners, LLC:

Subject Property Map, consisting of one sheet;
1st Floor Plan, consisting of one sheet;
New Addition Exterior Elevations, consisting of one sheet;
Exterior Elevations, consisting of one sheet;

The following plans dated June 6, 2015 with revisions through September 8, 2015, have been prepared by Eriksson Engineering Associates, Ltd.:

Cover Sheet, consisting of sheet C-0.0;
Existing Conditions, consisting of sheet C-0.1;
General Notes, consisting of sheet C-0.1;
Site Demolition Plan, consisting of sheets C-1.1 and C-1.2;
Site Geometry Plan, consisting of sheets C-2.1 and C-2.2;
Site Utility Plan, consisting of sheets C-3.1 and C-3.2;
Grading and Paving Plan, consisting of sheets C-4.1 and C-4.2;
Soil Erosion and Sediment Control Plan, consisting of sheets C-5.1 and C-5.2;
Site Details, consisting of sheet C-6.1;
Autoturn Exhibit, consisting of sheets CX-7.1 and CX-8.1;
Project Disturbance, consisting of sheet CX-7.2;
Tree Preservation Plan, consisting of sheets TP100 and TP200;
Landscape Plan, consisting of sheets L100 and L200;

Existing Parking Lot Exhibit, consisting of one sheet;
Proposed Parking Lot Exhibit-Option A, consisting of one sheet;
Proposed Parking Lot Exhibit-Option B, consisting of one sheet;

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

SECTION TWO: That the following variations from Chapter 28 of the Arlington Heights Municipal Code are hereby granted:

1. A variation from Section 11.4, Scheduling of Parking Requirements, to allow a reduction in the minimum number of parking spaces from 167 parking spaces to 49 parking spaces.

2. A variation from Section 5.1-3.6, Required Minimum Yards, to allow a reduction in the minimum side yard setback from 16.5 feet to 16 feet, for the existing building.

3. A variation from Section 5.1-3.6, Required Minimum Yards, to allow a reduction in the minimum exterior side setback from 16.5 feet to 12 feet, for the existing building.

SECTION THREE: That the special use permit and variations 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 quantity of the landscaping located along the south property line adjacent to the classroom addition and gymnasium addition shall be doubled.
2. Within 60 to 90 days after the approval of this Ordinance, the Petitioner shall provide a revised landscape plan addressing the Design Commission's and Staff's comments. The revised plan shall be subject to review and approval by Staff after discussion with the neighboring property owners.
3. Prior to the issuance of a building permit, the Petitioner shall provide revised civil and storm water plans that verify the changes agreed to by the Petitioner.
4. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations and policies.

SECTION FOUR: That the Director of Building of the Village of Arlington Heights is hereby directed to issue permits for the alteration of the facility, herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

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

AYES:

NAYS:

PASSED AND APPROVED this 5th day of October, 2015.

Village President

ATTEST:

Village Clerk



Item: Ordinance - Special Use Permit - Public Elementary School - Ivy Hill

Department: Planning/Legal

An Ordinance Granting a Special Use Permit and a Variation from Chapter 28 of the Arlington Heights Municipal Code
(Ivy Hill School, 2211 N. Burke Dr.)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Special Use Permit - Public Elementary School - Ivy Hill School	Ordinance

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR A PUBLIC ELEMENTARY SCHOOL AND
A VARIATION FROM CHAPTER 28 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 15-016, pursuant to notice, has on September 9, 2015, conducted a public hearing on a request for a special use permit for a public elementary school and a variation from Chapter 28 of the Arlington Heights Municipal Code for the property located at 2211 North Burke Drive, Arlington Heights, Illinois, which property is located in a R-3 One Family Dwelling District; and

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

WHEREAS, the President and Board of Trustees hereby find that the public elementary school in that location is desirable for the public convenience and that such facility is compatible with other uses in the vicinity of the site,

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

SECTION ONE: The special use permit for a public elementary school is hereby granted for the property legally described as:

That part of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, except the North 195.00 feet thereof, of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois

Beginning at a point being the intersection of the South line of the North 195.00 feet of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 17 with the East line of the said West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$; thence westward along the said South line of the North 195.00 feet; South 89 degrees 48 minutes 53 seconds West, a distance of 535.00 feet, thence South 00 degrees 11 minutes 07 seconds East, a distance of

125.00 feet to a point of curvature; thence southward along a curved line, convexed to the West of 1420.15 feet in radius for an arc length of 528.35 feet; thence North 57 degrees 12 minutes 35 seconds East, a distance of 24.52 feet to a point of curvature; thence eastward along a curved line, convexed to the North of 571.24 feet in radius, for an arc length of 322.14 feet to a point of tangency; thence North 89 degrees 31 minutes 14 seconds East, a distance of 115.09 feet to a point of the aforesaid East line of the West ½ of the Southeast ¼ of Section 17, thence northward along the said East line of the West ½ of the Southeast ¼, North 00 degrees 28 minutes 46 seconds West, a distance of 537.42 feet to the point of beginning, in Cook County, Illinois.

P.I.N. 03-17-400-006-0000

and commonly known as 2211 North Burke Drive, Arlington Heights, Illinois. This approval shall be in substantial conformance with the following plans:

The following plans dated July 27, 2015, have been prepared by STR Partners, LLC:

Subject Property Map, consisting of one sheet;
Composite First Floor Plan, consisting of one sheet;
Composite Second Floor Plan, consisting of one sheet;
New Addition Exterior Elevations, consisting of one sheet;
Exterior Elevations, consisting of one sheet;

The following plans dated June 6, 2015, have been prepared by Eriksson Engineering Associates, Ltd.:

Cover Sheet, consisting of sheet C-0.0;
Existing Conditions, consisting of sheets C-0.1 and C-0.2;
Notes and Legends, consisting of sheets C-0.1 and C-6.1;
Site Demolition Plan, consisting of sheet C-1.1;
Site Geometry Plan, consisting of sheet C-2.1;
Site Utility Plan, consisting of sheet C-3.1;
Grading and Paving Plan-Option 1, consisting of sheet C-4.1;
Soil Erosion and Sediment Control Plan, consisting of sheets C-5.1 and C-5.2;
Site Details, consisting of sheet C-6.1;
Autoturn Exhibit, consisting of sheet CX-7.1;
Project Disturbance, consisting of sheet CX-7.2;
Tree Preservation Plan, consisting of sheet TP100;
Landscape Plan, consisting of sheet L100;

Existing Parking Lot Exhibit, consisting of one sheet;
Proposed Parking Lot Exhibit-Option A, consisting of one sheet;
Proposed Parking Lot Exhibit-Option B, consisting of one sheet,

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

SECTION TWO: That a variation from Chapter 28, Section 11.4, Scheduling of Parking Requirements, of the Arlington Heights Municipal Code, to allow a reduction in the minimum number of parking spaces from 173 parking spaces to 72 parking spaces is hereby granted.

SECTION THREE: That the special use permit and variations 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. Prior to the issuance of a building permit, the Petitioner shall provide revised civil, storm water and landscape plans that verify the changes agreed to by the Petitioner.
2. All lighting fixtures shall be mounted parallel with the ground and shining down. All illumination shall have no glare and all light bulbs or LEDs shall point to the ground.
3. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations and policies.

SECTION FOUR: That the Director of Building of the Village of Arlington Heights is hereby directed to issue permits for the alteration of the facility, herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

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

AYES:

NAYS:

PASSED AND APPROVED this 5th day of October, 2015.

Village President

ATTEST:

Village Clerk

SPECUSE : Ivy Hill School



Item: Ordinance - Planned Unit Development Amendment - Northwest Crossings

Department: Planning/Legal

An Ordinance Amending Planned Unit Development Ordinance Numbers 88-060, 14-002 and 15-016
(Northwest Crossings, 1421 and 1501 W. Shure Drive)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
PUD Amendment - Northwest Crossings	Ordinance

**AN ORDINANCE APPROVING AN AMENDMENT TO
PLANNED UNIT DEVELOPMENT ORDINANCE NUMBERS
88-060, 14-002 AND 15-016, AND GRANTING CERTAIN VARIATIONS
FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have passed and approved Ordinance Numbers 88-060, 14-002 and 15-016, approving and amending a planned unit development, for the property located at 1421 and 1501 West Shure Drive, Arlington Heights, Illinois; and

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 15-019, pursuant to notice, on September 16, 2015, conducted a public hearing on a request for approval of amendments to Planned Unit Development Ordinance Numbers 88-060, 14-002 and 15-016, and variations from Chapter 28 of the Arlington Heights Municipal Code; and

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

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

SECTION ONE: That the Planned Unit Development for Northwest Crossings approved and amended in Ordinance Numbers 88-060, 14-002 and 15-016, is hereby amended to allow certain modifications to the previously approved plan for the property legally described as:

That part of Lot 1 in Arlington Industrial & Research Center-Unit Number 6, being a subdivision of Section 7, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded on August 22, 1972, as Document Number 22024211, in the Office of the Recorder of Deeds of Cook County, Illinois, said parts lying North and West of a line described as follows:

Commencing at the Southwest corner of said Lot 1; thence North 11 degrees 17 minutes 16 seconds East 36.44 feet; thence North 89 degrees 53 minutes 08

seconds East, 2145.54 feet; thence North 00 degrees 04 minutes 09 seconds East, 372.77 feet; thence North 89 degrees 53 minutes 30 seconds East 72.20 feet to the East line of Lot 1 aforesaid, in Cook County, Illinois.

P.I.N. 03-07-100-005, -006

and commonly described as 1421 and 1501 West Shure Drive, Arlington Heights, Illinois.

SECTION TWO: That the property shall be developed in accordance with the following plans:

The following plans August 21, 2015, have been prepared by OKW Architects:

Architectural Existing Site Plan, consisting of sheet A001;
Architectural Proposed Site Plan, consisting of sheet A002;
1501 Removal Plan, consisting of sheet A100;
1501 Interim Floor Plan, consisting of sheet A101;
Building Elevations, consisting of sheet A201;
Proposed Interim Improvement Rendering, consisting of sheet A300;

The following plans dated August 21, 2015, have been prepared by Kimley-Horn & Associates, Inc.:

Title Sheet, consisting of sheet C0.0;
Overall Site Survey, consisting of sheet V0.0;
Detailed Site Survey, consisting of sheet V0.1;
General Notes consisting of sheet C1.0;
Demolition Plan, consisting of sheet C2.0;
Site Plan, consisting of sheet C3.0;
Erosion Control Plan, consisting of sheet C4.0;
Erosion Control Notes & Details, consisting of sheet C4.1;
Grading Plan, consisting of sheet C5.0;
Utility Plan, consisting of sheet C6.0;
Construction Details, consisting of sheet C7.0;
Landscape Plan, consisting of sheet L1.0,

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

SECTION THREE: That the following variations from Chapter 28 of the Arlington Heights Municipal Code are hereby granted:

1. A variation from Section 6.12, Traffic Engineering Approval, waiving the requirement for a traffic study and parking analysis.

2. A variation from Section 6.5, Accessory Structures, to allow a sports/basketball court and associated basketball pole at 1420 W. Shure Drive and within the side yard along Shure Drive.

3. A variation from Section 6.13-3, Location of Fences, to allow a 14 foot high (six foot high fence with an eight foot high sports net/mesh constructed thereon) in conjunction with the aforesaid sports/basketball court.

SECTION FOUR: That approval of the amendment to the Planned Unit Development, and the variations from Chapter 28 of the Arlington Heights Municipal Code are subject to the following conditions:

1. Not more than three years after the approval of this Ordinance, the Petitioner shall provide the Planning and Community Development Department with an approved option for upgrading the exterior proposed interim concrete masonry unit located on the north wall of the 1501 West Shure Drive building, along with the schedule of construction.

2. The Petitioner shall provide a landscaping plan that consists of shade trees, shrubs, and perennials on the north elevation of the 1501 West Shure Drive building, as well as foundation plantings, which shall be submitted concurrent with the design approval referenced in condition number 1.

3. The Petitioner shall provide details of the proposed sports fence.

4. The Petitioner shall comply with all Federal, State and Village codes, regulations and policies to which the Petitioner has agreed.

SECTION FIVE: Except as amended by this Ordinance, the remaining provisions of Ordinance Numbers 88-060, 14-002 and 15-016, shall remain in full force and effect.

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

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

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

AYES:

NAYS:

PASSED AND APPROVED this 5th day of October, 2015.

Village President

ATTEST:

Village Clerk

PUD. Northwest Crossings 2nd Amendment



Item: Ordinance - Code Amendment - Section 8-504 - Criminal Trespass to Real Property

Department: Police/Legal

The attached ordinance, which adopts the State statutes on criminal trespass, was prepared at the request of the Police Department. By adopting the State statutes, police officers will have the ability, should the circumstances warrant, to write a citation under the local ordinance instead of the State statute. That will allow for prosecution at the local level instead of by the State's Attorney.

Recommendation

It is recommended that the Village Board adopt the attached Ordinance Amending Chapter 8 of the Arlington Heights Municipal Code.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Code Amendment - Chapter 8

Type

Ordinance

**AN ORDINANCE AMENDING CHAPTER 8 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 8, Public Safety, Morals and Welfare, of the Arlington Heights Municipal Code, as follows:

a. That subsection e. in Section 8-702, Offenses, is hereby deleted in its entirety.

b. That the following section is hereby added to Article V, Other Offenses Relating to Public Peace and Welfare:

Section 8-504 Criminal Trespass to Real Property. There is adopted by reference 720 ILCS 5/21-3 and 720 ILCS 5/21-5, as now or hereafter amended.

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, 2015.

Village President

ATTEST:

Village Clerk



Item: Bond Waiver - St. Edna Bingo

Department: Building & Health Services

Background

St. Edna's is requesting a waiver of the bond fee requirement for their upcoming raffle held in conjunction with their bingo event on October 30, 2015. Raffle tickets will be sold the night of the event from 6:00pm to 9:30pm.

Recommendation

Staff recommends the Village Board grant the waiver of the bond fee requirement.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Request for Bond Waiver

Type

Correspondence

St. Edna Church

2525 N. Arlington Heights Road
Arlington Heights, IL 60004-2598
(847) 398-3362 Fax (847) 394-5226

September 15, 2015

To the Village Board of Arlington Heights:

St. Edna Church will hold a raffle in conjunction with an evening of bingo on October 30, 2015. We request a raffle bond waiver for this event, since we are a church and not-for-profit organization.

We appreciate your consideration of this request.

Sincerely,

A handwritten signature in cursive script that reads "Patricia K. Freeman".

Patricia K. Freeman
Business Manager



Item: Bond Waiver - The American Legion

Department: Building & Health Services

Background

The American Legion Post #208, is requesting a waiver of the bond fee requirement for their upcoming raffle. Tickets will be sold from October 1, 2015 to December 31, 2016. Winners will be determined on a weekly basis (Thursdays) at 7:00pm. at the American Legion.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Request for Bond Waiver

Type

Correspondence



Merle Guild Post 208



The American Legion
121 N. Douglas Avenue
Arlington Heights, IL 60004
(847) 253-6632
arlingtonheightsamERICANlegion@yahoo.com

September 1, 2015

Mayor Thomas Hayes
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60004

RE: RAFFLE BOND WAIVER

Dear Mayor Hayes:

On behalf of the American Legion Post #208, I am hereby requesting that the Village Board consider waiving the bond requirement in conjunction with the attached Raffle License Application.

If you have any questions regarding this request, please feel free to contact me at 847/502-1002.

Thank you in advance for your consideration.

Sincerely,

Donna Locher
Raffle Manager



Item: Comprehensive Plan Update - PC#14-020

Department: Planning & Community Development

BACKGROUND

Over the past 11 months the Comprehensive Plan SubCommittee has reviewed and developed an update to the Village's Comprehensive Plan. The plan includes new sections such as Historic Preservation, Corridors, and Sustainability. In addition, several amendments to the Land Use Map are recommended. To assist the Subcommittee in developing the draft Plan, the Village conducted a Village wide survey online to gauge the importance of certain planning related issues, with over 530 persons responding.

RECOMMENDATION

MOTION #1

A public hearing was held by the Plan Commission on August 26, 2015 where Commissioner Warskow moved and Commissioner Dawson seconded:

A motion to recommend to the Village Board of Trustees approval of PC#14-020, the Amendments to the Comprehensive Plan Land Use Map.

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

MOTION #2

A public hearing was held by the Plan Commission on August 26, 2015 where Commissioner Sigalos moved and Commissioner Drost seconded:

A motion to recommend to the Village Board of Trustees approval of PC#14-020, the 2015 Comprehensive Plan.

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Memo	Memorandum
Park District Reservation Request Withdrawal Letter	Correspondence
PC Minutes 8/26/15	Minutes
Comp Plan Draft A	Exhibits
Comp Plan Draft B	Exhibits
Comp Plan Draft C	Exhibits
Comp Plan Draft D	Exhibits
Comp Plan Draft E	Exhibits
Land Use Map Proposed Amendments	Exhibits
Survey Results	Exhibits
Park District Park Site Reservation Request	Exhibits
St. Viator Objection to Park District Park Site Reservation Request	Correspondence
SD 214 Objection Letter to Park Site Reservations	Agreement
Christian Liberty Objection Letter to Park District Reservation	Agreement

Memorandum

To: Chairman Lorenzini and Members of the Plan Commission

From: Bill Enright, Deputy Director Planning and Community Development

Date: August 21, 2015

Subject: Plan Commission Public Hearing
Wednesday, August 26, 2015 at 7:30 PM
Board Room
Comprehensive Plan Update: P.C.#14-020

Please find as attachments the following:

1. Minutes of the July 28, 2015 Comprehensive Plan Subcommittee meeting
2. 2015 Comprehensive Plan (Draft)
3. Comprehensive Plan Land Use Map: Proposed Amendments
4. Park District Request for Additional park site reservations.
5. Objection Letter from St. Viator regarding Park Site Reservations
6. Survey Results

2015 Comprehensive Plan (Draft)

The draft 2015 Comprehensive Plan is attached as recommended by the Comprehensive Plan Subcommittee. Due to the size of the file, the Plan was broken down into five segments on Novus (Comp Plan Draft A to E). I previously sent a hard copy to every Commissioner for your review. The Plan reflects the discussions of the Comprehensive Plan Subcommittee over the past 11 months including new sections for: Sustainability; Corridors; and Historic Preservation. A summary of certain questions from a community survey is also included.

The Goals and Objectives have been updated to reflect and be consistent with goals contained in other documents, and the statistical data in the Housing and Population, Economic Development, and Recreation sections have been updated.

Comprehensive Plan Land Use Map: Proposed Amendments

The Subcommittee reviewed several possible amendments to the Comprehensive Plan Land Use Map. Those amendments that were recommended are attached as an exhibit on Novus. A notice was sent to all properties affected by the proposed land use map amendments.

Park District Request for Additional Park Site Reservations

The Village's Comprehensive Plan includes the Official Map, which is a planning tool that indicates all existing publicly owned facilities and future public facilities for government agencies such as the Village, School Districts, and Park District. The Official Map is included in the Comprehensive Plan in the Appendix section. In addition, a listing of current park site reservations is listed on pages 47 and 48 of the draft Comprehensive Plan. Future public improvements contained in the Official Map are referred to as Site Reservations, meaning that the government agency requesting said reservation may be interested in acquiring the property for public purposes.

A reservation does not give the government agency the right of first refusal if a property is for sale. A reservation does not prohibit a property owner from selling their property. If a developer were to acquire a property which has a reservation and submits an application to the Village to subdivide, then the reservation provides guidance to the Village and developer that another government agency wishes to accept land as part of the required land dedication requirements (rather than a fee which is what is typically requested).

The Arlington Heights Park District currently has 43 site reservations, many of which are sites adjacent to existing parks. At this time the Park District is requesting an additional 9 reservations. This request is outlined in the attachment "Park District Reservation Request". Staff concurs with 8 of the 9 site requests, however the University Drive request is not supported at this time. The Village does not have much industrial land remaining, and depending on the proposed use of the property for a park facility, that use may or may not be compatible with the surrounding industrial land uses. However if in the future the Park District has more definitive plans for the use of this site, the Village will reconsider its position at that time. The Comprehensive Plan Subcommittee did not take a position on the reservations at their July, 2015 meeting as they wanted to see if there was any input from affected property owners.

The Village has notified in writing all 9 property owners of this request. Included in said notice was the date, time and location of the Subcommittee meeting and the Plan Commission hearing scheduled for August 26th.

Survey Results

The survey was posted on the Village web site April 9th and we sent out notice of the survey to all persons registered on the Village email blast, Twitter and Facebook. To date we have had 535 responses. A poster was developed to place at the Library, Park District community centers and the Senior Center. The Village also requested that the Library send an email regarding the survey to those registered on the library's site. Also contacted was the Chamber of Commerce requesting that they reach out to promote the survey. A press release was issued and the Daily Herald wrote a short brief on the survey and where to respond via the Village web page.

The results of the survey indicate that there is very positive support in the community for promoting sustainable development, historic preservation, and improving corridors. Overall the

feedback about the community was positive. A full summary of the survey responses is attached in Novus.

Recommendation

The Comprehensive Plan Subcommittee recommends to the Plan Commission the following:

1. Approval of the 2015 Comprehensive Plan;
2. Approval of the amendments to the Comprehensive Plan Land Use Map.
3. Further discussion on the Park Site reservations at the public hearing.

C: Charles Witherington Perkins



September 24, 2015

Mr. Bill Enright
Deputy Director Planning & Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Mr. Enright:

As we discussed on September 23, 2015, the Arlington Heights Park District would like to withdraw the previously discussed, additional nine (9) Park Reservation requests from the Village of Arlington Heights Comprehensive Plan. The sites include the following:

- John Hersey High School
- University Dr. Industrial Property
- St. Peter Lutheran Church/School
- Forest View Ed. Center
- Christian Liberty Academy
- East Rockwell Street Property
- St. Viator's High School
- 406 E. Northwest Highway
- Viatorian Novitiate

Please contact me with any questions or comments.

Sincerely,

Alann Petersen
Director of Parks & Planning

410 N. Arlington Heights Rd. | Arlington Heights, IL 60004 | Phone 847.577.3000 | Fax 847.577.3050 | WWW.AHPD.ORG

PLAN

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

COMMISSION

RE: COMPREHENSIVE PLAN UPDATE - PC# 14-020

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
26th day of August, 2015 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

LATIKA BHIDE, Development Planner
BILL ENRIGHT, Deputy Director

CHAIRMAN LORENZINI: I'd like to call to order this meeting of the Plan Commission. Would you please all rise and repeat the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: So, Bill, can we have the roll call please?

MR. ENRIGHT: Let me get my glasses on. Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. ENRIGHT: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Thank you. The first or next item on the agenda is approval of the meeting minutes from July 22nd, T-Mobile and Verizon Wireless. Do you have any comments or a motion to approve?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER GREEN: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Good. The next item on the agenda is the public hearing for the Comprehensive Plan Update, PC# 14-020. Just so the audience knows, Mr. Enright from the Planning Department will make a presentation, Commissioners will ask questions, and then we'll open it up to the audience for questions. With that, Bill, why don't you start?

MR. ENRIGHT: Chairman, the Comprehensive Plan update really consists of three components; the Subcommittee of the Plan Commission which consists of several members that's on the dais tonight, those include Commissioner Warskow, Ennes, Chairman Lorenzini, George Drost, Commissioner Drost who is the chairman of the

Subcommittee, Commissioner Sigalos as well, and Trustee Jim Tinaglia.

Since September of 2014, the Subcommittee has been reviewing an update to our 1997 Master Plan for the Village which is a booklet which includes various sections including the land use map for future land uses in the Village. They are recommending approval to the Plan Commission of the update to the Master Plan Booklet, which we'll get into a little bit later, also recommending approval of several changes to the land use map called the Comprehensive Plan Land Use Map.

With respect to park site reservations, the Subcommittee did not recommend the request of the Park District at the point in time that they held their last meeting in July because they wanted to hear from the property owners. We have since that time receive, and we did serve notice to all the property owners impacted by not only the park site reservation request but the land use map amendments. We've heard from several, mostly those related to the park site reservations. We have three letters that were uploaded on our Novus system, which is the public records system that anybody from the public can view the docket materials as well as obviously the Plan Commission and eventually the Village Board. Those three letters were in opposition to have the reservation on their site. That included St. Viator, High School District 214, and Christian Liberty Academy. I believe they have representatives here tonight.

What I'd like to do is start with, since most of the people here I think are for the reservation request, to start with that versus the Comprehensive Plan booklet because that will take a little bit longer. We need a little more thorough review of that, and the people here may not want to stay for that. So, as a courtesy to everybody, we figured we'd start with the site reservations.

What I first --

CHAIRMAN LORENZINI: Bill, if I could just jump in here, so one of the questions I should have asked is have all proper notices been given. So, obviously we haven't given it to the whole Village. Who got notices for this meeting?

MR. ENRIGHT: Well, we're only required by state law to publish notice in the Daily Herald 15 days prior to tonight's meeting which we did. As a courtesy though, whenever we have amendments to our Comprehensive Plan, which includes the land use map and the reservation request from the Park District, we do send a notice to those property owners. So, the reservations, there were seven or eight property owners, and then the Comprehensive Plan changes, there were probably 40 owners, most of whom are down in that STAR Line area south of Algonquin, just east of Arlington Heights Road. So, we sent notice to all those individuals to make them aware of the proposed changes and have the ability to participate in the process.

Having said that, the Park District has requested

several reservations. I mean, to be, you know, it's a little complicated so I'm just going to give an example of what a park site reservation is and what it is not. It's not the right of first refusal for the Park District to come in and buy property. It is not getting in the way of any private property owner from selling their property. It is a bit of a cloud over the property because it will show up on those title searches if the title company does what they're supposed to do, it will show as a park site reservation which might cause some concern for a potential buyer of a property.

What they really mean though is when there is a reservation on a site, it only comes into employ if there is a residential subdivision being proposed before the Plan Commission and ultimately the Village Board. For instance, when we had a subdivision in 1997, which was the last time since it came up, there was a subdivision for 12 lots adjacent to an existing park. The Park District had a reservation on the site, so we informed the Park District of that. Then they indicated to us within a short time period frame, it didn't slow down the process, that they would rather have the land versus the fee in lieu of.

Now, in most developments, residential developments in the Village, the Park District and the school districts and the Library District just elect to get the impact fee. I mean we call it a contribution, it's an impact fee, I think everybody knows what that is. It's basically the impact of a residential development on these services, and it has to have a rational nexus so it can't be just any number, and it's spelled out in our Village Code in Chapter 29, Subdivision Regulations.

So, in this particular instance, the Park District said they wanted the land. So, the Village Staff calculated the amount of land that would be required pursuant to our Land Dedication Ordinance. The Park District then agreed with that, and the developer had to then modify their subdivision to include a portion of the subdivision for the park site reservation in lieu of each property having to pay a fee when they came in for building permit. It's an equal basis, the money equals the land value, and that's spelled out in our Chapter 29, the Subdivision Regulations.

I think where there is concern is that the state law says that if there is a reservation, the Park District has up until one year to buy the property. That's true if the Village didn't have a Land Dedication Ordinance. The reason I say that is if we did not have land dedication or impact fees in the Village, then what would happen in that same scenario that I put forth with a subdivision, we would inform the Park District of the subdivision, the subdivider would then have to include the portion of land for the Park District that was reserved in their subdivision but not the whole thing, a portion of.

The Park District would then have a year to make a decision on whether or not to buy that land, but the subdivision could go forward with the other properties that are subdivided. It would just be the park that would be set aside for the Park District.

If the Park District after one year decided, or within that year decided that they didn't want to buy that land from the developer, then that land could be used by the developer within the proper zoning district. But since we have a Land Dedication Ordinance, they have to give the land up and that's an impact fee and it's perfectly legal as long as there is a nexus between how much they have to give up and the population created by the particular subdivision.

So, I think there's a little bit, you know, the opposition is understood. But it only really comes into play, and it only really gives us, the reason it helps the process planners is that it tells us whether the Park District thinks they're going to want land so we can work with developers on planning that. But it's not all encompassing. It doesn't stop a developer from coming in and moving forward.

So, if a Park District has a large reservation for a large site like they're requesting on some of these sites tonight, it doesn't mean they have dibs on the whole thing. It does not mean they have right of first refusal. What it means is, per our Land Dedication Ordinance, they can request a portion of that to be dedicated to them for a park as part of our normal subdivision process.

So, if the Park District wanted to buy the whole thing, they would have to be like everybody else, they would have to go out there and make their best offer, and a landowner would have to decide if they want to sell to the Park District for that offer or this developer for this offer. So, you know, with all due respect to the legal opinions we've received, our attorneys don't completely agree with everything in it, but there are certainly valid concerns from the property owners because it does have somewhat of a negative impact on property in terms of perception and that can sometimes, you know, make it difficult to sell property.

So, having said that, there are several reservations that are being requested by the Park District; John Hersey High School; University Drive, there are some industrial property which Staff does not support because at this point we don't feel it's appropriate for a park to be in this industrial park because we have very little industrial land left. Having said that, if the Park District in the future ever has a defined plan for using this acreage and they are able to get it under contract with the property owner, we would certainly be amenable to looking at the possibility down the road.

A reservation is also being requested for St.

Peter's Lutheran Church and School; Forest View Educational Center which is part of District 214's property, their administrative offices; Christian Liberty Academy; there's a property on Rockwell Street, a single-family residential property; St. Viator High School and the Viatorian Novitiate; and 406 East Northwest Highway which is Grandt's Shell which is adjacent to Rec Park.

Having said that, you know, it may be a good idea now to open it up to hear some of the concerns from these property owners, because I know several are represented here, as well as the Park District. We may want to, I don't know if we want to start with that and ask them for their rationale behind their request. But I know there are several property owners represented here and I'll leave it up to the Chairman, you know, how you want to proceed with this portion of the request.

CHAIRMAN LORENZINI: That sounds reasonable, to open it up to the public. But do the Commissioners agree or do we want to ask questions first?

COMMISSIONER DROST: I just have a couple of clarifications, I think this might help in the discussion as the public comes forward. How does a reservation compare to the condemnation powers that the Park District might have? That's number one question. And have we had any studies that analyze the valuation of properties before and after a reservation? Is there anything that we've got that could, you know, demonstration that reservations don't affect property values or do affect property values?

MR. ENRIGHT: We don't because it's been so rare that a reservation has even come into play. In my 26 years, I can only think of a couple of times where we've had a subdivision where this has come up. So, no, we don't have the evidence.

Regarding the first question, you know, you're going to have to ask the Park District about their perspective on eminent domain. It's my understanding that the Park District does not use eminent domain to acquire property. I think that's a policy decision. Honestly, that could change depending upon who's on their board. But it's my understanding that they haven't used it as far as I know since I've been around.

So, as far as eminent domain, I don't think it's directly related to it, but my understanding is that when we, the Village, put reservations on land for future Village facilities like fire stations, police stations, our attorneys have said that that in and of itself does not give us the right to exercise eminent domain. However, if we do have to file a lawsuit in court to acquire property by eminent domain, it certainly helps that we would have put a property owner on notice in advance that we were interested in a property. It doesn't make or break the case, it's not necessary to use eminent

domain, but it certainly is something that's, you know, something that's positive for us if we move forward with eminent domain.

I don't know if the Park District would look upon it the same way. They're a different taxing government agency. Their attorneys may look at it differently.

COMMISSIONER DROST: Thank you.

CHAIRMAN LORENZINI: Do any other Commissioners want to ask questions at this time?

COMMISSIONER JENSEN: Yes, I have a clarifying question. Some of the literature, the language you've got up on that screen and regarding the third bullet, if we look at St. Peter Lutheran Church and School, I guess it's the phrasing there, I want to make sure that I understand what you said, Bill. It says, "This 10 acre site could be developed into a neighborhood park." That suggested to me when I read this that the whole 10 acres could be developed, and there's language like that throughout most of this request. What I understand you to be saying is not the full 10 acres but some portion of it, probably not even, I mean really a significantly smaller amount than the 10 acres that would be developed into a park if that were --

MR. ENRIGHT: Well, that's a good question. I mean, what the Park District is asking for is a lot more than what would be required of a developer in terms of land dedication. Your example here, if for instance, just hypothetically, St. Peter was to sell their property or a portion of it to a single-family developer who wanted to build 40 homes, the Park District could elect to get some of that land but it would be, you know, a 40-lot subdivision might equate to three or four of those lots being set aside but not the whole property. It's really not the whole campus.

So, the Park District's request is more than what would actually be required by the Village during a subdivision process as part of our, as it relates to the Land Dedication Ordinance.

COMMISSIONER JENSEN: Very specifically, do you take that to mean they want the entire 10 acres?

MR. ENRIGHT: That's what they're saying but, you know, again I think what the Park District is doing here really is saying, hey, you know, we have an interest in park land in this area and if it ever became available, they might be interested in buying it, they may not. There's a lot of things that go into that like funds, for one, and need. So, I think they're just kind of showing an idealistic view of the future, but it's not something that the Village could require of a developer.

COMMISSIONER JENSEN: Certainly.

MR. ENRIGHT: The Park District would have to make an offer to buy the 10 acres and the church would have to say, okay, and accept.

COMMISSIONER JENSEN: Well, your explanations notwithstanding, it sounds like the Park District much bigger pieces of land set aside for the parks, if I read this letter correctly. So, they're really asking for something that would be of real concern to the folks we're going to hear from shortly after.

MR. ENRIGHT: Well, again, you know, unless the Park District used eminent domain to acquire the land, the amount of acres that they're asking for is irrelevant with respect to the Village's processes for subdivision because we go by the way of dedication ordinance which says you have to allocate a certain amount of land but not anywhere near all of it. The example that I talked about earlier for 1997 was a 12-lot subdivision and they had to aside the equivalent of one-and-a-half lots. So, it could have been almost 14 lots and it ended up being 12.

COMMISSIONER JENSEN: Okay. So, thank you for the explanation, I appreciate it.

CHAIRMAN LORENZINI: So, just to follow up on that, Bill, so let's say, let's stick with your example and make it 40 lots on this but three have to go for park. But the owner still gets paid for those three lots, right?

MR. ENRIGHT: No. Well, they get paid from the developer who buys it from them, but the developer has to give that land as an impact fee to the Park District.

CHAIRMAN LORENZINI: But he would have to --

MR. ENRIGHT: That's something we do already.

CHAIRMAN LORENZINI: Okay, got you. Okay, all right.

MR. ENRIGHT: Any residential development that goes through the Village has to pay the impact fee, and that impact fee is based on the population of that development and the Village's value of land per acre which is outlined in the subdivision regulations, as well as the desired park acreage in the case of parks for the community. So, it's a mathematical formula laid out in Chapter 29.

COMMISSIONER ENNES: So, this fee in lieu of or partial taking would only, the only time that this would occur would be in the property was going to a residential developer?

MR. ENRIGHT: For a residential subdivision. Usually, I mean the only time that Parks have ever asked for the land is when it's, as far as I can recall, I think it's only been twice in my 26 years here, is when it was adjacent to an existing park, because then it's logical to just add on a little bit of land. If it wasn't adjacent to an existing park, it would be kind of pointless to, you know, unless they did a little tot lot or something, it wouldn't make sense to just take a little bit of acreage unless it's adjacent to an existing park.

CHAIRMAN LORENZINI: Any other questions from the

Commissioners, comments? Okay, maybe just for further explanation, I guess the Park District is here. Would you mind, you don't have to, do you want to shed any more light on this discussion?

MR. SCHOLTEN: Good evening, and thank you. My name is Steve Scholten and I am the executive director of the Park District. I think Mr. Enright has done an outstanding job of laying out the issues and has also talked about the reasons why the Park District is interested in this. Obviously, one of our main responsibilities is to preserve and protect open space in the community. We aggressively seek more land when we can. We certainly are interested in land that's adjacent to property that we currently own, and we view large parcels as opportunities to protect open space for many years to come.

So, that's kind of the basis of our request tonight, and I would be happy to answer any questions or come back at a time that's convenient for you.

CHAIRMAN LORENZINI: Okay, we'll open it up to the rest of the public now and if anybody has any questions, you can, for now you can sit and come back. Okay, let's go to the public now. Let's start on this side of the room. Anybody in the first row, just stand.

QUESTIONS FROM AUDIENCE

DR. WEIR: Do I have to come up to the microphone?

CHAIRMAN LORENZINI: Yes, come up to the microphone.

MR. BAKER: I'm the attorney, so I'll start and then some of the members can then come up.

CHAIRMAN LORENZINI: Okay. Please state your name and spell it for the court reporter, and your address.

MR. BAKER: My name is Rich Baker, fortunately that's an easy one, B-a-k-e-r. I'm with the firm of Mauck & Baker and I do represent Christian Liberty Academy, which is also a part of Christian Liberty Church.

We come before you with an objection, and before we do I'd like to say thanks, which I've appeared before many village and city boards and I usually don't say thanks. But I will say thanks for three reasons. Number one, Mr. Enright has been extremely helpful in working through this process with me, and I really appreciate the openness and the clarity that he has brought to what at one point was a fairly unclear process. Secondly, the Subcommittee held or reserved their decision to allow the public to speak. They didn't have to do that and I really appreciate that you're letting us up here to speak tonight. Finally, as Mr. Enright pointed out, you didn't have to give us notice, and you did.

So, for those three reasons, I really commend Arlington Heights. This is unusual in my practice, and so in starting

out, rather than antagonistic, I'm very grateful to be here.

It seems to me that the issues have been laid out. Mr. Enright has clarified, both in my letter and in the other letters, I said it was tantamount to a right of first refusal. I think Mr. Enright has clarified this, no, that's not true because they don't have a right to the entire property. So, it's not a right of first refusal in that regard.

But Mr. Enright also pointed out that, yes, it does put a cloud on the property. In the previous Subcommittee hearings, we said a black mark or teeth on it. I think that's perhaps the best way to say it, which is the basis for the objection not only of my clients but also the others is we're going to do a balancing act here. If you're going to affect the value of my property and my ability to sell, what is the interest that you have in doing that? In my letter, I went into great detail to kind of explore what the Park District's interests would be. As I looked at it, I think that even the director tonight had said it, whenever we see a big piece of open land, we try to lock it up in that sense of putting up a site request on it. But is that really necessary given the impact that that will have on the various property owners?

I listed a number of things that I was concerned about. Number one, the Park District's request for land is 10 acres per -- am I right? I'm sorry, 10 acres per 1,000 people. The Village Ordinance requires nine. So, then when they say we have a requirement, I believe it was 815 acres, we only have 716, or I think they said 810 and we have 716. If I do my math, they don't, based on the Village Ordinance at nine, they need 746 to meet their need, not 810. Then I also did the math and we saw that they had over 400 acres already reserved.

So, we see a policy here that's not based on actual need but really on essentially locking up all the open space that we can find in the Village right now. There is some logic in that because if there's large open spaces they're vanishing, we all know that. But then let's look at the next issue that comes up in this, and that issue is really one of not just harm but also necessity and need.

When I talked to Mr. Enright, he indicated that this property that we own is already on the map for the Park District. We've already identified it on their own map. The whole purpose as I understand it, Mr. Enright, please correct me if I'm wrong, but the whole purpose of this is to give notice to the Subdivision Committee so that if a property comes up, they can talk to the Park District, and the Park District can say, yes, we are or we are not interested.

But frankly, that can be done without any harm to the property owners simply by looking on the map, because as I understand it, it's already there. Or simply as a matter of course

when a new property, a large property comes on, calling the Park District and saying this one is coming up, do you have an interest. Rather than putting a cloud on the title which means that my buyer is coming in, if I were to sell and in our letter I indicated that we have no intention at this point of selling, we love Arlington Heights and are very pleased with our location, so if you weigh the potential impact to the property owner versus the good that will come and the necessity that the Park District is requesting, I don't think they balance out. I think there's a clear balance in favor of the property owner and against the real need or necessity to burden the property of these things.

We also noticed that this is actually in your code, it's written and I cited the provisions in there. This is an extraordinary measure, not the norm, and yet we see the Park District using this as a norm whenever they see a piece of property. How many times has it actually come up in the years Mr. Enright has been working for the Village?

MR. ENRIGHT: Twice.

MR. SCHOLTEN: So, when we see, when we factored in all those kinds of factors with the potential harm that it has on the property owner, I don't think it's necessary. For that reason, we would ask you to oppose these particular site reservations. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else from the first row?

PASTOR LINDSTROM: I'm sorry?

CHAIRMAN LORENZINI: Anybody else from the first row want to speak?

PASTOR LINDSTROM: I'll just speak briefly.

CHAIRMAN LORENZINI: Okay, your name, spell it, and the address please.

PASTOR LINDSTROM: Yes. Pastor Calvin Lindstrom, and I serve at the Church Christian Liberty and Christian Liberty Academy. I'm thankful for, again, Mr. Enright's letter, and I would just express as the pastor of the church and a role also in the school that we would echo obviously our attorney's comments. We have worked with Arlington Heights for many years on a number of projects so I think we have a good working relationship with the Village, with the community.

We are here to serve. Obviously, our chief goal is to preach the gospel of Jesus Christ, but part of that is being good neighbors. I think this would negatively affect that relationship, or could, and I would recommend not placing our site and other sites on that park site reservation because we want to be good neighbors and we think that could even cloud that. It becomes in a sense a public relations problem for us if we try to explain what this means and not try to over-exaggerate what it might mean, but it puts an extra burden

on us even just in dealing with these things that we would rather not have to continue to deal with to focus on our work and business. So, thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else on this side of the room? Yes, ma'am.

DR. WEIR: Do I go to the microphone?

CHAIRMAN LORENZINI: Yes, come up to the mic, state your name, spell it please, and give your address.

DR. WEIR: Sandy Weir, 816 West St. James, Apartment 2NE.

CHAIRMAN LORENZINI: Could you spell your last name please?

DR. WEIR: W-e-i-r, it's Dr. Weir, Ph.D. I do a lot of research and I am familiar with the expansion of open green space. I'm familiar with the term. I'm not saying, I'm not implying anything but I'll tell you what, this to me looks like a land grab. I pay my taxes, too. The people that, I pay your salaries, all of you. This to me looks like a land grab. You've got 100 acres right there that is for Park District.

Okay, I'm going to tell you what, I'm talking the separation of church and state right here. You have no right to take over my church. You have no, and I'm speaking just as a taxpayer and a person that is paying your salaries, and I do voting and I'm a loyal citizen, I pay my taxes and I'm a good payer, all right. I'm a public school teacher. I teach biology in Lake County, okay, but I'm telling you this to me sounds and looks like a land grab. 100 acres for parks?

Now, about eight years ago, I was doing some research online, and that's when President Bush was talking about Agenda 21. Nobody knew what that was. I went online, I opened that stuff up, I saw what they were doing. This is sustainable environment, sustainable communities. I know what that means, I read Agenda 21. I went to the UN website, I went to the original document because I'm a researcher. They talked about exactly what this looks like to me, take over green space, land grab, put it in the power of the government, this little government here, Arlington Heights government.

Look, look, I mean you want to take 100 acres and you're going to call it for the community parks? How many community parks do we have now? I just, I live right on St. James, right by the post office. We have a beautiful park that you guys, we paid tax, we voted yes, and it's a beautiful park. We need 100 more acres of parks? I say it's a land grab. That's what I see, that's what I talk about.

Okay, I don't mean to keep you awake here, sir, but, I mean I don't mean to be so boring that you're falling asleep but you'll have to be forgive me. I'm not as fun. Okay, so to me it's a land grab. I don't know what you're doing but I know Agenda 21. Are

any of you familiar with that? Because if you're not, go to it, you should know. I know that you do because it's all about sustainable development which is exactly what this is, centralizing people. I know, I read it in the UN thing, we go by it. We voted it in.

So, to me that's what's going on. There is no way in my mind that you're going to step on my church. There is no way because there is a separation. God is higher. Okay, I'm a freeborn American citizen and I claim common law jurisdiction without prejudice. That's higher than statutory law. That's God's law.

That's how I feel and I'm very vocal. I'm not afraid to stand up. With all due respect, I respect God.

CHAIRMAN LORENZINI: Thank you. Anybody else?

COMMISSIONER DROST: You know, for the record, why don't we reveal our salaries? For the record.

CHAIRMAN LORENZINI: It's about three dollars an hour. Anybody else on this side of the room who wants to speak? Okay, on this side of the room, anybody want to speak? Anybody have questions? Yes, sir. Please state your name, spell it for the court reporter and give your address.

MR. GRANDT: My name is Craig Grandt, G-r-a-n-d-t. I live at 302 South Prindle in Arlington here. I own Grandt's Shell, which is your 406 East Northwest Highway properties.

I've been to three of these meetings in about 19 years. Never once at any of these meetings has a Park District board member came to one of the owners of the property and said, you know, we're talking about putting a restriction on the property or anything. Twice when I've been in the meetings, the Board has asked the Park District why they have not done that and maybe they might consider doing that so that you don't have to have citizens at your meetings concerned about keeping their own property. A phone call or just a stop into my business and saying, hi, Craig, we're the Park District and we'd like to talk to you about the future plans of your property. It would be all it would take, not to have something put on my property so that if somebody goes through a title search, there is a little cloud over it.

In my business, we have enough clouds over our property when it comes to the EPA and everything else. We don't need to have something like this and I would prefer not to have it. I would talk to the Park District if I were selling my property and they would want it. I would consider their offer. But I don't believe that we need to do this to get property in Arlington Heights. Thank you very much for your time.

(Applause.)

CHAIRMAN LORENZINI: Thank you. Anybody else from the audience who want to speak? Anybody else from the public? Okay, if

not, we'll close the public portion of this and go back to the Commissioners for further questions. Jay, do you want to start? Any questions?

COMMISSIONER CHERWIN: Sure, thanks. Just for clarification, looking through the Comp Plan draft, if you wouldn't mind, Mr. Enright, clarifying for the Commissioners and the public, what is presented on these nine properties that we have. Those are properties that are simply outside of what the Village has requested and what the Park specifically has requested. There are additional properties that appear in the Comp Plan that are, are they already reserved? Because I see a note on page 48 that says Arlington Heights Park District, approved by Village Board, June 16th, 1997, and then a whole list, two pages worth of properties.

So, am I to understand, am I reading this correct to say those properties have already been put on the list that presumably these properties are now being asked to be put on that same list?

MR. ENRIGHT: That's correct. This request by the Park District was also discussed at that same time 17 years ago, and the Village Board at that time approved only the ones which you're referring to that appear on the draft plan that we have now, that those have existed since '97. The request that you're seeing tonight were not approved by the Village Board in 1997 for a lot of the same reasons we're hearing tonight from the property owners.

The Park District has made a request to the Village, now that we're updating our Comprehensive Plan, to reconsider this request.

COMMISSIONER CHERWIN: So, if we look at the list, what was the, and maybe we don't have minutes or I don't want you to presume, but if a distinction was made between those properties and the properties on the list, because we also have on this list things like, you know, basically every school, just about every school that's on the new list is on this existing list, Christian United Methodist, Our Lady of the Wayside, you know, I guess, do we know what the distinguishing factor is between those properties that were apparently sufficient to go through the process and these properties that the Board decided not to put on? What is it about the properties that made it on the list that's different than the properties that were initially rejected in '97 and are now being asked to be included? Do we know that?

MR. ENRIGHT: All I can say is that it's my recollection that those that were not included were those who came to the meeting in opposition, or wrote a letter in opposition. There may have been other reasons stated at the meeting, but that was 18 years ago, we'd have to look at the minutes. But I do recall that the ones who were left off, I do remember getting either letters in opposition

or testimony at meetings in opposition as we are hearing tonight.

COMMISSIONER CHERWIN: That's it for now, thank you.

CHAIRMAN LORENZINI: John, any questions?

COMMISSIONER SIGALOS: Well, I'm still a little confused with this park site reservation. I understood you, Bill, to say that, you used the example of St. Peter Lutheran Church, the way this is letter by, the letter here from the Park District is that they want the entire 10-acre site. But let's say a developer wished to come in and buy the St. Peter Lutheran Church, the full 10 acres, and develop so many homes on this property, they are required to deed to the Park District X number of acres of park based on the size of that entire development, correct?

MR. ENRIGHT: Yes, that's exactly correct.

COMMISSIONER SIGALOS: So, what does this park site reservation do that's not already in place that require the developer to deed over X number of acres for a park?

MR. ENRIGHT: Well, one thing it does is it alerts Staff and a potential buyer of land that there is a desire for the possibility of land instead of paying a fee in lieu of. But Mr. Baker makes a great point as well that, it is my understanding, and Mr. Scholten, the Park District director, could correct me, but I believe all these reservations are on the Park District Comprehensive Plan. We took or referred to our own documents when, you know, going through the public process. I don't know of any legal distinction on requiring land versus fee in lieu of that would require a reservation. I don't believe that we necessarily have to have a reservation in order to effectuate the land dedication versus cash. Certainly one or the other has to be done because we do have a code that requires that.

So, you know, Mr. Baker is correct, when you add up the total reservations that are existing in addition to this request, it certainly exceeds the acres that the Park District would really want as articulated in their master plan because they're pretty close to that number anyway. We don't know what our population is going to be like 20, 25 years from now, and it's probably not going to be decidedly different from now. You know, we're not going to double or anything. So, but the Park District I don't believe intends on, you know, trying to buy all these properties either.

COMMISSIONER SIGALOS: All right. So, that was my only question for now.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: I was going to ask, Mr. Scholten, if you could come back up and explain and maybe address that, or maybe you want to have an opportunity to address that concern. It seems to me that much of the concern is that the letter seems to imply you want the entire parcel, which to me, I read this letter as just to explain

why you might want the reservation, not saying that you want the whole thing. Could you maybe expand for the audience a little bit more your thought process?

MR. SCHOLTEN: Sure. There are certain parcels that, depending on the size and location, that we would like to have the whole parcel. We're well aware that if this adds up to 100 acres, we cannot afford to buy 100 acres. There are certain parcels up here that if they became available to us, we would not be able to buy today anyway. So, a big portion of what we're doing is trying to just advise potential developers that we do like what the Land Cash Donation Ordinance gives to the Park District in terms of land.

We do need more land. Just because we have some 116 acres doesn't mean that it's accomplishing all of the goals that we would like to accomplish with the acres that we have. We do have a need for some larger sites that can handle more athletic fields. So, it's not just numbers, it's where it's at in the community and the ability to program or to develop that land to what we would like to have.

So, some of these are wonderful pieces of property that if they ever became available, we would like to consider purchasing, or would at least like to have the opportunity to be part of that Land Cash Donation Ordinance. Just as an example, within the last 18 months, there was a parcel that was reserved. The owner contacted the Park District and told us what the developer wanted to do, gave us the price of what they were going to get, asked us if we would be interested, if we would meet that price. We did jointly conduct an appraisal of that property and it was just too expensive for us to buy. So, we told the owner tell the developer thank you very much, it's not something that we can afford to buy right now in comparison to what they could gain in programming the open space for the community, so do with it what you will. They have since done that.

So, this is really just a vehicle for us to be able to engage in the conversation of potential for the whole piece of property, if it's in the right place and the right price, or be engaged in the conversation relative to land cash donation.

COMMISSIONER DAWSON: One of the things that I think you said that may be is interesting, maybe people need to understand is that you said that the developer named their price and you couldn't meet that price and, therefore, did not purchase the property. It wasn't that you were able to reduce the property or say we want the property at a reduced price. It was the developer's price.

MR. SCHOLTEN: We're speaking with, to my recollection, we were speaking with the owner who had a developer who had a price set. We have no legal authority and I don't believe the Village has any legal authority to say you must sell to the Park District at X

price. We do have condemnation ability. I don't believe in the 90-year history of the Park District that we have ever condemned property to acquire it for a public use. So, if an owner has a potential buyer and developer and they offer a price and we can't meet it, there is nothing that obligates that owner to take a lesser amount of money from the Park District.

COMMISSIONER DAWSON: Okay. The other thought I had is I know you've had some difficulty in some of the existing sites, I'm biased with my Rec Park as I'm very vocal about it, can't wait until Rec Park gets redone, but the difficulty there is the expense because of the new facilities that have to be put in place. Whereas I look at this list and your reasoning behind much of it is that you wouldn't have the problems that you'd be faced with a recreation park. There's existing facilities there that would allow you to renovate and put the facilities in that the community needs and it's currently lacking because there's existing buildings in place.

So, that to me, when I was reading the letter, was what I was seeing. That's the reasoning I was seeing behind your descriptions, not that you were trying to take all 100 acres but that you were trying to show your reasoning and logic behind the request.

MR. SCHOLTEN: That's correct. Thank you.

COMMISSIONER DAWSON: Okay. I just have one more comment, which is not really a question. But I don't know that we know any of this, but there has been a lot of focus on the impact of the reservation to property value. However, there is just something else to consider which is that, I'm an attorney and I do real estate deals. When a purchaser comes in with the purchase price, there is due diligence. Sometimes, very frequently, things are discovered during due diligence which causes the property value or the purchase price to drop. So, a reservation, there is a concern that it might cause a property drop, but without the reservation, you're going to have a buyer come in, find out whoops, the Park District wants the property or a portion of the property. The next thing you know, the purchase price drops anyway.

So, to some degree, I understand what's being said is that this is just simply a notice. I'm not going to try to say that every developer and every person out there will understand this. There is clearly confusion, there's clearly lots of people that have not understood this. So, there is something to be weighed there, but with or without the reservation, if the Park District decided they wanted a parcel or a piece of the, a portion of it, your purchase price could very well drop regardless. It was just something I wanted to raise.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: Yes, I'm still sensitive about salaries and I want to address that issue. First of all, I think we

had Mr. Enright's explanation of what the Comprehensive Plan Committee did. But we go back about a year and a half when we actually started this process. Guess what, at those meetings, nobody gets paid. It's a volunteer organization, and we do get paid here at \$15 a meeting. Chairman Lorenzini of course gets a premium because of his high task, but I just want to clarify that, that this is essentially a volunteer board and we do the work that we do because we have a passion for this community, maybe in the same vein as others who have come forward today.

That being said, this process that we've gone through, this reservation process, I generally don't like it. I feel that it does impair the marketability of a property. I think there's other tools that the Park District has and I think we all love the Park District. This week in the Tribune, we saw parks generate communities. This is the 606 Trail through Chicago, and parks become anchors for community building and they are very important. But I think the availability of other ways to acquire property and not defeat the interest of the current owners, there can be other avenues that can be found.

One thing that I noticed in the objections that came to this board, they were pretty ecumenical. They came from St. Viator, they came from Liberty Academy, they came from District 214. So, I weigh those very importantly in my decision making and sort of the negativity that I hold with the idea of a reservation just seems like, well, we may do it, we may not, and it just doesn't serve the interest of the owners to be able to deal with their property in an unbridled way. That's it.

CHAIRMAN LORENZINI: Thank you. Commissioner Green?

COMMISSIONER GREEN: Thank God for George Drost because he just explained what I was struggling to explain. Mr. Baker, you had a very convincing argument, for me, and I know more about how things happened here tonight with the information from Bill Enright. So, I agree with George, I think that this is sort of a burden on the property owners and that's all I have to say.

CHAIRMAN LORENZINI: Thank you. Commissioner Ennes?

COMMISSIONER ENNES: Mr. Enright, I have one additional question to clear in my mind. The fee in lieu of the land dedication, whichever one of those would come up will only come up if one of these properties on the reservation was developed as a residential property?

MR. ENRIGHT: Was subdivided for a residential property.

COMMISSIONER ENNES: For a residential property. So, right now the Park District has reservations on about 470 acres of which, if none of them were subdivided for residential, they wouldn't get anything?

MR. ENRIGHT: That's right. They'd only get those if there is subdivision, and then the Park District elects to receive the land instead of the fees.

COMMISSIONER ENNES: From what we heard from Mr. Scholten, this is something that very rarely has occurred. Yet we're talking about adding another 100 acres to 500 acres, which hardly ever occurs, and yet if a residential development where there is a subdivision for residential development, the Park District, the Village would still have the ability to collect a fee in lieu of.

MR. ENRIGHT: That's correct.

COMMISSIONER ENNES: So, we're putting a pretty heavy, with a background in valuation, I see this as a cloud on the property.

That and putting it on all, we're talking about putting it on all these different properties with very little incidence of anything coming up, even though if the situation arises where there is a subdivision for residential development, the Park District would still have its ability to go in and get on the property and/or collect fee in lieu of. So, I agree with a number of my fellow Commissioners, that I really don't see the need for doing this.

I love the park districts, I think we have phenomenal park districts in town. I just think it's an awful lot of weight to put on a property owner. That's all I have.

CHAIRMAN LORENZINI: Thank you, Terry. Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. I don't have any questions, but similar to some of the other Commissioners I have a comment. I am very for open spaces. To address comments made, I think there are reasons for having open spaces in order to preserve health in a community. So, I don't think it's a negative thing to have the decision to want more open space. However, I do agree that this does put a burden on the property owners, and that if there were some other way to accommodate this, to have conversations between all the parties for the Park District still to have the ability to pursue those pieces of property, that's the way that I would agree to go.

CHAIRMAN LORENZINI: Thank you, Mary Jo. Commissioner Jensen?

COMMISSIONER JENSEN: Yes. Just a question. Who decides whether it's land or a fee that is paid? There isn't this kind of an arrangement, but let's suppose one of these properties that doesn't have a reservation on it becomes available and it's going to be subdivided for residential purposes. Who decides whether it's land that the Park District gets or a fee?

MR. ENRIGHT: Well, the Village Board makes that decision. However, we do consult with the Park District. We inform them in writing of the subdivision, and they have to respond in writing

what they are requesting and that response is forwarded to the Village Board. So, when the plat of subdivision goes before the Village Board, they will have the advice, the recommendation from the Park District board on land or fee, and it's up to our Village Board to determine which.

COMMISSIONER JENSEN: Okay. So, they actually can get, the Village and the Park District could get land if they wanted land. They don't have to take the fees from what I hear you say, if that were the decision of the buy?

MR. ENRIGHT: Right.

COMMISSIONER JENSEN: Okay. My other question is somewhat hypothetical and I'm not sure whether I'm addressing it to you or to Mr. Scholten. If there were no reservations on any site, even the ones in the Comprehensive Plan that are listed there or these nine, what would that do to the Park District's ability to, you know, get the open space that they would like to have? I'm trying to understand what happens if this whole process doesn't exist.

MR. ENRIGHT: You know, we still have the ability to have the land dedicated when there is a subdivision. The Park District certainly has the ability, even without a reservation I would assume, to attempt to buy property by making offers to landowners. I mean I believe, I don't think the Park District necessarily has to have a reservation in order to take that action. Mr. Scholten may be getting different advice from their attorneys, but I don't think there is anything that the Village needs to do to allow the Park District to go ahead and try and buy property on the free market.

COMMISSIONER JENSEN: And from what I understand, it doesn't really give the Park District necessarily an edge. It's mainly a communication tool to say, hey, we might have an interest in this property should it be subdivided for residential purposes. It doesn't give them any real benefit beyond that?

MR. ENRIGHT: You know, I don't know how the Park District views this. They don't use eminent domain in the Village of Arlington Heights. If we were to acquire a property for a new police station or a fire station or what, you know, a public facility, you know, we can use eminent domain. We don't need a reservation to do that, but it does help us if we have a reservation on a site, if we ever had to go to court. So, there could be some legal aspect to a reservation, but it's not necessary to exercise those powers. As Mr. Scholten said, it's his understanding and certainly in the 26 years I've been here, I don't work for the Park District but it's my understanding they have never used it.

COMMISSIONER JENSEN: Well, I'm kind of in the same thought as most of the Commissioners here, I don't see any material benefit that the community gets, and it looks like we've got some

potential damage that can be done to the people who own these properties. So, I don't, the balance does not seem reasonable. The Park District can get most of what they want without this entire mechanism being in place. It's been my understanding being in public policy that you don't make public policy based on rare events. You try to do it on the basis of what typically happens.

So, I would agree with Mr. Drost but I think I even have a stronger view. I'm not sure this entire mechanism needs to exist. So, I would not be in favor of adding these nine additional pieces of property.

CHAIRMAN LORENZINI: Thank you, Lynn. Bill, I'm probably going to ask the same question in a little different way. Let's go back to the example of the 40 lots. You've got 40 lots and by some calculation three of them would have to go to the park. So, they would be donated, those three lots would be donated by the developer? Or the Park District has to pay for those lots?

MR. ENRIGHT: They're donated because we have a Land Contribution Ordinance that requires --

CHAIRMAN LORENZINI: Now, what if this property wasn't on the list? They still have to donate the three lots, right? They still have to donate the three lots?

MR. ENRIGHT: Yes.

CHAIRMAN LORENZINI: Okay. So, really what this is doing is, what this process does is it puts it on the title a notice that some land has to be given to the Park District. It puts it right on the title. Where, in Susan's case, if it wasn't on the title, it's still the requirement that when you do the investigation it would come up anyways. So, we're putting a cloud on the title but it really doesn't give the Park District any additional benefit. They've got the right anyways. Those three lots would go to the Park anyways whether or not this happens. Am I right?

MR. ENRIGHT: Yes.

CHAIRMAN LORENZINI: Okay. All right, that's all I have.

COMMISSIONER DAWSON: Just one clarification, just so everyone knows the process of purchasing real estate. People don't run title until you got a contract in place. So, I'm not saying that I'm generally in favor of or opposed. I just want to make sure everyone understands, everyone is talking about this cloud on title. You get an offer, you get an acceptance, you get a contract. Then at some point thereafter, titles are run during due diligence. So, they would discover it on title at the same time they would discover it in any other situation.

So, the only other time that this would be an impact would be if you're refinancing or doing something else that

would generate or run title. In a purchase scenario, they would discover both of these at the same time. I mean, George, you might disagree with me.

COMMISSIONER DROST: Yes, no. The other point is that if you're refinancing for instance, that may impair the value.

COMMISSIONER DAWSON: That could be a concern.

COMMISSIONER DROST: It would hurt the credit facility.

COMMISSIONER DAWSON: I'm agreeing with you there if it was refinance, yes.

COMMISSIONER DROST: There's all kinds of little implications, you know, I'm going to go and borrow money but it's not as bankable with that reservation.

COMMISSIONER DAWSON: It depends on how the bank would view the reservation.

COMMISSIONER DROST: Yes.

COMMISSIONER DAWSON: The main concern I have is that people don't seem to understand what this is. So, if it was a fairly understood type of thing placed on title that a banker or anyone would understand what it meant, I would be less concerned. But there seems to be so much confusion as to what this even is that I could see a refinance or such a situation, but I want to make sure that everyone understands. In a purchase scenario, this isn't, it's not like you walk in and first when you put an offer on the table is you run title. We're going to find this out at the same time we're running due diligence and we check with the Village and we check with zoning, and the Village is going to say, oh, this might be, check with the Park District.

This will all happen at the same time and it will impact the purchase price at that time. Believe me, whether or not this is on there, when the purchaser finds out, if they didn't know they would have to give part of it to the Park District, it's going to impact the purchase price most likely, which is always part of it when you find issues on title or you find that the Village might have some sort of reservation on a property, in a commercial deal it can impact the purchase price. So, whether or not this is on the title, to me it doesn't seem to be as much of an impact as everyone else seems to have the concern.

But my feeling is if the property owner doesn't want it on their title, fine. The people that are here that said no, fine, because the Park District still has its rights. The Park District hasn't lost anything by not getting this. But many people on this list didn't come and object, don't seem to be bothered by it. Why are we saying or some of you thinking no to the whole thing when we only have a few objectors in front of us?

So, you mentioned earlier, Bill, that in the last

round, the ones that were objected to were not approved. So, it would seem to me if we could split out, I would be comfortable in saying anyone who is not, who isn't opposed to it, I don't see any problem with it being on or not being on because I don't see it as an impact. But the ones who are opposing, I'm fine with it if you don't want it on your title. Park District doesn't need it, doesn't have to have it. Maybe not everybody feels that way, that's fine.

In full disclosure, I was raised by a park director, so I at the dinner table had discussions since childhood of condemnation, eminent domain, site reservations, park usage, you know.

COMMISSIONER DROST: And when you were done, were you listening with your brothers?

COMMISSIONER DAWSON: No, but I'm well indoctrinated into the world of park districts. So, anyway, that's just kind of my thought is I feel that there is this feeling that we're doing these horrible things to the title. I quite frankly don't think that we are. But if people don't want them on title, Park District still has its right, I don't think we should put it on the title.

CHAIRMAN LORENZINI: Bill, let me ask one more question. If this was on the title, if this was recorded as was being recommended, and the land is sold, the Park District, let me finish now, if the land is sold, the Park District gets that notification because they're on the list. But if this is not on the list and the land is sold, the Park District necessarily doesn't get notified? Is that the only difference?

MR. ENRIGHT: That's not, none of that is correct. If the land has a reservation on it and it gets sold from the property owner who owns it now to someone else, we know nothing about it. We only become involved, meaning the Village, if a developer comes in and presents a subdivision plan. That's when we notify the Park District.

CHAIRMAN LORENZINI: If it's on the list.

MR. ENRIGHT: Even if it's --

CHAIRMAN LORENZINI: Whether it's on the list or not?

MR. ENRIGHT: If there's a reservation there, we will notify the Park District. If it's not, we typically don't, but there are other ways for us to monitor that.

CHAIRMAN LORENZINI: But that's my point. If it's not on the list, they don't get that notification. That seems to be the only difference.

MR. ENRIGHT: That's how these have proceeded in the past. But you know, we do have access to Park District's plans, too, to know whether or not they are interested in a site. But that could change over time, I mean people come and go. But you know, it's just a notice to everyone involved, developers, property owners, that the Park District has an interest in either making a fair market value offer for

the whole site or receiving land dedication as part of a subdivision project.

CHAIRMAN LORENZINI: Let me ask one other question. Are we at a point in your presentation where we can take a motion or do you need to make further presentations?

MR. ENRIGHT: No, I think it's okay to split tonight's into three different categories. I think you can make a motion on this one element of your motion sheet, it's the last sentence, to recommend either approval or denial of the park site reservations. I think you can just separate that out so that everybody don't have to stick around if they don't want to for the other two elements.

CHAIRMAN LORENZINI: Any further questions?

COMMISSIONER DAWSON: Can I just clarify what you just said?

MR. ENRIGHT: Yes.

COMMISSIONER DAWSON: This whole evening I thought that I understood that regardless of whether or not there is a reservation, the Park District will get noticed if there is a development. But now what you just said is no, they won't get noticed. They might get notice, we might check with them but there is no requirement to do so.

MR. ENRIGHT: Yes, if there is a reservation, that's when we notify them. If there isn't, they don't necessarily know about it.

COMMISSIONER DAWSON: Then they might not know about it and --

MR. ENRIGHT: Then they get the fee instead of land.

COMMISSIONER DAWSON: Then they don't have the rights. So, they don't have the rights without this is what you're saying?

MR. ENRIGHT: Not necessarily. I mean --

COMMISSIONER DAWSON: Well, yes or no. I mean you might say it's common courtesy.

MR. ENRIGHT: When you say we're taking away the rights, the answer to that is no. But do they know about what's happening if there is no reservation, not necessarily either. But that doesn't necessarily take away their rights. They could know about a project, if you recall the process, like any citizen and write to the Village and say, hey, we're interested in receiving, you know. We let them know when there's a cash contribution involved, we inform them of that, too.

COMMISSIONER DAWSON: So, they will or will not have opportunity before it's too late to speak up? That's what I'm not understanding.

MR. ENRIGHT: Let me answer it clearly, because apparently I haven't. If there is a reservation, we inform them. If there is not, we do not.

COMMISSIONER DAWSON: So, they would be left to monitoring the public process, right, for notices and signs going up?

MR. ENRIGHT: That's right.

COMMISSIONER DAWSON: If there was, at some point you said you would notify them if they were receiving money in lieu?

MR. ENRIGHT: Well, they eventually find out about it because we inform them that they're, because they do a lot of planning, for planning.

COMMISSIONER DAWSON: But at that point, it's too late down the process is what you're saying.

MR. ENRIGHT: Oftentimes, yes.

COMMISSIONER DAWSON: Okay.

COMMISSIONER JENSEN: Well, to follow up on that, it seems to me we could actually put in some kind of a protocol for cooperation that people would, that staffs would follow, the two staffs would communicate without having to go through this unnecessary thing that really doesn't yield as much benefit, and obviously people feel there is some harm there. I just don't see any reason to add a rigamarole, you know, in this process when you could do it, whether it's formally or informally between the two staffs.

MR. ENRIGHT: We could certainly, just as a policy, any subdivision send notice to the Park District. We don't really get that many now these days.

COMMISSIONER JENSEN: If that's the first time they're going to hear about it either way, then why put this in your plan, you've got this plan and allow these sites to be restricted?

COMMISSIONER DAWSON: But the problem is we have to vote tonight without that policy being in place. So, I mean you've been very vocal of your opinion, I don't know that that will sway you, I'm not saying that. But I think we have to be clear that there is currently no policy in place. There might be a suggestion that they will put a policy in place and I don't doubt that they would if we ask them to, absolutely they would, but there isn't one now and we have to vote without one in existence.

COMMISSIONER JENSEN: Well, if this were a very common event happening frequently like once a month or once every six months, I might feel a little differently. But you said it's a rare event. So, I think you'll be able to get a protocol in place before the event occurs would be my guess.

MR. ENRIGHT: Yes, and that's a decision that our department can make. It doesn't require any higher body to tell us to do something, that's correct. Just like we didn't have to notify the public of these reservations, we did, and that was a Staff decision, Planning Department decision. So, that can be easily accommodated.

CHAIRMAN LORENZINI: Does somebody want to make a

motion?

COMMISSIONER DROST: **I'll make the motion, yes, that we deny the park side reservation portion of the Comprehensive Plan.**

COMMISSIONER JENSEN: I'll second.

CHAIRMAN LORENZINI: Okay. How does this work if someone wants to make a comment --

MR. ENRIGHT: You have to call for discussion on the motion, and then you have to either ask for reconsideration or you have to take a vote on the motion. Then if it fails, then someone can make another motion.

CHAIRMAN LORENZINI: All right, so we have a second?

COMMISSIONER JENSEN: I second, yes.

MR. ENRIGHT: We have a motion and a second to deny the park site reservations.

CHAIRMAN LORENZINI: I agree partially, George, but just to exempt the ones that are rejected for this and leave the other ones who have not objected onto the list.

MR. ENRIGHT: I can clarify who has objected in writing. 214, High School District 214 which involves Hersey High School and Forest View Educational Center, the Christian Liberty Academy is not only in writing but present here, St. Viator High School and the Viatory Novitiate who wrote a letter and they may be here, I'm not sure if, who these gentlemen are, and Mr. Grandt from 406 East Northwest Highway, and I believe the president of the Toyota Manufacturing might be here or representatives of, although they didn't testify or write a letter but they are here as well. So, the only entity that's not here for many of these, as far as I know, there may be, is the East Rockwell Property and St. Peter. There is someone?

COMMISSIONER DROST: I think it's a bad idea to exempt people that are here from those that aren't here.

COMMISSIONER JENSEN: I would certainly agree with Commissioner Drost. I think that you either, you know, it's all or nothing and for me it would be nothing.

COMMISSIONER CHERWIN: I have the comment I would actually go a step further. I think, you know, I haven't said much here but, you know, I think that there are processes in place for residential development and subdivisions for Park District to get land dedication or fees and get appropriate notice through processes developed between the District and the development process. I would I think echo a lot of my colleagues here in that I am not in favor of the site reservation and I would agree with Mr. Drost that I'm not in favor of carving out specific sites for folks that may be mis-understanding or lack of wherewithal to, you know, come and attend. I'd probably go a step further and say the sites that have been reserved in the original Comprehensive Plan that are in there that aren't part of

the Park District, I actually, I feel like it's either one way or the other and not just the new properties coming in would I carve out, I would carve out any property in the original list that's not already under the control of the Park District and take that out of the Comprehensive Plan because I think what we're voting on here is, is this the appropriate policy or not. It either is or it isn't for all these properties that aren't under Park District control.

So, I would vote to deny adding them to the site reservation for the District's request, and I would add removing the site reservations that were in the '97 plan that aren't under the Park District's control already.

MR. ENRIGHT: For the maker of the motion, Commissioner Drost would have to accept the amendment.

COMMISSIONER DROST: I would have to amend it to include the '97 reservations.

COMMISSIONER DAWSON: How could we possibly make that decision tonight without any of that information before us?

CHAIRMAN LORENZINI: Right.

COMMISSIONER CHERWIN: It's the same information.

COMMISSIONER DAWSON: No, it's not the same information.

COMMISSIONER CHERWIN: Different sites but --

COMMISSIONER DAWSON: You don't even know the list of the sites.

COMMISSIONER CHERWIN: I have them right here in front of me.

COMMISSIONER DAWSON: I'm very, very much opposed to going back without that discussion.

COMMISSIONER DROST: I think it's simple just to deal with --

COMMISSIONER DAWSON: We can bring that discussion in another time.

COMMISSIONER DROST: Yes.

CHAIRMAN LORENZINI: Let's just vote on George's recommendation.

COMMISSIONER ENNES: I have one comment. I think one thing, Commissioner Dawson, from what you said, one thing that the Park District loses in this is possibly notice when the property goes for sale. But this might not -- like you say if somebody researches the deed and finds out that this is on there. But if they are interested in buying the property, they might lose notice to that. There might be another buyer and you'll have the authority to go and --

COMMISSIONER JENSEN: Does the site reservation give them any other notice?

COMMISSIONER ENNES: I don't know, possibly. But I

think if they're interested in a property, what they should do is go to owners and say if you ever sell this property we'd be interested. So, under that condition --

COMMISSIONER DAWSON: But I think you're talking about two different things. You're talking about we're now going to buy the whole property and be part of the bidding process, or whether or not part of the reservation as been stated earlier is just so that they might get a portion of that. Then they're letting the Village know that they might not want, they want to be asked whether or not they want money or land.

COMMISSIONER ENNES: Whether they have the reservation or not, if there is a subdivision for residence, they're going to get their fee or land one way or the other.

COMMISSIONER WARSKOW: No.

COMMISSIONER DAWSON: Unless, without the reservation, the Village makes that decision for them.

COMMISSIONER WARSKOW: Right, without notifying them.

COMMISSIONER DAWSON: Without telling them until it's too late.

COMMISSIONER JENSEN: But that's handled in the procedure.

COMMISSIONER DAWSON: No, no, that's fine. We're just clarifying what is being said because that's not correct. I mean to me, when you look at this list, these are very high profile places. It would not be surprising to me, I mean it would be very surprising to me if the Park District would miss this, miss that Hersey High School is up for sale, that St. Peter is up for sale, that Forest View is up for sale. These are very high profile. Well, Grandt's, you know, I mean I live right by you, I use you and my children were in your daughter's preschool, so you know. But all I'm saying is that they already have that area under watch because there is already this watch. So, I don't see anything on here that they would miss or that would put an undue burden on the Park District to have to monitor these sites.

If we're going back and we're saying never, ever, ever again any site possible in the entire community, they have to start driving around looking for signs, that to me is too much of a burden for the Park District. But these are high profile sites. Other than this one small little area, I would be surprised if they would miss it if they went up for sale.

COMMISSIONER ENNES: Mr. Enright, correct me if I'm wrong, did I hear wrong that you stated if the property is subdivided for residential, the Park District is going to get its fee in lieu of or its land no matter what if it's subdivided, they're going to get it?

MR. ENRIGHT: That's right. No matter what.

COMMISSIONER ENNES: If that property is sold. So,

they don't have --

MR. ENRIGHT: Not if it's sold, if it's subdivided and that subdivision is approved and houses are built.

COMMISSIONER ENNES: Right, they're going to get that fee in lieu of or land dedication.

MR. ENRIGHT: That's right.

COMMISSIONER ENNES: So, they're not losing that. What they're losing is the possibility of getting notice if the property is for sale and they have an option to --

MR. ENRIGHT: The reservation doesn't give them any notice of a property for sale. They may or may not ever know about that because it's between two private properties.

COMMISSIONER ENNES: So, they actually might not be losing anything.

COMMISSIONER DAWSON: No, not necessarily.

COMMISSIONER SIGALOS: If we're looking at this, I think the only one they would lose would be the East Rockwell property because I don't see a half-acre site being subdivided. So, they wouldn't be notified or the Park District wouldn't gain anything out of that, correct? It's only if it's a subdivided development?

MR. ENRIGHT: Right, and that's largely I think true, what you're saying.

COMMISSIONER DAWSON: But keep in mind, wait, what you're saying is not correct. If you're in the purchase process, if there is a reservation, then before the contract is finalized there is a discussion with the Park District and the Park District is able to come into play. But if there is not a reservation, the Park District might see a sign, they might be able to call the Village and they might need to say we want a piece. But if they had any interest in the parcel itself, they would be too late at that point to engage in that.

Now, that being said, as been stated up here, they could talk to property owners and say, hey, we've always liked your property, if you ever sold we'd like to be a part of that. But they would not be able to, they'd be too late for them to purchase the entire parcel at that point if their reservation is not there under the current.

COMMISSIONER ENNES: I agree.

COMMISSIONER DAWSON: So, just, again, I'm not trying to sway anyone's vote, I just want to make sure everyone understands how the purchase process works.

COMMISSIONER JENSEN: If we could, just for clarification, what is it that they get if the reservation is in place? When do they get notification so they could make a bid for the entire property?

COMMISSIONER DAWSON: Well, if they run the title, if they're waiting until they run the title, if they're not telling them up front when a purchaser comes in or if the potential purchaser before the contract doesn't get finalized hasn't contacted the Village, they wouldn't find out until title process.

COMMISSIONER JENSEN: Which happens after a contract is signed you said earlier.

COMMISSIONER DAWSON: Except that with the reservation, my understanding would be that the Park District could come in and say we'll match your offer and we'll buy that property and would have that right to undermine, that's the wrong word, but they would have that right to be involved in that process.

CHAIRMAN LORENZINI: I think that question is for Bill to answer that question.

COMMISSIONER DAWSON: Is that not correct, Bill?

MR. ENRIGHT: I'd like to restate they do not have the right of refusal.

COMMISSIONER DAWSON: It's not a right of first refusal, it's a right to say can we match this price and can we be part --

COMMISSIONER JENSEN: That's a right of first refusal.

COMMISSIONER DAWSON: No, can we match this price and be part of the conversation. They can't do that under this general due diligence. It's too late.

MR. ENRIGHT: Now, I'm not so sure any government agency is going to get involved when there's a private contract already negotiated between two parties because that can be a problem for legal liability I would think.

COMMISSIONER DAWSON: Well, I don't know, I mean I'm not trying to say that they could force it. I think that the idea is so that they could come in to the conversation at that point, that they would be open to it.

CHAIRMAN LORENZINI: Can we go and take the roll call vote on George's, Commissioner Drost's recommendation?

MR. ENRIGHT: Mr. Drost recommended denial, Commissioner Jensen had seconded just to remind you. So, Chairman, you asked for a roll call vote, so I'll start with Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes, with comment.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: And Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes.

COMMISSIONER DAWSON: My comment just for the record is that I would ask that you do consider a policy to be put in place, that there be more communication between the Village and the Park District when you become aware of these developments.

MR. ENRIGHT: Absolutely.

CHAIRMAN LORENZINI: Okay, that wraps it up. Thank you.

MR. ENRIGHT: Just as a point of record, this will be forwarded to the Village Board at one of their September meetings, probably September 15th, it might be October, so I don't know for sure. You'll have to contact me a few days prior, the Friday prior to September 15th or the Friday prior to the first Monday in October whenever that is.

CHAIRMAN LORENZINI: This is just a recommendation to the Board of Trustees, the Trustees have final approval.

COMMISSIONER JENSEN: Bill, Commissioner Cherwin made what I think is a, raised a topic that probably deserves some discussion with further development from probably the Staff getting Board additional information. There's been a lot of discussion about this whole process and there's a lot of things on the books, and as I understood it what you would have done is basically put it before us that we could even go back and kind of rescind what had been done earlier in that 1997 Comprehensive Plan. I think whether it's at the upcoming meeting of the Board that takes this up or the subsequent meeting, I really think that topic needs to be addressed, and I would certainly encourage Staff to do the work to focus and frame that issue so the Board can take a look at it whether this policy makes any sense at all.

MR. ENRIGHT: Yes, we will do that.

CHAIRMAN LORENZINI: Don't we have a next presentation you want to make?

MR. ENRIGHT: Yes. Also part of the Village's Comprehensive Plan is the future land use map which is purely an advisory document. It has no force of law whatsoever. It is not a cloud on the title. Basically, a future land use map is what the Village would like to see down the road for parcels of property in the

Village.

There are several parcels where the zoning doesn't quite match up with the Comprehensive Plan. In fact, the Comprehensive Plan in some of these cases shows more restrictive designation which again is just advisory than the zoning which is the force of law, which is how the property is regulated. In my letter to the property owners that could be impacted by these changes, I indicated that there is no change in the zoning, so you could still use the land as is irrespective of the future land use map. In some cases, it's actually a benefit to some property owners that changing the land use map will then indicate that the Village may be interested in these property owners coming to the Village to rezone their property to a higher use.

So, having said that, there is, I'll just quickly go through some of the proposed amendments in the land use map. One is up at the Bob Rohrman site, a lot of that is being developed for auto use. It's zoned currently Manufacturing, that would stay. We're recommending going to Commercial for that middle piece that used to be a warehouse building, it's still there. Then also next to it, there's a daycare center, which more appropriately would be if it became commercial. So, these are just aeriels.

There's a couple of parcels south of Dundee Road where they're commercially developed but are showing Office on the Comp Plan. We'd like to just change that to Commercial to match up the uses. A couple more properties over and by Buffalo Grove High School on Dundee, again they're showing as Office, yet they're developed and zoned for Commercial.

There are some properties on Arthur Avenue, on the east side of Arthur that are Manufacturing on the Comprehensive Plan, which again is just advisory. They are zoned Manufacturing, we're not changing that. We do recommend changing the Comp Plan for these parcels from Manufacturing to Commercial because a lot of the properties in there are auto-related uses which would be allowed in a Commercial Zoning District in addition to other uses beyond auto. It would require the property owners to come in and petition the Village for rezoning so it's not a guarantee, but it could allow for property owners to seek rezoning to a higher use like B-3, which is a commercial use that allows auto repair plus other retail businesses. So, again, the change in the Comp Plan here doesn't change the use of land, but it would require further action initiated by a property owner, and it's still no guarantee.

There's a couple of properties south of Central, the one up here kind of the north portion, it's currently designated as Office, yet it's zoned B-1 Commercial. So, we're recommending just matching the Comp Plan with the underlying zoning. Then further south,

there are some office buildings across from Dryden, former Dryden School, it's 25 administrative building on the east side of Arlington Heights Road. Those are office buildings and zoned that way but they're showing as Commercial on the Comp Plan. We're recommending changing that to Office to reflect the uses.

Then the STAR Line area adjacent to this lot of industrial property, changing that to Mixed Use from Industria, again it's all zoned, for the most part a lot of these properties are zoned Manufacturing. We're not changing that. There's a couple that are zoned Commercial. We're not changing that. There is a Comprehensive Plan that was approved in 2009 for this area to potentially redevelop if there was ever a new Metra train line within the right-of-way of I90, which is now being expanded. It hasn't met the warrants yet in my understanding, and it really doesn't have funding, so it's something that may happen down the road but probably quite a bit down the road.

Hopefully I'm not speaking inaccurately, Chairman Lorenzini, you have a little more knowledge on this, but the idea here is the STAR Line Master Plan that was approved is a vision for the area to redevelop for higher intensity uses. Changing the Comp Plan to Mixed Use would mirror up with that. But the zoning would remain and the uses would be allowed under that current zoning.

CHAIRMAN LORENZINI: As usual, Bill, you are correct.

MR. ENRIGHT: Okay. Then the last piece is the Arlington Downs. It's not part of the Arlington Downs site, it's an office building that's actually zoned Commercial. We're recommending changing that to Mixed Use because a lot of that area is going Mixed Use, which does allow commercial or offices. So, it's to kind of get away from the old plan, which had a lot of spotty Comp Plan designations and make it more cohesive. Again, it doesn't affect how you can use your property because we're not doing anything to the zoning.

COMMISSIONER ENNES: Bill, is that that strip center?

MR. ENRIGHT: No, it's the office building just west of the strip center.

So, if you want to make a separate motion on this as well, you can, and then we'll have maybe a third motion on the whole Comprehensive Plan material we haven't gotten to yet.

CHAIRMAN LORENZINI: Any questions from the audience? Yes, sir. Would you come up, state your name, spell it please, and your address?

QUESTIONS FROM AUDIENCE

MR. OLSON: Yes. My name is Len Olson. I'm the owner of Ageless Furniture Restoration on Arthur Avenue.

CHAIRMAN LORENZINI: S-o-n or s-e-n.

MR. OLSON: O-n, Swedish. And as many people that live out there know, I've been on Arthur for 13 years. I recently moved last year down the block by 53 from that store -- I've been trying to move for about five years. I was looking for a facility that I could move in to. I talked to the Planning. The problem came in because of the old description of a furniture repair facility, I am restricted to the only place I could have my business is on Arthur Avenue. There was one other spot which I forgot where it was, but I believe it was over by 90, by the tollway, which wouldn't work for me anyway. Right now, I kind of enjoy where I'm at.

But if I retired and sold my business, this would be a little bit restriction on me. Now, the zoning regulations for Arlington Heights is anything that has to do with furniture, whether it's cleaning, upholstery, or anything like that is only allowed on Arthur Avenue. So, if you change it to Commercial from Manufacturing, it will eliminate a spot for me in Arlington Heights.

So, I'm getting the indication that that's not true which I'm glad to hear. I wish I would have known five years ago, and they did offer to find me a spot at one point and reusing some of the rules. We did have one location in Arlington that moved an upholstery, but it came after the fact. So, I just wanted to get clarification if you were going to vote on that today to zone me out for future or recommend that, I think to reconsider that.

Arthur Avenue for Arlington Heights has already been the industrial lot for Arlington. Everybody knows Arthur Avenue for that reason. So, thank you.

CHAIRMAN LORENZINI: Bill, do you have any comment on that?

MR. ENRIGHT: We're not changing the zoning, so you won't be zoned out. All this is is a future land use map, which is potential zoning down the road. But that would have to come from you, so you would have to petition us to ask for that zoning change if you thought that made sense for you to allow for more commercial type uses there, say if you did want to sell it. But we're not changing the zoning, so you can continue to operate under the current zoning because that's not changing.

MR. OLSON: But once it gets zoned to Commercial --

MR. ENRIGHT: It's not going to be zoned Commercial. You would have to ask us to do that.

MR. OLSON: But you are recommending that it go to Commercial.

MR. ENRIGHT: Not at this point. We're recommending that the land use plan be changed to allow for the possibility of people coming in to us and asking for it. But it would be a property-

by-property basis. So, if you chose to not rezone your property, then it wouldn't be rezoned. If someone else on Arthur came in and said they wanted to, we can then consider that for their property but not for yours, you would have to ask for it. If you don't, then we won't.

MR. OLSON: Okay. I won't. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else from the public who have a comment? Yes, ma'am. State your name, spell it please, and your address.

MS. KOZINSKI: Nancy Kozinski, K-o-z-i-n-s-k-i, and I am with NLRP, 425 Algonquin. We are the owners of the industrial building that's impacted by kind of the STAR Line right there. I just want to go on record that we're an interested party in this and we'll continue to monitor. Bill has been great keeping us up to date, but you know, we'll certainly monitor to see if it impacts our property. So, that's all. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else from the public? Okay, now we'll close the public comment portion. Commissioners, any comments, questions? Do we have a motion or a recommendation?

COMMISSIONER DAWSON: What's the motion on this one?

MR. ENRIGHT: Well, it would be the second component of the motion that's on your desk, the Comprehensive Plan Land Use Map.

COMMISSIONER WARSKOW: **I make a motion to approve the amendments to the Comprehensive Plan Land Use Map.**

COMMISSIONER DAWSON: Second.

CHAIRMAN LORENZINI: Okay. Roll call vote please.

MR. ENRIGHT: Yes. Let me get glasses on again, although I do know who each of you are. Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, again this is a

recommendation to the Board of Trustees, they get final approval of this.

The last part of this, Bill, do you want to make that presentation?

MR. ENRIGHT: Yes. This would be the Comprehensive Plan itself, the document. Let me pull it up here. As Chairman Drost of the Subcommittee mentioned earlier, since September of last year, the Subcommittee has been meeting to discuss the 1997 Comprehensive Plan booklet. Let me just pull this down so you can see the full page. With this, the first five sections include the introduction --

COMMISSIONER DROST: What was the salary?

MR. ENRIGHT: Pardon?

COMMISSIONER DROST: What was the salary for attending the meeting?

MR. ENRIGHT: You didn't get paid for any of that, but I think you get 15 bucks per meeting.

COMMISSIONER DROST: Okay, I'm just want to make sure everybody knows.

MR. ENRIGHT: I get a little more but --

COMMISSIONER ENNES: How many get told before that.

MR. ENRIGHT: Anyway, the first probably five sections are really updates to the statistical sections, the demographics, the housing and populations, the goals and objectives. One thing about the goals and objectives is we did make some modifications to the '97 Plan to reflect other documents where goals and objectives have been updated over the years so everything is consistent.

There have been three sections added for the first time to our Comprehensive Plan that we've never had before. One is on Historic Preservation. This section kind of plays off, the School of Art Institute did a survey of some of the older areas, historical areas of Arlington Heights. We don't have any designated Historic Districts, but the study alluded to the possibility of the Village designating Conservation Districts, and that's outlined on page 55 of the Comprehensive Plan.

So, those Conservation Districts basically, again, they aren't a cloud on the title or anything like that, it's just saying these are special areas in town and we may want to study them further to try and preserve some of these homes or areas of homes. A couple of the areas that we want to do a little more detailed study that weren't done as part of the Art Institute are on page 56 which would be referred to as Stonegate and Scarsdale Subdivisions. There's also some strategies that we'd recommend for the future in terms of our residential neighborhoods. Those are indicated on this page here, 58:

Continue to require Design Commission review of homes within these historic areas. We do that now, although adding in

the Stonegate and the Scarsdale neighborhoods would, not codify it but putting it as a policy document here with the Comp Plan.

Designate these areas as Neighborhood Conservation Districts. If we do that as part of the Comprehensive Plan tonight, then we would further evaluate Stonegate and Scarsdale and have to come back to the Plan Commission to see if you wanted to designate them as well. What that would mean is we would just further review these areas one by one and, you know, look at various options to protect the architecture. If new additions are made, we might want to have specific design guidelines for these areas, or we might want to change some of the zoning regulations to better fit with these specific neighborhoods because as you all know, our zoning districts, one size does not fit all because we have so many different neighborhoods in town.

So, these are the types of things we would want to look at. The Board may also want to discuss the possibility of historic designations although that was discussed a few years ago, and because of the potential impact on staffing, it was decided not to pursue that. But we think it's important and the Subcommittee felt it's important to have our architectural heritage as a major component of the plan.

The other section added in is on Corridors. We have several corridors in town that we'd like to study individually as a separate document from the Comp Plan. But this sets forth these corridors as priority areas to be individual subsequent studies that would come from the Plan Commission and the Village Board in the future. The Subcommittee has prioritized these areas on the maps and one of these areas on Rand Road we've already started to look at, making aesthetic improvements and better visibility and signage and so forth.

Northwest Highway, we're also actually starting to look at for enhanced landscaping because there's pockets where there is either dead or dying landscaping. But the whole idea of the Corridor section is to identify corridors that are important to the Village and identify key issues, and to then subsequently do individual studies for each of these to improve the appearance of the Village. But it will also look at land uses, too, whether or not there should be any land use changes to these corridors in terms of future possible development.

The last new section is on Sustainability. The Village has never had a sustainable section in our Comprehensive Plan. This brings it to everybody's attention that we want to encourage sustainable development. It outlines some of the practices for good sustainable development. It's not a requirement to do sustainable development, but it is a policy that will set forth certain actions to look at trying to achieve more sustainable development throughout the

Village.

There's a series of goals and actions on land use, transportation, and housing on pages 83 and 84 that would set a guide for Staff to start looking into and encourage --

COMMISSIONER DROST: There's no reference to Chapter 21 of the UN resolutions here.

MR. ENRIGHT: Yes, I'm not sure what that is.

COMMISSIONER DROST: All right, just to make that clear. It's not hidden in there, guys.

MR. ENRIGHT: In Chapter 7, we included Public Input where we did a study survey of about 16 questions. I just summarized a few, the key ones here, but the full survey was presented online with our Novus System on the Village website. Anyway, we did a survey in April and sent out a lot of notices, e-mail blasts, Facebook blasts, Twitters, and informed the Park District and the Chamber of Commerce and the Senior Center and the Library. As of a couple of weeks ago, we had 535 responses to the survey, which I thought was really exceptional. Really, what it did is it gave us a good idea or a gauge on what's important to the community.

What's interesting is that sustainability and improving our corridors and historic preservation all rated very highly in people's minds in their responses to the survey because they were given, you know, it could say is this important, somewhat important, very important, not important, and we got a lot of positive feedback and we kind of summarized those results. What's interesting is we say for 535 out of 75,000, it was mostly Arlington Heights residents, so we have 99 percent Arlington Heights residents, which is good. You know, the survey, I monitored it and even, you know, after about 250 surveys versus the 535, the numbers didn't change. So, we got a very good sample size here I think.

So, I think if 20,000 people answered it, I think we can probably find very similar results. So, I think the survey was a good way of garnering public input. We got a lot of comments from people, you know, just additional free comments, and some of them were very appreciative of being able to participate in this manner through an online survey. So, I thought that was very successful, too.

The Comprehensive Plan Subcommittee has recommended approval of this plan to the full Plan Commission. So, I'd open the floor up to the Chairman.

CHAIRMAN LORENZINI: Okay. Do the public have any comments? Yes, sir. Please come forward, state your name, spell it, address please.

MR. JUFFA: My name is Juergen Juffa, J-u-e-r-g-e-n J-u-f-f-a. For the sake of full disclosure, I'm also a Commissioner on the Village's Bicycle & Pedestrian Advisory Commission. First of all,

I would like to congratulate the Village Staff and the Subcommittee on the excellent work on this revised Comp Plan. However, from the perspective of a cycling advocate, I think that some of the transportation goals and policies mentioned in this revised plan could be further enhanced to better reflect other policies and procedures that the Village has set elsewhere.

Chairman Lorenzini, is it acceptable if I just pass out quickly what I have prepared? Because I think that's much easier for you to follow along.

CHAIRMAN LORENZINI: Sure. Bill, while he's doing that, this plan could always be updated because this is a living document, right?

MR. ENRIGHT: To address your question, the transportation, everything that's outlined in this Comp Plan before are simply taken from the recently adopted by the Village Board of Trustees Transportation and Thoroughfare Policy Plan which was done a couple of years ago. That was adopted, it was recommended for adoption by the Plan Commission and the Village Board adopted that document. So, the language that's in this document that you're looking at tonight, the Comprehensive Plan, just mirrors what the Village Board just recently approved.

CHAIRMAN LORENZINI: Go ahead please.

MR. JUFFA: So, to make this more specific, I believe one of the goals for the Village is that we become a bicycle-friendly community. I think the strategic plans of the Comprehensive Plan should mention that as number 10 on the Thoroughfare and Transportation Goals as to achieve bicycle-friendly status as designated by the League of American Bicyclists is one of the goals of the Village.

The Thoroughfare and Transportation policy, the Village has adopted a Complete Streets Policy in June 2013. I would find it extremely appropriate if actually the core sentence from this policy becomes the over-arching theme on the Thoroughfare and Transportation Policy, and it reads, "to create a comprehensive, integrated, and connected network of transportation options for all modes of conveyance designed and operated to enable appropriate access for all users." I think these are the true core proposals that I would like the Commission to consider.

On page 42, Transportation, I believe for a strategic plan and for a visionary community like Arlington Heights, it would be appropriate to include the greater use of public and active transportation as one of the measures how we can achieve our transportation goals.

The corridor plans were of high interest to me. I believe again that in objection 3, it would be appropriate if the complete street policy that was previously adopted by the Village Board

of Trustees be a reference because that best describes how traffic circulation systems in this Village should function in the future.

As far as specific corridors are concerned, I believe it is noteworthy that the Northwest Highway Corridor is a regional bikeway corridor as designated by the Northwest Municipal Conference, which is a conference that the Village participates in and has done substantial planning on.

Lastly, on Public Improvements, page 73, I believe it is once again appropriate to say that the corridors should be redesigned according to the Village's complete streets policy. That concludes my comments.

CHAIRMAN LORENZINI: Okay, thank you. Bill, any comments on this?

MR. ENRIGHT: Well, this is the first I've seen of this, so it hasn't given me any opportunity to really evaluate this to be able to give you any sort of advice on whether or not these things should be incorporated. I will say though that the Thoroughfare and Transportation Plan was vetted through the public process that included review by the Engineering Department. So, and I know that the Bicycle & Pedestrian Advisory Commission has their own policy plan which is kind of an adjunct to the Comprehensive Plan which I believe they're in the process of updating. I don't know if it's been fully updated or not, I think they're still working on it.

But correct me if I'm wrong, has that been approved yet?

CHAIRMAN LORENZINI: Why don't you, if you want to make a comment, please come forward.

MR. SZABO: Sure.

CHAIRMAN LORENZINI: State your name, spell it, your address please.

MR. SZABO: My name is Peter Szabo. I'm also on the Commission, I'm the chairman. My last name is spelled S-z-a-b-o.

The comment I'll make is that, yes, it is still being developed. We have publicized the existing conditions report, which I think would be a great document for the Plan Commission to review if you haven't already. We also, with the help of CMAP, Chicago Metropolitan Agency for Planning, conducted a survey and we had over 1,000 respondents. So, I think that could also reflect on the Comprehensive Plan. I'd also like to echo anything that my colleague Juergen just said.

Did you have questions about the Bike & Pedestrian Plan?

CHAIRMAN LORENZINI: Not at this point, thank you.

COMMISSIONER ENNES: I have one question. What do you mean by all modes of conveyance? Segways, skateboards? I'm being

extreme. That's a pretty all inclusive part.

MR. SZABO: Yes, it is. That's a term that's used often by the League of American Bicyclists, League of Illinois Bicyclists, and other advocacy organizations. But the idea is to, wherever appropriate and legal, make it safe for all these modes of transportation to exist and be used as fairways.

COMMISSIONER DROST: On 606 Trail, that's sort of multi-use there, too.

MR. SZABO: It is.

COMMISSIONER DROST: It uses, you can get in on skates on there.

MR. SZABO: Right, that's a great example of a linear park, and they do have a divided line through the center. They have a sort of softer walking pad to the right and it's separated as mentioned in your Comp Plan from motor vehicle traffic. An example of an opportunity for that which we discussed in our commission is the ComEd right-of-way. It would be entirely separated from motor vehicle traffic, but it only crosses at seven points and it would connect Palatine, Prospect Heights and the Lake Arlington bike trail and the park.

COMMISSIONER DROST: Now, Bill, when we define vehicular, does that include --

MR. ENRIGHT: It doesn't include bicycles. It's motorized other than human power if we're going by the Illinois definition.

CHAIRMAN LORENZINI: Any other questions from the Commissioners? Or anybody else in the audience? Anybody else who has a question? Okay. Commissioners, any questions?

COMMISSIONER CHERWIN: Yes, I just have two. One being having bike-friendly communities, bicycle-friendly community status by the League of American Bicyclists, is that something that's been adopted at all in the Village and is that something you're familiar with?

MR. ENRIGHT: I don't know, I'm not familiar with it.

COMMISSIONER CHERWIN: Yes, because I've seen the whole list of standards right now, but I'm not sure if anyone here is familiar with it.

MR. ENRIGHT: Right.

COMMISSIONER CHERWIN: The second would be in reference to the complete streets as well, which is something that is entitled Village's Complete Streets Policy. Is that something that's enforced right now, Mr. Enright? It says that, all that are effected by applying the Village's Complete Streets Policy. Is that something that we've already agreed to as a village?

MR. ENRIGHT: It's my understanding that, yes, but I'd

have to, you know, double check with Engineering. I think what that means is whenever there's a transportation improvement, you try and accommodate alternate modes of transportation so it's just not vehicular. So, that's built with, you know, safer pedestrian and bicyclists.

COMMISSIONER CHERWIN: Okay. That would be my two points of, you know, uncertainty because it sounds like the complete streets is maybe one that's already been vetted. I'm not sure the bicycle-friendly community would be a new standard that we'd be calling ourselves in that we might not fully understand it.

MR. SZABO: So, the bicycle-friendly community application, it's really just an outside organization that the Village would present itself to essentially. We have applied for it once previously and it's not setting forth any guidelines for the community, but rather they provide examples of other communities that have invested in, you know, separated bike lanes or improvements in pedestrian crossings of major streets. By making those improvements in the community, they would recognize that and publicize Arlington Heights as a community that maybe takes special measures to make the community safe for those other modes of transportation.

The reason we think it's of value is because communities that do attain even the lowest bronze level of recognition do see an improvement in property values and people moving to the community because of, not because of the status necessarily, but because of what gains the status.

COMMISSIONER JENSEN: Can I ask a question? I'm confused as to why this kind of information didn't go to the Subcommittee. This has been in the works for a while, because quite frankly to bring it to the full Plan Commission at this point gives me trouble. I even have trouble voting on it even though I want to go on the record saying I am in favor of letting us be a bicycle-friendly community. I am not in favor of that being the rationale for imposing a tax on people who come before us and petition things, and I've spoken at length about that.

I think we should do everything to be bicycle-friendly. But you're asking us to basically approve things referencing other documents that we've never seen. We have no idea what the standards are as Commissioner Cherwin pointed out. So, I'd have trouble taking any action on this, and I come back to what I opened with, why wasn't the material given earlier? We have an 11-month process going on to redo the Comprehensive Plan. It's kind of a huge imposition to try to bring it here tonight as we're trying to deal with something we've actually had a chance to read.

MR. SZABO: Sure. The Complete Streets Policy was adopted by the Village Board in 2013. So, that's been on the books

for --

COMMISSIONER JENSEN: That's not the question. That may have been on the books but we have a Subcommittee that was working on that and this material, probably all good, maybe it should all be included just the way that you brought it up before the Commission. However, to bring it before a commission and ask us when we haven't had a chance to actually review it and Staff hasn't gone through and seen where all the references are is really not an appropriate thing at this point. I have trouble voting on that.

MR. SZABO: I apologize. Had there been other public hearings before this?

COMMISSIONER WARSKOW: Bill, were all the other commissions notified of this process and given a chance to input?

MR. ENRIGHT: No, because this process is the Plan Commission.

COMMISSIONER WARSKOW: I'm sorry, that just clarifies for --

COMMISSIONER JENSEN: I'm just trying to understand why because I have trouble dealing with something that --

COMMISSIONER WARSKOW: Yes, but I don't think --

CHAIRMAN LORENZINI: Well, anyway, I think, we appreciate you coming. This is great stuff, I'm glad we have it. Maybe it didn't work out right, but there's nothing that says we can't add this in the future. We don't have to vote on it now. So, let's give Bill a chance to look at it. This is a living document, it's not like this is the end forever, so let's let Bill look at it and go from there.

Now, does anybody else have any specific questions about his presentation?

COMMISSIONER WARSKOW: I'm sorry, I just want to speak on, a question on that. Do we have to wait for the next complete round? Or can we as a Plan Commission, say two meetings from now, we would like to discuss and add this to the Comprehensive Plan?

MR. ENRIGHT: Yes, we can do it any time, we don't have to wait 17 years. Just for the record, I was looking at my phone to look up if we have Complete Streets on our website, so I wasn't texting someone or anything. Yes, this could be taken up at any time by the Plan Commission as an amendment to the Comprehensive Plan.

I think what I'd like to see is, you know, what happens first with the Bike Commission's Plan that they're working on and see what happens with that through the Village Board. If the Village Board approves that plan and it includes some of these items, then we can follow up with our Comprehensive Plan and mimic that.

MR. SZABO: So, the Complete Streets Plan which the Board did approve, is that something that could be considered added to,

or could be considered to be added to the Comprehensive Plan at this point?

MR. ENRIGHT: At some point but, if they want to add it tonight they can but --

COMMISSIONER DAWSON: Well, just to clarify, if we were to approve this as is, no. But if we were to wait, have comments, have more --

MR. ENRIGHT: I'm highly recommending that we review their request for the future. It won't wait 17 years. I don't know all these elements because I haven't had a chance to look at it until tonight and it doesn't get me an opportunity to review this and discuss it with Engineering and to also review what they are going through the process right now through their committee.

CHAIRMAN LORENZINI: So, does anybody else --

COMMISSIONER DAWSON: So, we would not then approve at this time, correct?

COMMISSIONER WARSKOW: No, we can approve the Comprehensive Plan but not make an amendment to include these items to that Comprehensive Plan.

COMMISSIONER DAWSON: But we would potentially amend it further --

COMMISSIONER WARSKOW: In the future, yes.

COMMISSIONER DAWSON: -- in the future, which could be two months from now.

COMMISSIONER WARSKOW: Correct.

CHAIRMAN LORENZINI: Or it could be next week.

COMMISSIONER DAWSON: I have other questions about the plan not related to the Bicycle also.

CHAIRMAN LORENZINI: Well, let's close the public portion and then we'll go, thank you, Mr. Szabo. So, let's go for the questions from the Commissioners. Jay, were you done?

COMMISSIONER CHERWIN: Well, if we're talking about the plan as a whole, I guess I have two points of questions that I'll start with. One was about the historic preservation. Is that something through the process that, I don't live in the area on the south side, Bill, but is it the HANA, the Historical Association in Arlington Heights? Is that what they call it?

MR. ENRIGHT: Yes.

COMMISSIONER CHERWIN: Okay. Has that group, because I think that's really where their focus is, exactly where you're looking to put this. Is that group involved in this process and what has been the general cooperation?

MR. ENRIGHT: Not at this point because there is, you know, this is just guidance to start the process. So, what we want to do is if the Village Board ultimately approves this, we would then

start working with these neighborhoods on ideas to potentially preserve their neighborhood or changes or there may be specific design guidelines for these neighborhoods because they're all a little different.

COMMISSIONER CHERWIN: Okay. The other question I guess I had generally was, this has been brought up in the last few meetings and I know I've been beating on it probably a little bit and making it maybe sound that worse, but just on when we talk about infrastructure improvements and everything, you know, the issue around data and cell towers and developments like that. Not that we have to come up with a map but I know one of the things I've been saying is I'd like to see some thought, maybe a goal or two in terms of what the balancing would be in building out information infrastructure potentially. Not specifics but just so that it could come up as an understanding that, you know, what are the goals and what we have to balance when we look at land use decisions on information infrastructure. Because I think, it's not that it's going to be evolving so quickly, we probably can't get many details around this is exactly what we're going to do, but it's going to be coming up more and more.

If you look at sort of the intended build-out of that industry, those types of requests that we've seen over the last few months I think are just going to escalate. I would like to have some discussion about it and maybe some general guidance that would give us some framework to make those decisions.

COMMISSIONER DROST: If I can pipe in, those are good points. In fact, what we tried to do is, on looking at these corridors, to look at sort of the aesthetics and to, for instance, the utility lines that you see and the towers, you know, sort of that visual blight to find ways to remedy that.

COMMISSIONER CHERWIN: Yes.

COMMISSIONER DROST: I think we had a good exercise in the last meeting with Verizon, that's going to be a big part of an overall plan. I believe that's what we're also recommending.

COMMISSIONER CHERWIN: Yes.

COMMISSIONER DROST: Coordination of those particular uses and with data.

COMMISSIONER CHERWIN: Yes, I would appreciate it, and that's why I think you guys are doing a great job thinking through how to improve our corridors, and it's all for naught if, you know, a 75 or 100-foot monopole goes up in the middle of a corridor that you're trying to improve with landscaping. That's all I have at this time. Thank you. Nice work.

COMMISSIONER ENNES: In the Chair's absence, Commissioner Sigalos, do you have any questions?

COMMISSIONER SIGALOS: I really don't have any questions. I was part of the Subcommittee for this Comprehensive Plan and I just want to commend the Deputy Director, Bill, you've done a tremendous job with this. I think the whole process of preparing this and explaining it tonight, explaining it to everybody, and I really commend all your efforts. So, thank you.

MR. ENRIGHT: Thank you.

COMMISSIONER ENNES: Commissioner Dawson?

COMMISSIONER DAWSON: So, I'm very, very concerned about the Historic Neighborhood Preservation which I'm sure is not going to be very favorable opinion on them because I live in one of those areas. When we were going through construction on our home, the entire process, the Village tried to stop because they tried to claim that I lived in a historic area and that I had to go through various proceedings and approvals and all of this such. Then when I find out that there is in fact no historic area designated currently in the Village of Arlington Heights, it finally dropped. But there was a significant delay, and I see this and I wonder what's happening.

So, I'm a little concerned only because I've been through it. We just went through this public hearing and everyone up here was very concerned about this cloud on title which it wasn't a cloud on title, is it or isn't it. But yet laying down historic neighborhoods, that impacts what you can and can't do with your house. You have to get approvals, the rights, and it's very concerning to me.

So, I don't know that I understand, but you're saying that all you're doing is looking at it. But now we're saying there's going to be potential historic areas and, you know, you're going to go out and talk to these neighborhoods as well. I don't know if you are or aren't, I don't know how that's going to happen. No, but I don't, I mean I honestly don't know what's going to happen next because, again, when we went through the process to put an addition on our home, we were told by the Planning Department that we were in a historic neighborhood. It wasn't a historic neighborhood and we had to fight that battle. Now, quite frankly, if I was going through it, you could tell me I was in a historic neighborhood.

So, just with this, you could say we adopted this Comprehensive Plan and you're in a historic neighborhood and we have to investigate this further. I feel like there hasn't been any public input, no residential input. Tonight, all of those people didn't have to get noticed, they all got notice and got to come here and voice their opinion but these people did not. So, that's just very concerning to me that we're making this decision without any input.

It may be that after input we would decide to vote in favor of it, and clearly I would have to abstain because I'm biased. But there has been no public commentary on this historic neighborhood

and it does in fact impact homeowners. So, that's a big concern of mine.

COMMISSIONER ENNES: That was addressed quite a bit, and a process is what would have to happen. That would have to come out of the process on how this evolves. That was a huge concern of mine because to me a property owner should have to decide he wants his property to get it, not that it's being put on him, oh, we like your property so you'll have to abide by all this.

COMMISSIONER DAWSON: You're talking about a historic designation on a specific house. I'm talking about just designating an area generally as potentially historic, which is what I was told when I went through process that my neighborhood Rec Park was a historic area and that I was going to have to put up public signs and go through increased scrutiny on what I was and wasn't doing, okay? Through that, and finally, we were under lots of time pressure, we had as everybody who's going through construction, financial pressure, my husband's father was dying of cancer and we were trying to get it done in time so I can get my mother-in-law so she can live there. There was lots of things going on and there was, you know, this was just going to be an added burden to the process.

So, what's concerning to me is, from what I see is now if I went to the Planning Department and said there is no designation of Rec Park as a historic area, the answer could be, well, in the Comprehensive Plan we have in fact designated this as potentially being a historic neighborhood so you have to go through a special scrutiny. So, I do see how this could cause an impact and there hasn't been any public commentary or any allowance of the public to contribute in this process.

COMMISSIONER GREEN: I would just like to add to Susan's comment there, as an architect I've been involved with housing projects that are in these types of areas and I agree with her a hundred percent. We have to be careful that we're not taking away people's ability to do anything they want to do with their property because they might be designated in one particular area or another. So, I'm in total agreement with Commissioner Dawson on this issue.

I would have to know a lot more about what it would do and how it would impact the people in these areas, whether they choose to be part of it or not that it just, that's a concern that I have as well.

CHAIRMAN LORENZINI: Commissioner Dawson, any other comments?

COMMISSIONER DAWSON: No, that was it.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: Yes. I want to thank Bill Enright for putting up with us, shepherding the whole process because it was

page-by-page, chapter-by-chapter, and I think, you know, the compliments go to the Commissioners that served on it and also Trustee Tinaglia who is an architect by the way.

COMMISSIONER GREEN: That's what I hear, George.

COMMISSIONER DROST: He has input into this. But, you know, thank you, Bill, and thanks for all that effort, a lot of research and a lot of work that went into it.

I personally think that the additions of these different pieces, and maybe we can, you know, talk about the historic preservation aspect of it, I don't think it was meant to put a cloud on these areas but basically to start this discussion. And that was the idea, and let the public get full notice, to talk about this and say is there any housing stock that's worth saving. I think I was around for the 2004 Art Institute when they came up with almost a zero. So, you know, there's no Frank Lloyd home here. There's no Robert A.M. Stern, Mies van der Rohe didn't get a chance to put his Tugendhardt home in here, you know, he had to find some other place.

CHAIRMAN LORENZINI: There are some Bruce Greens though.

COMMISSIONER DROST: There are, there are.

COMMISSIONER GREEN: But they started to look for, you know, the Chicago bungalow.

COMMISSIONER DROST: Yes, the bungalow row and all that stuff. We talked about a lot of that.

COMMISSIONER DAWSON: It also opens it up to public commentary to provide all your neighbors with notice of what you're doing. They have the right to come to a meeting, object to anything in your plans.

COMMISSIONER DROST: If you're changing that shingle.

COMMISSIONER DAWSON: Right. I mean it does become, and now then the Design Commission could, you know, change your plans or give into, I mean there is to some degree a design approval.

COMMISSIONER DROST: But there's a plan to try to get the dialogue. It wasn't trying to put a brick on anything.

COMMISSIONER DAWSON: I just, I foresee it as it's going to be, basically it was already attempted to be used on me without this being in place. So, I see this being used.

CHAIRMAN LORENZINI: Commissioner Drost, anything else?

COMMISSIONER DROST: No.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: I would just like to say good job, Bill.

MR. ENRIGHT: Thank you.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: My compliments to the Subcommittee

for all their work and to Bill. I agree with Sue on her comments, I wouldn't want to see this become, the historic preservation put an onus on these property owners. But other than that, I think, and that was discussed at the, during our discussions on this. That's all I have.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Also another thank you to Bill. You did a fantastic job of guiding us through the process, keeping us focused on our task and being very open-minded to our suggestions and our discussion points, and putting a lot of work to get all of that, just verbal dialogue put into an actual document that looks as professional as this does. So, thank you very much.

In terms of the points on historic preservation, I just want to read a paragraph from the historic preservation. It says, "The stated goals and policies serve as a guidance; however, they do not control the use of land unless supplemented with enacted codes such as a Preservation Ordinance." So, I think we're stating right here in the plan that this is just something of interest to us and it has no teeth whatsoever.

COMMISSIONER DAWSON: I just want to make sure the Planning Department, I mean the average resident doesn't read this and doesn't see this. So, I was fortunate enough to be very involved and know that this isn't there. But do you see what I'm saying?

COMMISSIONER WARSKOW: Yes, and if we can have the Planning Department --

COMMISSIONER DAWSON: There was a discussion where they flat out told me our house was in a historic neighborhood and I went back to them and said, no, I'm not, and there was a debate and an argument that went back and forth as to whether or not it was in a historic neighborhood. If I wasn't who I am who is involved in the Village, who is able to read, research and look into things, I would have had to go through the process, because the average resident is very much at the mercy of the Planning Department.

MR. ENRIGHT: Well, let me comment on that.

COMMISSIONER DAWSON: So, I just want to make sure that, I mean I'm not, I'm very much in favor with what's going on, with the research and the investigation. I just want to make sure that this isn't going to be used by the Planning Department in that way.

MR. ENRIGHT: Chairman, can I go ahead please?

CHAIRMAN LORENZINI: Yes, Bill.

MR. ENRIGHT: Mercy of the Planning Department. With respect to Design Commission, what properties have to go to Design Commission or not, that was directed from the Village Board to the Planning Department. So, at one point, every single house in Arlington Heights had to go to Design Commission for review. That was onerous. So, the Village Board backed off on that policy and directed Staff to

just look at certain neighborhoods when new houses were being built. Some of those neighborhoods were ranch areas where you have the McMansions being built and they were, you know, out of sync with the size of the homes in the area. Other areas were areas that had some homes that were more of historic nature, not necessarily designated by the National Register of Historic Districts or the Village for that matter.

So, anything that the Planning Department is doing with respect to whether or not we send a petitioner who wants to build a new house to Design Commission or just administratively approved, that was a direction from the Village Board. So, we're implementing their policy.

CHAIRMAN LORENZINI: Thank you, Bill. Commissioner Warskow, anything else?

COMMISSIONER WARSKOW: No, that was it. Thank you.

CHAIRMAN LORENZINI: Commissioner Jensen with an E.

COMMISSIONER JENSEN: Yes, that's Danish, not Swedish, not Norwegian. Just a question about this. So, I'm actually looking at the same thing that the others have been looking at. So, nothing here is really binding in these new sections that you've added at this point. You'd need additional action to be taken.

MR. ENRIGHT: Right. This is similar to corridors. We're saying these are the areas that we want to look at and work with the property owners through a process to establish what things we may want to do or not do with these neighborhoods in a future development.

COMMISSIONER JENSEN: Yes, I should have opened that by also giving you my commendations. Kudos to both the Subcommittee and the Staff. I think it's a very good document and, you know, I think the Village will be well served.

I assume at some point though you will put an action plan together to actually take pieces of this like the corridors, historic areas, and you will begin to develop those and bring the materials before the appropriate commissions? I assume that's your intent?

MR. ENRIGHT: Absolutely.

COMMISSIONER JENSEN: The only area I have a question about is your survey. Was your survey, were the people sort of selected to take the survey?

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Yes. I mean they were given several options.

COMMISSIONER JENSEN: Right. I mean if the people were to go on and say --

COMMISSIONER WARSKOW: Yes. So, it's not a real statistically relevant kind of --

COMMISSIONER JENSEN: So, what it really is is an electronic focus group?

COMMISSIONER WARSKOW: Yes.

COMMISSIONER JENSEN: And you get a lot of great ideas out of this, and I think the focus group serves a very, very good purpose. The number of people responding means nothing because the people who respond can have a real bias, you could have respondent bias. So, I would not put very much stock in the percentages in a sense. I would put stock in what is identified as things that people are interested in. If you're going to do anything further based on this, you really actually need to do a representative sample on things that you care about knowing.

So, I think it's good to have this in here. It suggests areas of interest. But I would not oversell this as a survey because it truly isn't. As I said, it's an electronic focus group of a fairly large size. But it's vastly different than what a real representative sample survey would be.

CHAIRMAN LORENZINI: Thank you, Lynn. I, too, would like to thank Bill for an excellent job, and Chairman Drost of the Subcommittee. Just some comments. On the Historic District issue, it certainly wasn't the intention to make it an official Historic District, it was just to start the discussion. But I've got to agree with Commissioner Dawson. If the last issue put a cloud on it, this certainly does, you know. But that was certainly wasn't the intent.

Anyways, I think it's a great --

COMMISSIONER SIGALOS: Joe, can I just interject here? If you look at the very first sentence under Historic Preservation, it says that the area surveyed was further broken down into seven potential Neighborhood Conservation Districts. I think that's all it's really saying. These are potential, it's not designated these are Historic Districts.

COMMISSIONER DAWSON: I think we all understand what this document is trying to do. Everyone here understands, the Village understands, everyone understands. I'm just trying to make sure everyone else understands that without even this piece of paper it could happen, okay? So, that's all. I just want to make sure that everyone understands and that it's on public record that this is not going to be used in any type of permit process for additions or construction and all that in these areas unless further steps are taken which would, I would assume, involve public commentary. Correct?

MR. ENRIGHT: You know, this document says that, no, I can't make that assertion that if there is a house in one of these areas, that the Planning Department may or may not send it to the Design Commission for review. Because there's houses that are being built in these areas that are colored A through E and H and I, that if

there is a house on these, houses do go to Design Commission. So, I can't sit here and say that they won't go until some further action is taken because --

COMMISSIONER DAWSON: No, no. They would go to Design Commission for other reasons, they wouldn't go to Design, what I'm saying is they wouldn't be told they're in a Historic Neighborhood and, therefore, need to follow processes associated with what a Historic Neighborhood would be. That's all I'm saying.

MR. ENRIGHT: Well, I guess, does the Plan Commission view this, does the Subcommittee view this as designating these areas as Conservation Districts or do you want further study before that designation is done, which has very little meaning quite frankly because it's not an official designation of a historic district. That's a whole other process that the Village Board has looked at but decided not to go down that route. So, I mean if this is in the Master Plan, I would think we would pay special attention to tear-downs in this area or additions.

COMMISSIONER CHERWIN: Can I just ask a question?

MR. ENRIGHT: That was your question I believe, right?

COMMISSIONER DAWSON: Yes, so you've answered it.

COMMISSIONER CHERWIN: So, what would be, so the Design Review, does it have particular criteria? I should, I haven't looked at the criteria that it uses, but would it have particular criteria for this historic district that's different from any other neighborhood?

MR. ENRIGHT: Not at this point unless we further redefined our design guidelines, which are more Village-wide.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Because they're not specific to neighborhoods. But many neighborhoods are different, so, but the gist of the design guidelines is, and you may not even touch those, is that you're supposed to build additions or even houses that, you know, pick up some of the characteristics and fit in with your surroundings no matter where it is. So, it's contextual.

COMMISSIONER CHERWIN: So, would the Design Review Committee do that regardless of what was in the Comp Plan --

MR. ENRIGHT: That's right. They do that, yes, they do that right now.

COMMISSIONER DAWSON: I haven't been to Design Commission. Maybe Commissioner Green can speak to it, about what that process is like. But it would require a notice. So, there is already a design review without going to Design Commission.

MR. ENRIGHT: Staff, right.

COMMISSIONER DAWSON: Right, there's a Staff design review in process without this. So, it does get reviewed by Staff and there is Staff commentary and they certainly frequently request

adjustments. Okay, so what this does then is potentially allows the Staff to say you're in a historic area and, therefore, you must go to Design Commission. Is that the proper term?

MR. ENRIGHT: That's correct.

COMMISSIONER DAWSON: And you have to put a sign and allow public commentary to come in and get involved with your process, which would not necessarily be required if you didn't meet the other criteria which requires, there are other criteria which automatically puts you in Design Commission. A tear-down would go to Design Commission.

MR. ENRIGHT: Not necessarily, no.

COMMISSIONER DAWSON: Not necessarily, no? Okay.

MR. ENRIGHT: No, that's not the policy.

COMMISSIONER DAWSON: But there are other criteria that require that you go to Design Commission. So, outside of those criteria, again I'm not an architect so I'm looking at it through a one-house construction, so I'm looking at Commissioner Green, so this would potentially then require homes that would not have had to go to Design Commission to go to Design Commission.

COMMISSIONER GREEN: My experience with the Design Commission has always been that there is, how can you say it? Some of the lesser designs, some of the lesser looking additions on homes go to the Design Commission because they need some help. In other words, you've seen some things around town that here is the house, here is the addition, and it's a horrible mesh between the two. Unfortunately, these things get pushed through.

I think there is an attempt here by the Design Commission to have a more compatible design, whether it's an addition to a home or if it's a new home, they want some kind of input on it. I can tell you from an experience where I tore down a house some years back and put up a new house. I went to the Design Commission and I said no matter what you think, I don't want my house, this house, to look like any of the other houses in the neighborhood. It was an awful-looking neighborhood to me. It had no architectural style or design of any kind that you'd ever want to repeat. They all kind of chuckled but they agreed, so the house went in. It did not fit the neighborhood in that the neighborhood is awful, if I could be very frank about it.

So, you know, it's not just that you're going to force you to do this or force you to do that. The design speaks for itself I think is what I'm trying to say.

COMMISSIONER DAWSON: I'm not trying to say the Design Commission will do anything inappropriate or force your design.

COMMISSIONER GREEN: No, that's not what I'm saying.

COMMISSIONER DAWSON: No, no, I'm just trying to

clarify. I'm just saying it would then add another layer, which allows for public commentary and your neighbors to come in and be part of the process in the design of your home when there is already a design review process in place. So, it's just my concern that we have a Subcommittee decide what areas should be designated as historic and it will in fact now it seems impact or could be used to impact those homeowners and they had no ability to participate in that. We just went through a whole process where people were notified when they didn't have to be notified and everybody commended the Village for notifying them and everyone was worried about a cloud on the title and impact on property, you know, and now we're saying but in this situation the homeowner shouldn't have any say into whether or not the area they live in is designated as a potentially historic neighborhood.

So, it's a concern of mine and it doesn't really need to go into any more dialogue. I think everyone understands where I stand. But it's significant, other than, everything else I think it's wonderful. I think the idea of historic neighborhoods are wonderful. I just know that I would like to have some say if I was going to live in one, I would like to have some input, that's all. And I might agree with everyone, I might say, hey, I think we want this, we want more review of the characteristics in our neighborhood. I just think that I should have that input.

COMMISSIONER GREEN: And I think what Bill had said is that there's more, if they pursue this, there would be more information coming forward before it.

COMMISSIONER DAWSON: No, what he just said is this could be used by the Planning Department once approved by the Village to make you go through the design review process.

MR. ENRIGHT: We can do that now. Any property being built with a house in any platted lot in Arlington Heights comes to the Planning Department, and the Board has authorized us to use our judgment on whether or not it has to go to design review. Of course there are property owners that aren't happy about having to go to design review, we understand that. But that's as judgment call that we've been directed to make by the elected officials in the community. We make judgment decisions everyday on everything involving the community. So, that authority rests with us right now as public officials to be able to require that.

CHAIRMAN LORENZINI: Bill, you know, I kind of see the item that Susan is making. By putting this designation on the area, you know, five years, 10 years from now when you're president somewhere and you're gone, the next person may say, oh, it's a historic area and automatically sends it to design review.

MR. ENRIGHT: That's, you know, if you look at page 58, it says, "Continue to require Design Commission review of designated

homes within historic areas." Now, do you want to clarify what that means? Do you want to say that these, only if these areas are designated but, you know, through a formal Historic Preservation process? Or is the intent to say these are areas that are unique to the Village and we should look at new development in these areas to make sure the new development is consistent with what's there?

I mean some property owners, you know, might like that because, certainly I can understand why people building houses don't want to have an added review of the Design Commission, they'd rather just have Staff do it administratively. But there are neighbors that often appreciate the ability to participate in what's going up in their neighborhood.

COMMISSIONER JENSEN: Could I ask a question of you, Bill? Do you feel this document, especially the section we've been talking about, gives you additional authority, power or whatever, that you didn't have or wouldn't have before the Board, or if the Board approves this, does this give you anything you don't already have?

MR. ENRIGHT: It gives us more clarity in these neighborhoods, but you know, we could still, you know, if there was something coming in in one of these color neighborhoods, we still have the judgment to decide whether or not it has to go to design review or not. I mean that is a, you know, Staff does have leeway on that and it's the Village Board policy to be, you know, before like I said they made everybody go and there were complaints. So, they said, Staff, you're professional planners, you can make these judgments on behalf of Village Board to decide if you think something needs to go or not.

So, I think these areas, we would have, you know, more clarity on scrutinizing them but it doesn't, it's not absolute that it would have to go if it fits in with the neighborhood. That's what we're doing now throughout the --

COMMISSIONER JENSEN: That's the point that Commissioner Dawson and Lorenzini are making in this, by actually declaring these as even, you know, on the radar as historic areas, historic neighborhoods, it almost encourages the additional review, and I see your point in making it.

MR. ENRIGHT: Yes, I would agree with that. So, if the Plan Commission doesn't want to recommend that just because these are, show these as areas for further study but not necessarily, you know, impact the policy of the Village with respect to Design Commission, so if you look at page 58, you might want to just delete number one and that takes away any extra scrutiny I would think because it gets rid of that verbiage.

COMMISSIONER GREEN: Bill, just for clarity, okay, it's not the fact that they're going to the Design Commission because they're from the neighborhood, I think the question is does Design

Commission have more criteria that they would put on that house because it's in a designated area. In other words, if I am in a designated historical area and I want to tear my house down and put up another house, is it harder for me to get through the Design Commission because I'm in a designated historic area and tear down a house?

MR. ENRIGHT: No, because they're looking at how houses fit in with neighborhoods, period, all over the Village. So, whether it's, you know, up north, down south, or in the middle of town, when they review something, they review it within the context of the neighborhood. So, if you want to build a pink elephant anywhere in the Village, they're probably going to have some comments about it and maybe not approve it.

COMMISSIONER DAWSON: But if you live in a bungalow in one of these areas and you have a potential buyer who wants to change the house, you could lose the buyer because some of the bungalows are dilapidated and he would just want the lot. I'm not saying I'm in favor of that, I'm not. I like the characteristics of my neighborhood a lot and I would not want some crazy house to go up in that area. I'm just saying that if this is in place, it could impact the buyer or the resident and we've done it without talking to them, that's all.

COMMISSIONER GREEN: Right. But then you do have the freedom to put up any kind of house you want. That's --

COMMISSIONER DAWSON: Not necessarily.

COMMISSIONER GREEN: Why not?

COMMISSIONER DAWSON: Not if Design, if the buyer for your house wants to tear it down and put something else up that doesn't fit in characteristics of the neighborhood, but is it necessarily, I mean there's plenty of areas where there's a house that doesn't fit in, there's plenty of them. But if you've got now a historic neighborhood, you have that kind of added layer of saying, no, no, no, in these areas we actually need the houses to fit in with the criteria, and you can potentially impact the home, the resale.

COMMISSIONER GREEN: Well, this to me seems to be bringing me back a few years to the argument about if you live in an area where there's a ranch next door you can't put up a ranch house next to a ranch, or a two-story next to a ranch.

COMMISSIONER DAWSON: A huge two-story.

COMMISSIONER GREEN: And that was awful. I think that was one of the worst things we ever went through here in the Village. If this is something like that, I would be totally against it. If there is anybody that, I just don't think these kinds of restrictions, I can see going to the Design Commission to hit the basic guidelines, we have design guidelines that are issued and I'm all for that. It's just that if you live in a bungalow neighborhood and you want to tear down the bungalow and put up a two-story or something, that should be

allowed and it shouldn't be just because you live with other bungalows that you can't put up a two-story home.

MR. ENRIGHT: This designation doesn't mean that at all.

COMMISSIONER GREEN: It doesn't mean that at all.

MR. ENRIGHT: No.

COMMISSIONER GREEN: Then I'm fine with it.

COMMISSIONER DAWSON: I don't think it means that. I just don't know what kind of, I just don't know what it means and I don't know what kind of slippery slope and I don't know that anyone has really thought through what does it mean. Now is it going to give the Design Commission that feeling that, I don't know and it just, it makes me nervous because I've been somewhat through it and I'd like to better understand what it is we're doing.

So, you had stated that there is a way that we could approve this but we could put the requirement that this can't be used without further designation? There was another sort of statement, not that it can't be used but there was something you said, that we could say that it requires further designation.

MR. ENRIGHT: I think it's getting a lot more complicated than it actually is. Designating, showing these areas as potential study areas and areas of interest to the Village has no impact on your ability to develop your property. However, if the Village Board says that these are important areas, then in some of these areas we already do send people to Design Commission already. We have that authority. Like it or not, we do have that authority. We try to be fair and consistent, and that authority was vested by the Village Board to the Planning Department.

So, we do make these judgment calls all the time on the house is going to design review or not which is about a 30-day extra process because we can get them on fairly quickly. It doesn't mean they're going to get approved that night. But having this area designated, I think we would look at this and if there is a house there of interest, we hear about it, they send it to Design Commission. But the way to solve this is just get rid of, on page 58, number one because that's saying continue to require Design Commission review of designated homes within historic areas. If you take that out, then we're just, you know, it doesn't give us any more guidance on this. We just go by the policy Village-wide that we have been which is certain areas we're going to send which we do already.

COMMISSIONER DAWSON: Okay.

MR. ENRIGHT: For better or worse.

COMMISSIONER DAWSON: Okay.

CHAIRMAN LORENZINI: Does somebody want to make a motion? Go ahead, Sue.

COMMISSIONER DAWSON: A motion? Okay. I don't even know what the motion is at this point.

COMMISSIONER GREEN: Minus that.

COMMISSIONER DAWSON: Okay. So, but a motion to recommend to the Village Board of Trustees approval of PC# 14-020, the 2015 -- I don't think I can do this motion because I just want to make a comment with my vote. I think someone else has to make this motion because I still have reservations about it in general even though I will approve it.

COMMISSIONER SIGALOS: I'll make the motion. **I'll make a motion to recommend to the Village Board of Trustees approval of PC# 14-020, the 2015 Comprehensive Plan.**

COMMISSIONER DAWSON: But we've asked for a modification on page 58.

COMMISSIONER SIGALOS: **With the modification that we delete item one to require Design Commission review on page 58 of the Comprehensive Plan.**

COMMISSIONER DROST: I'll second the motion.

CHAIRMAN LORENZINI: Roll call vote.

MR. ENRIGHT: Let me start it this way. Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes, with comment.

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes, with comment.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye, with comment.

MR. ENRIGHT: And Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Comments?

COMMISSIONER CHERWIN: So, yes, my comment would be, you know, very much in line with what the other concerns have been about putting this into the record. That's why the first question I asked had to do with the involvement of the historic owners association. I do feel that, you know, we do have some protections in here, that this is not a final designation on this property. I think we've been very clear with the comments here.

I would like to see some more involvement from maybe those citizens as we go forward and maybe a consideration that they be more actively involved in this process so that we do want to get more rigor around the historic neighborhood, that we make every effort we can to involve those people very thoroughly in the process before we put any level of restrictions against them.

COMMISSIONER DAWSON: My comment is simply that I feel that we need more public commentary before impacting these areas. I think that the residents should have the ability to give input before a decision is made that impacts their neighborhood.

COMMISSIONER DROST: Yes, my comment is to start the process of making Arlington Heights a bicycle-friendly community and to incorporate some of the comments that the Bicycle Commissioners had presented to us and to see if we can incorporate these, after study, that they become part of the Comprehensive Plan.

CHAIRMAN LORENZINI: Anybody else have comments? Okay. All right. I guess congratulations, Mr. Enright.

COMMISSIONER DROST: Yes, congratulations.

MR. ENRIGHT: Well, to the Subcommittee, they did all the work.

(Whereupon, the above public hearing was concluded at 9:54 p.m.)

STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, RONALD LeGRAND, SR., depose and say that I am a direct record 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.

RONALD LeGRAND, SR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF _____

_____, A.D. 2015.

NOTARY PUBLIC



VILLAGE OF ARLINGTON HEIGHTS COMPREHENSIVE PLAN

JUNE 2015

2015

Prepared by the Village of Arlington Heights
Department of Planning and Community Development

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2015

Comprehensive Plan

Prepared by the Department of Planning and Community
Development



Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 253-2340

Village Board of Trustees

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*** Comprehensive Plan Subcommittee Members**

Village Administration

Randall Recklaus, Village Manager
Diana Mikula, Assistant Village Manager
Charles Witherington-Perkins, Director of Planning and Community Development

Planning Staff

Bill Enright, Deputy Director, Planning & Community Development
Nora Boyer, Housing Planner
Latika Bhide, Development Planner
Steven Hautzinger, Design Planner
Derek Mach, Landscape Planner
Michael Mertes, Business Development Coordinator
Bill Cooney, Intern
Rich McGowan, Intern

Approved by the Village Board of Trustees
Date (Ordinance #)

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Introduction

Chapter Contents: Housing and Population, Economic Development, Recreation and Education, Traffic Circulation, Land Use, What is a Comprehensive Plan?, Implementation, Citizen Participation, Goal Setting

Background

Since its incorporation in 1887, the Village of Arlington Heights has grown into one of the largest suburbs in the metropolitan area. The Village has reached the “maturation” stage in its development growth and, therefore, faces new challenges and opportunities. Redevelopment of the Village’s commercial, manufacturing, and residential areas has become the predominant issue when planning for the future of the Village.

Historically, planning dates back to 1836 when the unincorporated Village of Dunton, which later became Arlington Heights, was first platted by Asa Dunton. In 1927, the first zoning ordinance was adopted by the Village Board. Comprehensive Plans have been produced by the Village in 1960, 1969, 1977, 1984, 1988, 1991 and 1997. This Plan, which was prepared, reviewed, discussed by the public, and recommended by the Plan Commission to the Village Board in 2015, should guide the citizens, Village leaders, developers, and other interested parties through the next 10 to 15 years. The Comprehensive Plan and the planning process cause the community to look ahead, peer into the future and anticipate what Arlington Heights will be like in the years ahead.



Downtown: Then and Now



Village of Arlington Heights Gateway Sign

Chapter Contents:

-  Housing and Population
-  Economic Development
-  Recreation, Leisure and Education
-  Traffic Circulation
-  Land Use

Introduction

Housing and Population

The Village experienced tremendous growth in the 1950's and 1960's when the population grew from 8,727 in 1950 to 64,884 in 1970. Growth slowed in the 1970's, increasing to 66,116 in 1980, however the Village experienced another growth spurt in the 1980's as the population reached 75,460 in 1990. Since then the Village's population has stabilized reaching 76,031 in 2000 with a modest decrease in 2010 to 75,101. This decrease was mostly attributable to an increase in vacancies due to foreclosures from the 'great recession' which began in 2007. The population of Arlington Heights is estimated to reach 86,059 persons by 2040 (source: Chicago Metropolitan Agency for Planning 'GO TO 2040' Regional Plan). This increase in population, if realized, would likely be the result of more dense housing in designated redevelopment areas. In addition annexation of unincorporated residential areas would add to the population. The median age of the Village population has continued to increase from 36.7 in 1990 to 42.7 in 2010, which reflects a regional and national trend.

Household characteristics have changed significantly over the past 25 years. The emergence of non-traditional households and life styles and the decrease in family size, as well as the aging of the population, have been the most significant changes. Total housing units have increased from 23,189 in 1980 to 30,428 in 1990, and 32,795 in 2010 primarily due to town home, condominium and apartment building construction. In 2014 total housing units is estimated at 33,150, due to new multi-family development and in-fill single family development. This trend of in-fill redevelopment, higher density redevelopment, and possible annexation of adjacent residential areas could increase the housing units to 35,500 by 2040 (CMAP GO TO 2040 estimate).

The growth in new households and area employment opportunities will continue to exert demand for housing in Arlington Heights and keep the median home price (\$209,000) well above the region. While the traditional single family residence will continue to be the preferred housing choice in Arlington Heights in the future, alternative housing options will become more available in the community in response to changing life styles and household characteristics. Additional information and observations about the Village's housing and population characteristics can be found in the Housing and Population section. (The Comprehensive Plan and all of the reports referred to in the Plan may be reviewed at the Arlington Heights Memorial Library and are available from the Village Planning and Community Development Department.)



Downtown Arlington Heights



Moderate to high density multi-family construction has led to a growth in Arlington Heights' population in recent years.

Introduction



Economic Development

The Village of Arlington Heights economy is a prosperous, balanced and mature economy, having grown above the national averages for more than 20 years. The prosperity of the economy is reflected by the Village's per capita income, household expenditures, home values and low vacancy rates for commercial and manufacturing uses. Approximately 70% of Village property tax revenue is derived from residential uses and 30% from non-residential uses—which includes over 3.2 million square feet of retail, 4.2 million square feet of office, and over 3.0 million square feet of manufacturing space. However, there are very few vacant land parcels remaining to be developed, therefore the Village must now focus on maintaining the existing balance within its economy by encouraging redevelopment.

The Arlington Heights economy remains both diverse and dynamic, drawing from the region's vast labor pool, superior transportation systems and access to world-class research and educational institutions. We can anticipate that current trends in technology, labor and global economies will continue to shape our local economy. Non-traditional work arrangements will play an increasing role in the economy. Important features which Arlington Heights will need to prepare for are concentrations of service oriented (office) workers, work at home arrangements, and the need for state of the art telecommunications infrastructure. Additional information and observations about the Arlington Heights economy can be found in the Economic Development section.



Recreation, Leisure and Education

The availability of recreation and cultural opportunities contribute to the quality of life in Arlington Heights. The diverse nature of the parks, gardens, and other recreation amenities across the Village enable community residents to enjoy a wide variety of passive and active recreation pursuits. There are more than 716 acres of parks and golf courses in the Village. The Arlington Heights Park District has on several occasions won national awards for excellence.

The Arlington Heights Memorial Library is a recognized leader in its field for the innovations and breadth of library services it offers community residents. The Library was expanded in 1995 from 76,000 square feet to 132,000 square feet. The Library has more than 350,000 items in its collection and a circulation over 2.66 million items. There are over 100 personal computers with internet access and software available to the public.

The local school system is a perennial top performer in the state and is complemented by the curriculum and services available at Roosevelt University, William Rainey Harper Community College, Northern Illinois University and other institutions of higher learning in the metropolitan area. Additional information and observations about the recreational and cultural opportunities in Arlington Heights can be found in the Recreation section.



30% of property tax revenue is from non-residential uses.



Arlington Heights Memorial Library

Introduction

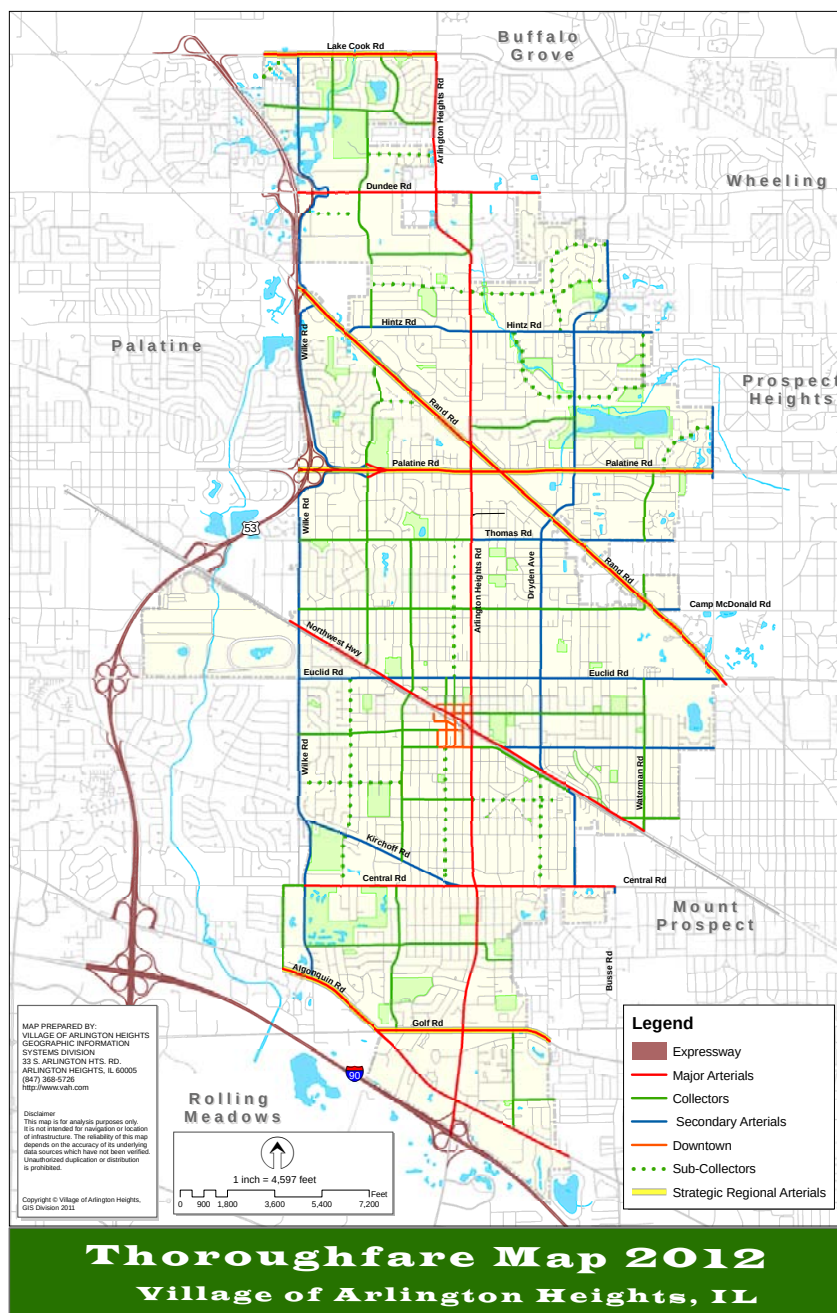


Traffic Circulation

Mobility is essential to the long-term economic and social development of the Village. The layout and arrangement of transportation systems affect the pattern of land development in the Village and the ease, safety, and convenience with which people travel. The proximity of O'Hare International Airport, the accessibility to two adjacent expressways, convenient commuter rail service at two Metra stations and bus service, regular freight rail service, and the efficiency of the transportation system are likely to continue their influence on development in the Village in the future. Additional information and observations about the Arlington Heights circulation systems can be found in the Thoroughfare and Transportation Policy Plan, approved in 2012.



Interchange at Arlington Heights Road and the Northwest Tollway



Village of Arlington Heights Thoroughfare Map

Introduction



Land Use

Land development in Arlington Heights has reached maturation as vacant land for manufacturing, commercial and residential uses has declined to less than 50 acres. Given this current growth stage, Arlington Heights has and will continue to focus on redevelopment of underdeveloped property. Several shopping centers in the Village have either redeveloped or are in the process of redeveloping to meet current market standards in the retail industry. In-fill redevelopment of residential areas and replacement of older homes with new, larger homes has become more prevalent. Mixed land use development, which is particularly attractive because it is more functional, efficient, and can mitigate most land use conflicts, will continue as land becomes a premium commodity in the Village. Below is a table which approximates the current Comprehensive Plan land use distribution.



Downtown Train Station and Village Green

Land Use Designation	Acres	Percent
Single Family Detached	4,525	43.2
Single Family Attached	55	0.5
Moderate Density Multi Family	670	6.4
High Density Multi Family	29	0.3
Commercial	505	4.9
Offices Only	225	2.2
Research, Development, Manufacturing, Warehousing	590	5.7
Institutional	285	2.7
Mixed Use	398	3.8
Parks	803	7.6
Schools	190	1.8
Government	89	0.9
Open Space	100	1
Streets	200	19.1
TOTAL	10,464	100

Introduction

What is a Comprehensive Plan?

A Comprehensive Plan is a public document which establishes an overall strategy to guide the growth and development of the community. It is a policy statement aimed at the unified and coordinated physical and social development of Arlington Heights. The Comprehensive Plan consists of the Comprehensive Plan Map which indicates proposed land uses in the community, and the text of the Comprehensive Plan, including Goals and Policies. Background material explaining the rationale for the Comprehensive Plan can be found in the following documents:

1. Comprehensive Planning Program
2. Downtown Master Plan
3. Consolidated Plan; Housing
4. Bicycle and Pedestrian Policy Plan
5. STAR Line Master Plan
6. Hickory Kensington Area Plan
7. Thoroughfare and Transportation Policy Plan

Comprehensive Planning Program

The Comprehensive Planning Program was initiated and approved by the Village Board of Trustees on March 4 and April 1, 1991. The program objective is to develop long range plans for specified redevelopment, corridor and annexation areas. These studies will address the future development of vacant and/or underdeveloped land in selected areas throughout the Village in order to ensure proper development within these areas.

Redevelopment studies address issues such as land use, access, consolidation of parcels, proper utilization of land, parking lot interconnects, etc. for specific sites.

Corridor studies address many of the same issues, but with a broader scope than the more site specific redevelopment areas. Characteristics of a commercial corridor include: developed in a linear fashion along major routes; residential areas directly abutting with little or no screening; business developed incrementally with little relationship or connection to each other; and, showing signs of age, deterioration, poor maintenance, vacant buildings, among others.

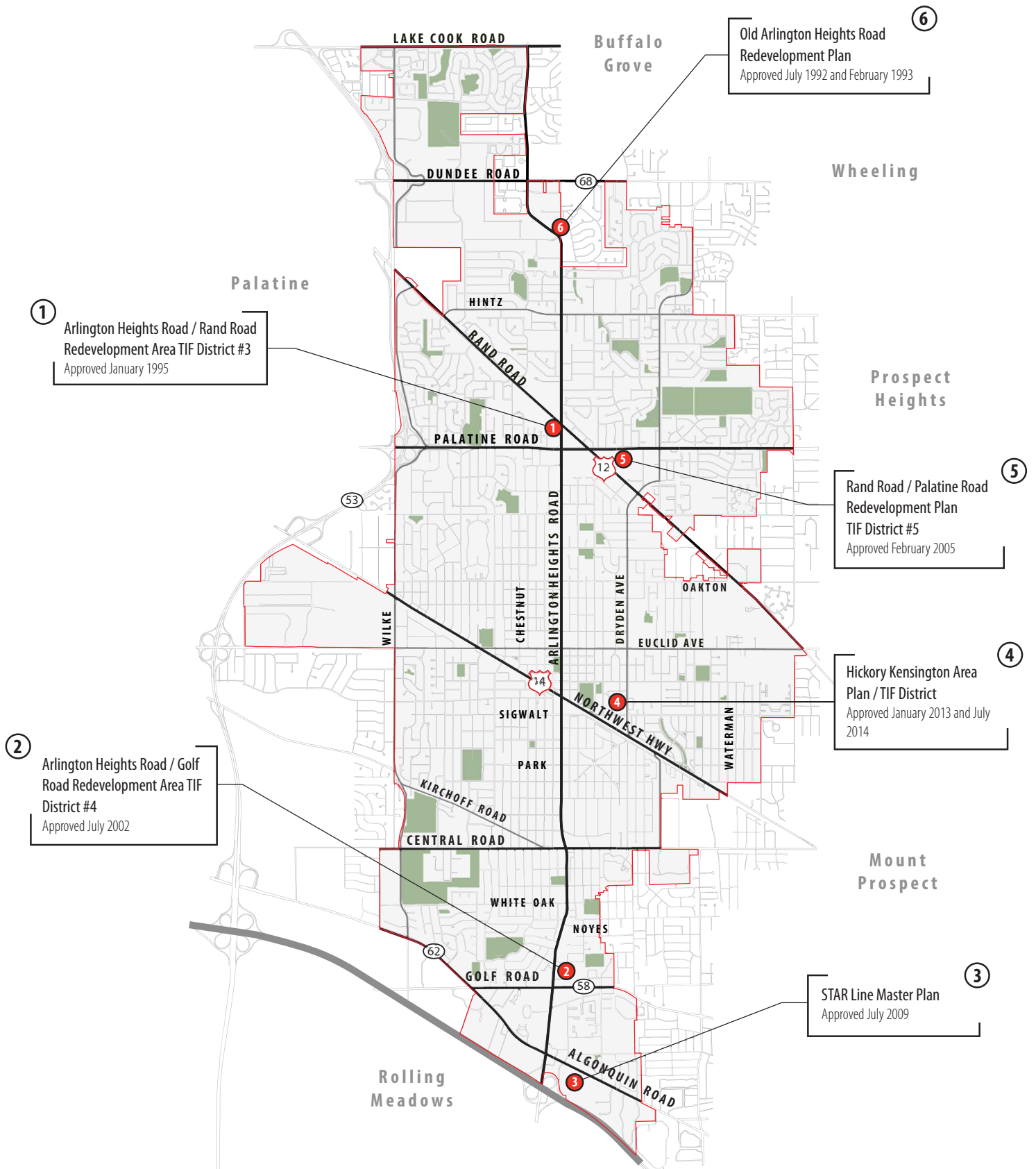
Annexation studies analyze the social and economic issues related to annexing areas designated on the Comprehensive Plan map as potential annexation areas. This version of the Comprehensive Plan includes a new section on Corridors which describe each corridor and past efforts to improve each area.



Illustration from STAR Line Master Plan



Bird's-eye rendering of Hickory Kensington Area Plan



Implementation

To be effective the Comprehensive Plan must be utilized. The Plan's purpose is to give guidance and direction in the process of development of the Village. The policies within the Plan should be constantly referred to by citizens and decision makers when weighing the assortment of development issues facing the Village.

The formulation and enforcement of zoning and subdivision regulations and a capital improvement program is the principal means by which the village implements the objectives of the Comprehensive Plan.

Zoning Ordinance

Chapter 28 of the Municipal Code is adopted to promote and protect the health, safety, and general welfare of the people of Arlington Heights by regulating the use of land and buildings in the Village.

Subdivision Control Regulations

Chapter 29 of the Municipal Code governs the design and layout of subdivisions and the requirements for subdivision of land in Arlington Heights. The subdivision regulations are intended to provide for sound comprehensive development of the Village's infrastructure.

Capital Improvement Program

The Capital Improvement Program (CIP) is the financial plan for implementing public improvements such as new fire stations, street improvements and major equipment purchases needed to meet the demands of growth and development in the Village. The CIP schedules capital improvements over a period of time, usually five years, based upon some measure of present and projected need, allowing the Village Board to plan ahead for future expenditures and to set priorities.

Companion documents, including but not limited to redevelopment plans, may from time to time be amended or adopted by the Village Board to reinforce and support the goals and policies of the Comprehensive Plan. The companion documents generally focus on a specific area of concern and devote more resources toward developing detailed recommendations for improvement or development than can be expected from the Comprehensive Plan.

Official Map

The Official Map identifies present and future public facilities and improvements such as parks and schools, fire stations, other municipal uses, thoroughfares and bikeways in the Village. As a planning tool, the Official Map allows the Village to identify areas where future public improvements are needed, thus allowing the Village to budget time and/or money to develop, improve or acquire the resources needed to provide the improvement or facility. The Official Map can be found in the Appendix.

Thoroughfare and Transportation Policy Plan

The Arlington Heights Thoroughfare and Transportation Policy Plan sets forth policies and recommendations addressing all aspects of development and maintenance of the Village thoroughfare network. It provides decision makers with direction and guidance when considering issues affecting the thoroughfare network. The Plan was updated in October, 2012.

Downtown Master Plan

The Downtown Master Plan (originally approved in 1986) is a planning tool setting forth recommendations for improving downtown's public environment and to enhance the downtown's business climate. It is the central feature of a strategy to promote diversity and concentration of uses in the Downtown. In 2006, the Plan was updated to reflect upon accomplishments in redeveloping the Downtown and to evaluate what future improvements are needed over the next 15 years.

Citizen Participation

The Comprehensive Plan and its companion documents are statements of the community's desires and aspirations resulting from public input. Citizen participation is initiated early in the planning process to allow opportunity for suggestions for improvement or change. Public input after the Plan is adopted is equally important because it provides Village officials and staff with the feedback needed to determine whether decisions have been made consistent with the Plan's goals and policies, or whether aspects of the Plan need to be improved or changed to reflect changing community needs and attitudes.

Introduction

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Goals and Policies

Chapter Contents: General Planning, Land Use, Housing and Population, Economic Development, Recreation and Open Space, Municipal Services, Energy Efficiency and Conservation, Thoroughfare and Transportation, Downtown Master Plan

Goal Setting

The planning process is a series of steps which include goal setting, data collection, analysis of problems and opportunities, plan formulation, implementation and evaluation. Of these steps, goal setting is certainly one of the most basic and important steps. It is in this stage that citizens, local officials, and planners try to provide answers to the most fundamental questions. What vision do we hold for the future quality of life in the Village? What decisions shall we make to help meet the challenges of the present and of the future?

The Comprehensive Plan can be an effective instrument to guide the future only if it is based upon carefully formulated goals and policies. Goals represent the general aim and direction of the Plan. Policies are courses or methods of action selected, in the light of existing trends and future needs, to guide future decisions in pursuit of goals.

Goals and Policies

The goals and policies that follow establish the basis for continuity of the decision making process. They become the basis for the direction of all other plans and documents relating to the Comprehensive Plan. Together the goals and policies and the Comprehensive Plan Map comprise the Arlington Heights Comprehensive Plan.

Chapter Contents:



General Planning



Land Use



Housing and Population



Economic Development



Recreation and Open Space



Municipal Services



Energy Efficiency and Conservation



Thoroughfare and Transportation



Downtown Master Plan

Goals and Policies



General Planning Goals

1. To maintain a self-sustaining community where people may reside, pursue education, earn a living, shop, and enjoy their leisure time.
2. To preserve and enhance nature and the existing environment.
3. To permit the utilization of the full potential, talents, capabilities, and productivity of all residents, regardless of race, origin, color, religion, income, sex, age, or education.
4. To create a flexible plan which will reflect changing conditions.
5. To preserve physical resources of historic value which exemplify the heritage of Arlington Heights.
6. To exercise due regard for the goals of neighboring communities and other governmental units in planning activities.
7. To focus on Village wide business development.
8. To develop effective transportation planning.
9. To promote affordable housing for various income levels and housing types.
10. To maintain and improve Village infrastructure.
11. To promote and encourage sustainable based policies and services.
12. To improve the overall quality of life.



General Planning Policies

1. To provide adequate facilities, improvements, and institutions to adequately support all basic activities of present and future residents. Foster economic growth through necessary governmental actions. Initiate Village and private business partnerships to create new developments.
2. All developments should respect and take advantage of land and natural features.
3. The Planning and Economic Development Programs should stimulate citizen and business interest and participation in community planning and development processes.
4. To review and periodically update the entire Comprehensive Plan.
5. Whenever specific land areas and/or existing structures come under review for general planning progress, or in conjunction with a specific land use petition, consideration should be given to identify, for possible preservation purposes, land areas or buildings that meet any of the following criteria:
 - A. Structures that exhibit a high quality of architectural design reminiscent of the past.
 - B. Structures that exhibit unusual or distinctive design, or construction techniques which contribute to the architectural interest of its environs either as an accent or a counter point.
 - C. Land areas that have long provided an established or familiar visual presence in Arlington Heights by virtue of: a unique location; distinctive physical characteristics; or, historical association.
6. To analyze existing boundary agreements and communicate with adjoining communities when considering projects that could affect these communities.
7. To provide a broad spectrum of recreational, educational, social, cultural, and entertainment opportunities to improve the quality of life.

Goals and Policies



Land Use Goals

- 1 To ensure that the general land use pattern and relationships of all land uses remain or become acceptable to the present and future community.
- 2 The remaining limited amount of undeveloped land shall be utilized in a manner which benefits the community.
- 3 The intensity of development should be related to the location and availability of transportation facilities.
- 4 Incompatible zoning should be avoided.
- 5 Only well planned commercial and industrial developments should be built.
- 6 Remaining unincorporated land, adjoining or within the Village, should be annexed only if beneficial to the Village as a whole.
- 7 Future growth should be accommodated and encouraged through a redevelopment program in selected priority areas as defined in the Comprehensive Planning Program.



Land Use Policies

- 1 To require quality planning in new developments utilizing advanced land planning and development concepts. Encourage mixed land use concepts in proper locations consistent with the Village's Land Use Map.
- 2 Intensive developments should be limited to the downtown area, in areas where there is adequate access to public transportation and those areas which are adjacent to controlled access intersections and/or major intersections, or in conjunction with an approved redevelopment plan.
- 3 The rezoning of land should be considered only where such rezoning is supported by detailed studies.
- 4 Encouragement should be given to commercial and industrial developments which have safe access, respect nearby land uses, do not landlock nearby land parcels, and which can provide adequate screening and landscaping.
- 5 Determination of redevelopment sites should be based upon the Village Comprehensive Planning Program.
- 6 Protect distinct functional areas from intrusion and encroachment of incompatible uses.
- 7 Revitalize declining areas through rehabilitation, redevelopment, and In-fill strategies as appropriate.

Goals and Policies



Population and Housing Goals

- 1 To preserve the basic single-family character of the Village.
- 2 To preserve and protect existing and future residential neighborhoods in the Village.
- 3 To encourage construction of necessary housing to meet present and future residential needs consistent with Population & Housing Goals #1 and #2.
- 4 To encourage a wide variety of housing alternatives by type, size, and price range.
- 5 To maintain and improve property values.
- 6 To maintain the social and economic viability of neighborhoods.
- 7 To utilize good housing redevelopment concepts in areas where rehabilitation of existing housing is not practical.
- 8 To encourage the development of an adequate residential population base in and around the Downtown to improve its economic viability.



Population and Housing Policies

- | | |
|--|--|
| <ol style="list-style-type: none"> 1 To construct a necessary amount of single-family detached and attached single-family houses, and multi-family housing to meet market demands while maintaining a proper housing balance. 2 To protect present and future residential areas from encroachment by other less desirable land uses or improvements that could diminish quality of life or property values. 3 To prepare and maintain results of demographic and housing studies to assist in planning future developments. 4 To utilize Federal, State, and local programs to assist in the development of affordable housing while retaining Village controls pursuant to the Village's affordable housing tool kit for homeownership and rental units. 5 To construct smaller housing units necessary to maintain smaller households in the community. 6 To provide a wide variety of housing for young, elderly, disabled and single households, including rental housing. | <ol style="list-style-type: none"> 7 To enforce Village codes and regulations in order to prevent housing deterioration and, when appropriate, to utilize State, Federal, or local assistance programs. 8 To preserve and renovate housing of historic or aesthetic value and upgrade and renovate public improvements and facilities in Village neighborhoods. 9 To designate future redevelopment sites and proceed with necessary steps leading to redevelopment of selected sites pursuant to the Comprehensive Planning Program. 10 To prepare realistic plans for the areas in and around downtown with all necessary safeguards for fine residential and historical properties. |
|--|--|



Economic Development Goals

- 1 To promote balanced economic growth through imaginative planning leading to a strong, vital local economy.
- 2 To work closely with local businesses to promote their growth and expansion and prevent the loss of existing establishments.
- 3 To facilitate redevelopment and modernization of mature business and industrial areas of the Village.
- 4 To attract new business enterprises by taking full advantage of Arlington Heights' location in the transportation "hub" of the Midwest, as well as its labor market, business climate, educational facilities and governmental resources.
- 5 To improve the downtown through rehabilitation and redevelopment of targeted properties pursuant to the Downtown Master Plan and provide assistance to parties interested in the rehabilitation and redevelopment of the Downtown.
- 6 To realize the full development potential of Arlington International Race Course.
- 7 To attract educational facilities and promote development of educational programs to maintain the well trained labor market of Arlington Heights and meet the training and retraining needs of tomorrow's technology driven firms.
- 8 To effectively balance population, housing and economic growth with reasonable and effective environmental safeguards to enhance the established quality of life in the village.



Arlington Racecourse

Goals and Policies



Economic Development Policies

- 1 To undertake necessary research and planning to create information systems and implement programs which promote balanced economic growth.
- 2 To assist businesses in transition by maintaining access to resources and available space to facilitate relocations and expansions.
- 3 To assist owners of outdated or deteriorated business facilities with facility renovation and modernization.
- 4 To continue to enhance and maintain the Village web site which highlights Arlington Heights' unique advantages for business to attract investors, developers and business owners.
- 5 To encourage rehabilitation and redevelopment of the Downtown through improved public facilities and additional financial assistance when appropriate.
- 6 In cooperation with ownership at the Arlington International Race Course, prepare bold plans and promote practical development of corporate office structures, retail, hotel, convention, exhibition, entertainment, sports and high density living in the race course area.
- 7 To assist local educational institutions and work force training organizations and access industrial training programs to provide vital advanced technology training.
- 8 To monitor existing business and industrial establishments and comprehensively screen all new development to mitigate any potential detrimental effects on the community.



Recreation and Open Space Goals

- 1 To protect the environment and provide adequate resources for active and passive recreation.
- 2 To explore new concepts in recreational facilities.
- 3 To fully implement water detention and recreational facilities.
- 4 To make provisions to acquire future recreational land.
- 5 To encourage additional new types of parks and recreational facilities such as linear parks, vest-pocket playgrounds, neighborhood squares, pedestrian and bicycle paths.
- 6 To fully develop present undeveloped park land according to potential needs of residents while utilizing existing facilities by means of expanding recreational, educational, vocational, and cultural programs.



Downtown Arts Fair

Goals and Policies



Municipal Services Goals

- 1 To provide adequate municipal services and facilities in developing areas and improve them where necessary in the existing Village area.
- 2 To improve the economy and efficiency of municipal services and facilities.
- 3 To promote the cooperation of all concerned governmental agencies in planning, development, and operation of services and facilities.



Village of Arlington Heights Public Works



Municipal Services Policies

- 1 To plan, in advance, for land acquisition for municipal services and facilities for future development areas.
- 2 To establish priority systems, corresponding to budgetary resources utilizing new technology to improve municipal services and facilities.
- 3 To economize expenditures, streamline the operation through joint operations. Merge Village operations with other units of government if such action will bring improvements and savings.



Arlington Heights Fire Station No. 1

Goals and Policies



Energy Efficiency and Conservation Goals

1. To link transportation and land use in order to enhance transit options for residents and the labor force.
2. To promote and encourage energy efficiency for residential and commercial buildings.
3. Encourage the use of renewable energy and resources such as solar, wind, geothermal, and bio fuels.
4. Continue to promote and encourage both residents and businesses to reduce waste and increase recycling.
5. To optimize tree planting and protection of existing trees for maximum carbon reduction and to increase water conservation measures.
6. Keep abreast of new policies and research regarding energy efficiency and provide support for local, state, and Federal efforts to promote energy conservation measures.
7. Educate and Promote using Public Relations to encourage energy conservation and support for the Village Energy Efficiency Conservation Strategy.



Thoroughfare and Transportation Goals

- 1 To promote the adequacy, efficiency, convenience, aesthetics and safety of traffic and transportation.
- 2 To promote and coordinate transportation systems, including public transportation, through co operation with other involved agencies and other communities, when such improvements benefit the Village.
- 3 To minimize conflict between vehicular and pedestrian traffic.
- 4 To provide for bicycle traffic, preferably separated from vehicular traffic.
- 5 To improve the aesthetics of existing traffic facilities.
- 6 To minimize the need for the operation of individual vehicles within the Village.
- 7 To ensure that the character of and quality of life in the Village is not adversely affected by future traffic and transportation improvements.
- 8 Encourage public participation in planning thoroughfare network improvements.
- 9 Review traffic calming measures in residential areas.

Thoroughfare and Transportation Policies

- 1 To schedule, plan, and construct necessary physical improvements including widening, turning lanes, and bays and other appropriate improvements if appropriate before serious problems develop.
- 2 To establish close cooperation with adjoining communities and other agencies for traffic and transportation planning and implementation.
- 3 To construct safe pedestrian walkways separate from automotive traffic.
- 4 To establish safe bicycle path systems away from motorized traffic where the volume of bicycle traffic through cooperation with other agencies (i.e., Park District, Commonwealth Edison, and bicycle clubs) will justify such investments.
- 5 To landscape, where possible, arterial roadways; screen parking areas; improve street graphics; and improve the appearance of signalization and other elements related to traffic and transportation.
- 6 To explore and implement alternate modes of local transportation such as minibuses, tramway, monorail, van and carpooling, and establish locations for parking facilities.
- 7 To examine all proposed traffic and transportation improvement projects from the aspect of impact on local housing, neighborhoods, business and industry.



Village of Arlington Heights Train Station

Goals and Policies



Downtown Master Plan

“

Vision:

A Downtown that is recognized as the business, cultural and entertainment heart of Arlington Heights – offering a thriving business climate, a sense of community and residential pride and is viewed as a desired destination for all residents of the Northwest suburbs.

”



Downtown Master Plan Objectives

1. Promote diversity and concentration of use in the downtown core.
2. Create a quality pedestrian environment.
3. Strengthen downtown's residential base by encouraging additional residential development.
4. Create a unique identity and positive image.
5. Promote quality development through design review.
6. Emphasize public / private partnerships in implementation.
7. Emphasize early action and tangible results.
8. Facilitate growth and development of selected areas including guidelines for redevelopment.
9. Develop retail strategy to attract and retain quality commercial businesses.
10. Evaluate and recommend funding options for long term infrastructure needs, redevelopment, special events and marketing.
11. Develop a marketing plan and strategy, including a communication plan, for downtown.



Bird's-eye view of Downtown Arlington Heights

Goals and Policies

Comprehensive Planning Program Goals and Objectives

Annexation Studies Goal: To determine the viability of annexing remaining unincorporated areas adjacent to the Village as designated on the Comprehensive Plan.

Objective 1: Analyze and assess the fiscal impacts of annexation for both the village and affected property owners.

Objective 2: Identify all issues, fiscal, social and otherwise, that pertain to the particular area being studied.

Corridor Plans Goal: To improve upon existing conditions which detract from the overall functioning of the corridor.

Objective 1: Develop a strong and positive image and appearance which establishes a unified image and sense of place which reinforces and supports commercial and economic activities along the corridor.

Objective 2: Create a system of on- and off-street parking facilities which adequately serve the needs of commercial uses within the corridor in a safe and functional manner.

Objective 3: Promote a safe and effective traffic circulation system which adequately accommodates the varied types of traffic movement utilizing the corridor.

Objective 4: That development activities within the corridor be compatible with adjacent non-residential and residential uses.

Redevelopment Plans Goal: To assure that the future development of blighted, vacant and/or underdeveloped land in selected areas throughout the Village is properly developed.

Objective 1: To limit the effects of piecemeal development by encouraging unified, cohesive development.

Objective 2: To limit the impacts of non-residential uses on adjacent residential uses by providing adequate buffering and screening.

Objective 3: To promote and enhance the economic vitality of each redevelopment area.

Goals and Policies

Comprehensive Plan Map

The use of land greatly affects the quality of life in Arlington Heights. The Comprehensive Plan Map illustrates desired land uses and their location throughout the Village. Also, the map identifies existing and future thoroughfares in Arlington Heights illustrating their relationship to the use of land across the Village. The map is updated annually and included as an insert as part of this document.

Housing and Population

Chapter Contents: Purpose, Population Characteristics, Household Characteristics, Housing Characteristics, Summary, Growth of Municipal Limits

Over the past 25 years, the Village's population has undergone several changes. The population has grown older, household size has declined, and more non-traditional households are being formed. All these changes have had an impact on the housing demand in the Village, such as the demand for multi-family and senior housing. Many "empty nesters" are looking to downsize their housing needs by selling their homes and purchasing smaller and easier to maintain condominiums or renting. Many wish to remain in the Village, therefore creating the high demand for multi-family housing. At the same time, new families are moving into the homes sold by the older population, thus creating an increase in elementary school enrollments. Although the 'Great Recession' from 2007 to 2012 negatively impacted housing values, the Village has seen a recent increase in values with the economic recovery. Housing ownership nationally has declined as more persons rent apartments, which has increased demand for rental apartments in the country and Village as well.

As the Village continues to mature, maintenance of the existing housing stock will be one of the primary concerns. Encouraging preservation and renovation of existing housing and enforcement of property maintenance codes are the primary ways to preserve neighborhood character and property values. Housing programs for low and moderate income persons to facilitate home improvements will also contribute to maintenance of the housing stock. The Village has also begun to see the replacement of older homes with new, larger homes as available land for new homes decreases.

The affordability of housing in the Village is another concern as the value of homes continues to increase as well as average rents in the Village. Programs such as the Single Family Rehabilitation Program and the Affordable Housing Trust Fund will help low and moderate income persons live and maintain their homes in Arlington Heights. More detail on the Village's housing policy and affordable housing can be referenced in the Consolidated Plan.

The quality of life in Arlington Heights is the community's greatest asset and it is reinforced by the quality of housing and the character of the Village's neighborhoods. Preserving the character of the Village, maintaining and improving neighborhood property values, and providing a wide variety of housing opportunities in the community the primary issues facing the Village.

Chapter Contents:



Population Characteristics



Household Characteristics



Housing Characteristics



Growth of Village Municipal Limits

Housing and Population

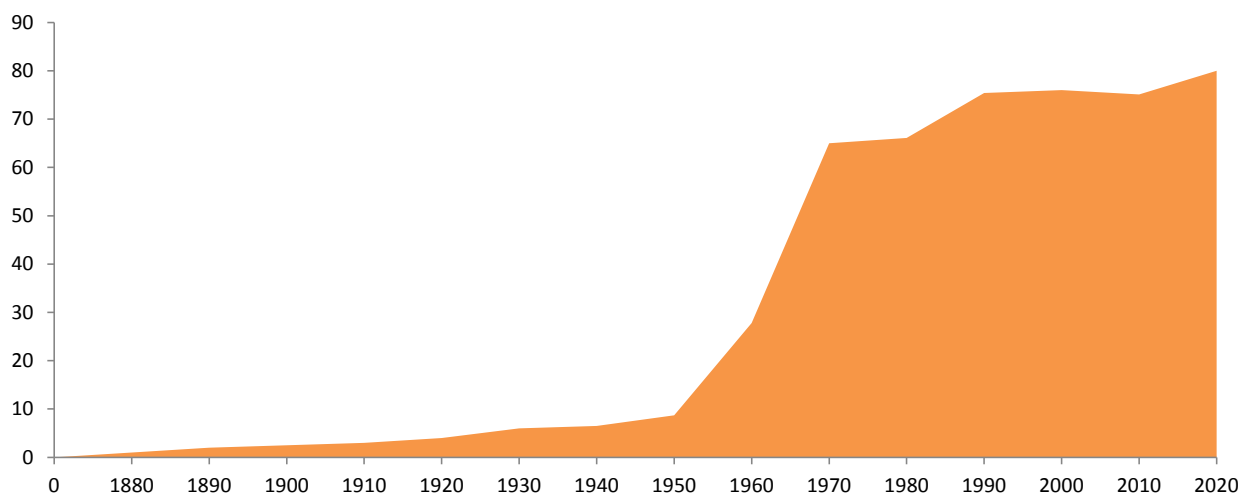
Purpose

The purpose of this section is to provide Village policy and decision makers with information to aid their decision-making process. This section provides a detailed profile of the population and housing characteristics of the Village. Also, needs or areas of concern are identified which may require the Village's attention or intervention in order to maintain and improve the housing inventory and opportunities for housing in the Village. The goals and policies of the Comprehensive Plan directly result from the data included in this section.

Population Characteristics

The Village experienced tremendous growth in the 1950's and 1960's when the population grew from 8,727 in 1950 to 64,884 in 1970. Growth slowed in the 1970's, increasing to 66,116 in 1980, however the Village experienced another growth spurt in the 1980's as the population reached 75,460 in 1990. The population peaked in 2000 at 76,031 as it slightly declined in 2010 to 75,101. This decrease was mostly attributable to an increase in vacancies due to foreclosures from the 'great recession' which began in 2007. As vacancies decline and new housing is built, the population of Arlington Heights is estimated to reach 86,059 persons by 2040 (source: Chicago Metropolitan Agency for Planning 'GO TO 2040' Regional Plan). This increase in population, if realized, would likely be the result of more dense housing in designated redevelopment areas. In addition annexation of unincorporated residential areas would add to the population. The median age of the Village population has continued to increase from 36.7 in 1990 to 42.7 in 2010, which reflects a regional and national trend.

Figure 1. Population Growth from 1880 to 2020



Housing and Population

Age of Population

In addition to the growth of the population, the median age in the Village has increased from 25.8 in 1970 to 32.2 in 1980, 36.7 in 1990 and 42.7 in 2010. This trend reflects the nation as a whole and is expected to continue. Figure 2 below delineates the Village population by age group for 1990, 2000 and 2010. The increase in the median age of the population can be attributed to the large number of “baby-boomers”. In addition, people are living longer, therefore the 65+ age group has continued to increase from 4% of the total population in 1970 to 8% in 1980, 12% in 1990, 16% in 2000 and 17% in 2010.

Another factor contributing to the number of 65+ persons was the development of two large senior housing complexes - Luther Village and the Moorings, during the 1980's and 90's. Although the population is aging, the Village has still experienced waves of new families with children, therefore creating recent increases in elementary school aged children.

Racial Composition

Minority population has continued to increase in the Village to 12% in 2010, up from 3% in 1980 and 7% in 1990.

Figure 3. Village Population by Race - 2014

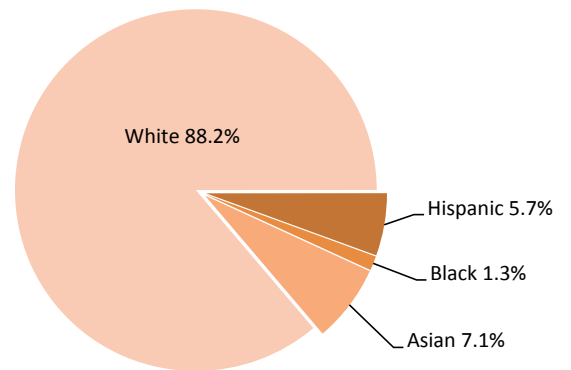
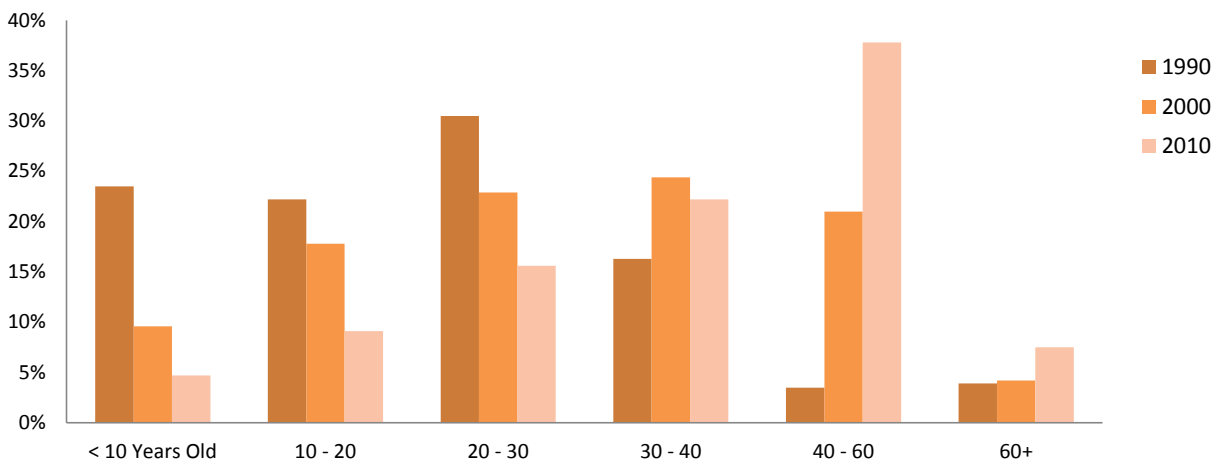


Figure 2. Age Distribution of Village Population - 1990, 2000, 2010



Housing and Population



Household Characteristics

The number of households in the Village of Arlington Heights increased dramatically since 1980. In 1980, there were 22,218 households. By 1990, the number increased by 29% to 28,810. In 2010 the number of households was 30,919. Households are occupied housing units, therefore these numbers differ from the total number of housing units. Figure 4 below compares housing growth in Arlington Heights to Cook County

Figure 4. Household Characteristics - Village of Arlington Heights and Cook County

Number of Households

YEAR	1990	2000	2010	Percent Change 1990-2010
Village of Arlington Heights	28,810	30,763	30,919	7.3%
Cook County	1,879,488	1,974,181	1,966,356	4.6%

The number of households has been increasing nationally as a result of a variety of factors including the increasing number of one person households, more working women, increased divorce rates, lower marriage rates, decreased birth rates, and a growing number of elderly persons. Although the number of households has been increasing, the average size of households has continued to decrease due to the factors listed above. This trend is expected to continue. Average household size is depicted in Figure 5 below.

Figure 5. Average Household Size - 1990, 2000, 2010

YEAR	1990	2000	2010
Persons per Household	2.61	2.60	2.55

As mentioned above, various factors have led to the decline in household size. In 1970, single person households comprised 9% of all households, compared to 18% in 1980, 24% in 1990, and 30% in 2010.

Housing and Population



Housing Characteristics

The total number of housing units in the Village increased significantly from 1980 to 1990 as 7,239 units were constructed, an increase of 32%. Since 1990, an additional 2,367 units have been built. Most of the additional housing stock since 1980 has resulted from town house, condominium, apartment, and senior housing developments. Since 1990 most of the new development has been in the downtown. Figure 6 below indicates the number of housing units in the Village since 1950. Housing units are projected to reach 34,102 by 2040.

Figure 6. Total Housing Units Since 1950

Year	Total Number of Housing Units
1950	2,255
1960	7,223
1970	16,511
1980	23,189
1990	30,428
2000	31,725
2010	32,795



Housing Characteristics

Almost 51% of the housing in Arlington Heights was constructed prior to 1970, therefore 49% of the housing stock is less than 45 years old. Only 22% of the housing stock was constructed prior to 1960. Figure 7 below depicts the age of housing in the Village.

Figure 7. Age of Housing Stock - 2010

Age	Number	Percentage
0 - 10	1,529	4.7%
10 - 20	2,979	9.1%
20 - 30	5,104	15.6%
30 - 40	7,288	22.2%
40 - 60	12,387	37.8%
60+	2,450	7.5%

Housing and Population

Type of Housing

There is a variety of housing types in the Village, which has grown even more varied since 1985 with downtown development. Single family homes consisted of 65% of the housing types in 1985 decreasing to 59% in 1990. Currently in 2015, single family homes consist of approximately 57% of the housing types. This figure is expected to slightly decrease if more multi-family residential is constructed. Rental units comprised 24% of the total units in 2010, compared to 26% in 1980.

Value of Housing

The median home value in 1990 was \$171,798, rising to \$222,900 in 2000. This includes single family homes, duplexes, town homes and condominiums. In 2012 the median value was \$286,100. Median rents have risen from \$692 in 1990 to \$1,103 in 2012. Median rents are expected to continue to increase as higher end rental developments are constructed. The Village's affordable housing policy includes the provision of affordable units based on a percentage of total units being proposed.

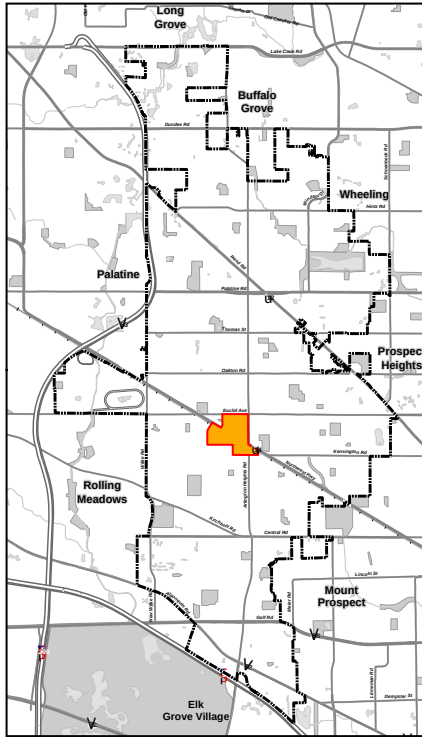


Summary

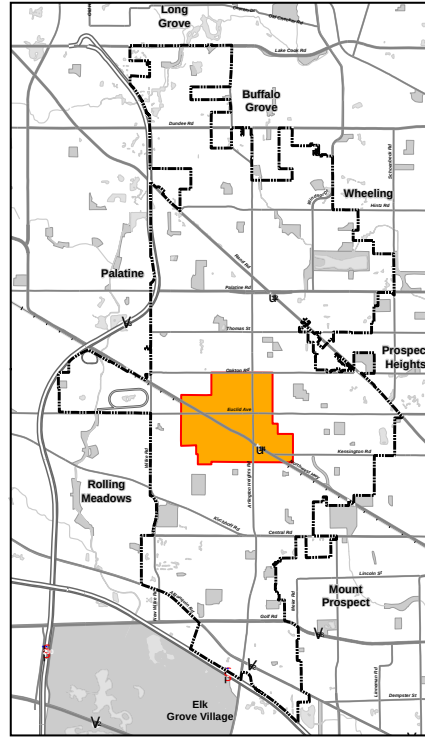
Housing affordability, maintenance of the housing stock, and meeting the demand for differing housing types in the future pose the greatest challenges to the Village. Detailed information on the Village's policy towards housing related issues is provided in the Consolidated Plan, a five year plan which outlines the housing needs and priorities of the Village. In addition, the Village in 2013 collaborated with neighboring municipalities on a housing study for the sub-region. This study "Homes for a Changing Region" provides insight into the Village's current and future housing needs and affordability.

Housing and Population

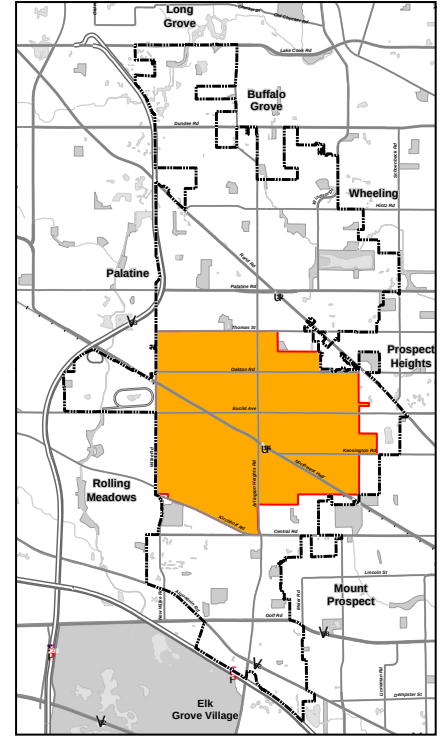
Growth of Village Municipal Limits - 1920 to Present



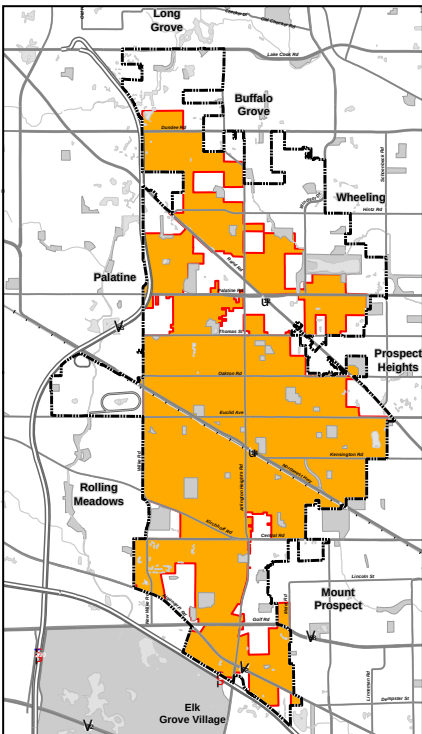
1850



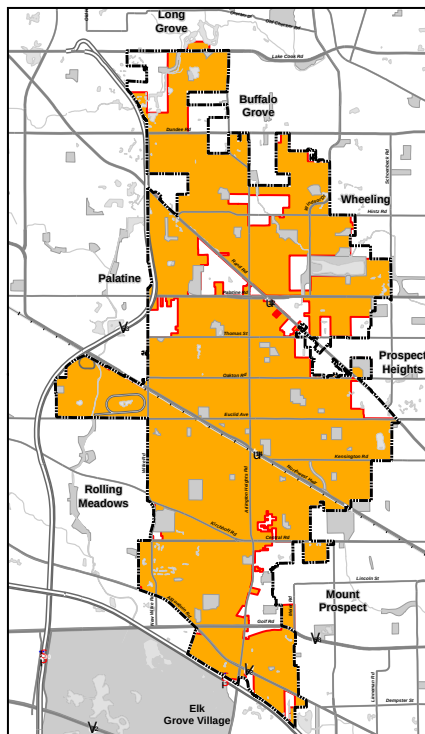
1910



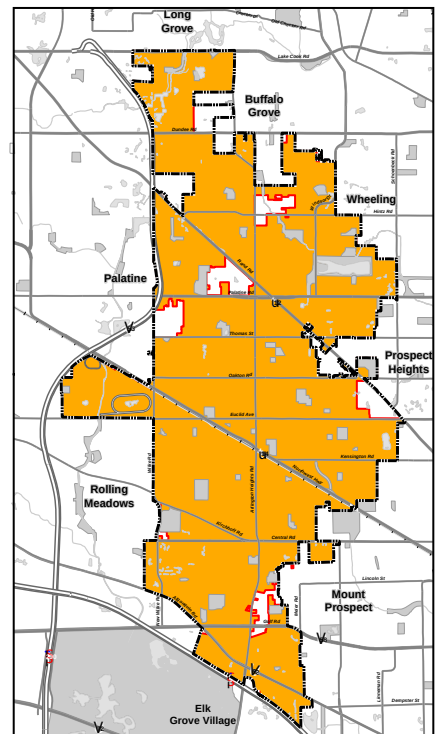
1920



1960

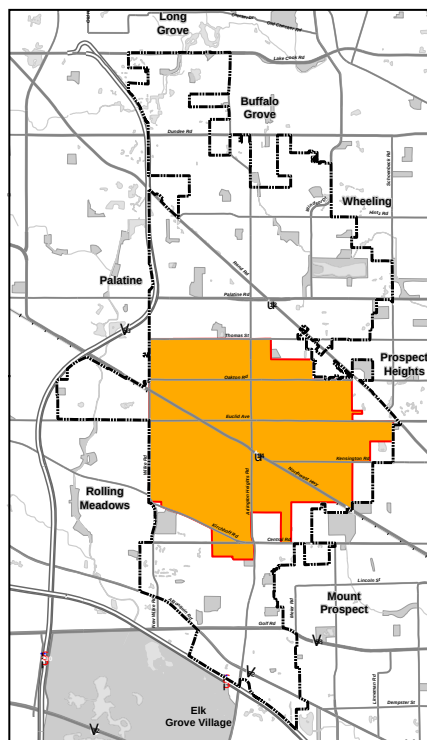
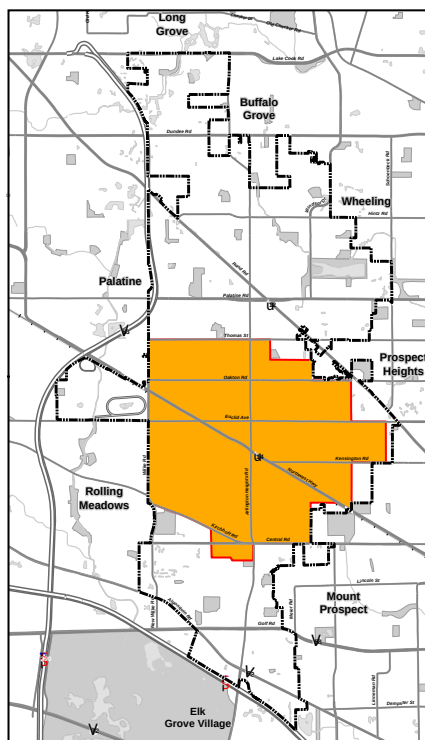
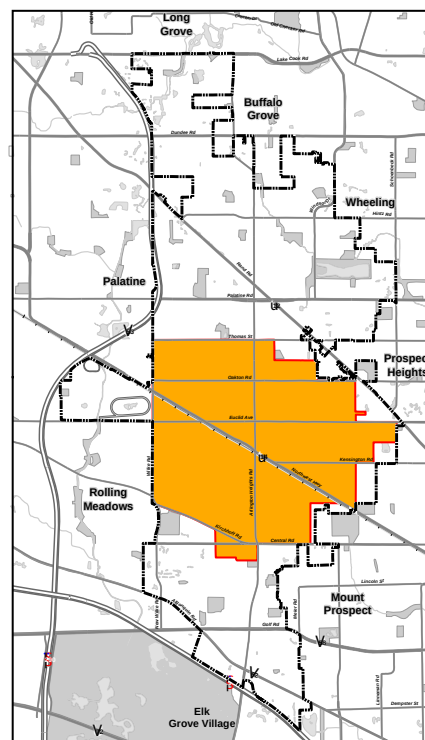
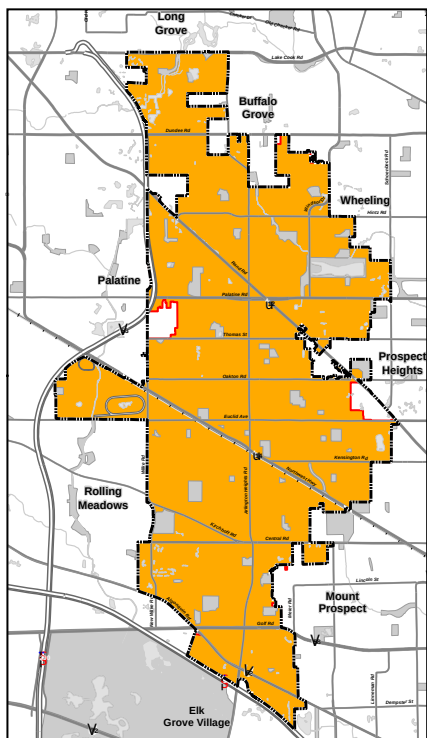
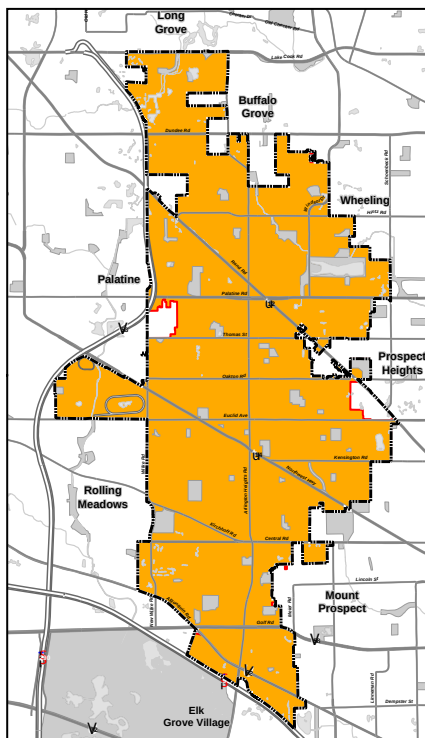
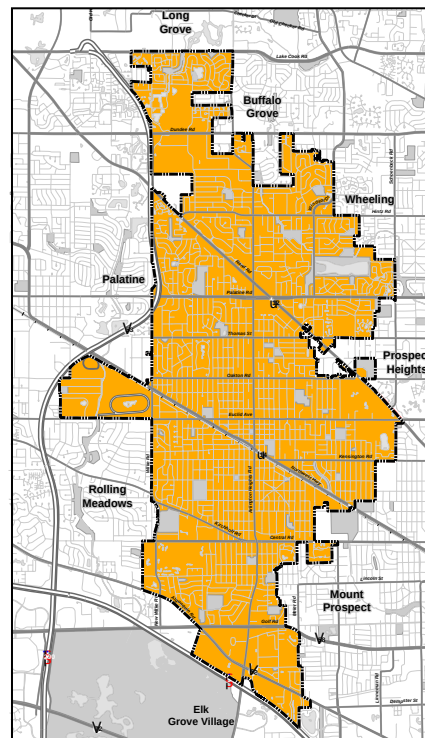


1970



1980

Housing and Population

**1930****1940****1950****1990****1995****2015**

Economic Development

Chapter Contents: Purpose, Market Setting, Market Characteristics, Economic Indicators, Areas of Focus

The local economy is dynamic, always changing. It draws its strength from the region's vast labor pool, capital and natural resources, superior transportation network and education and research facilities. There is great diversity in the local economy, essential to its strength and versatility. Yet, it is inextricably bound to the gyrations of the national- and global- economy.

The characteristics of the Arlington Heights market make it attractive to investors and entrepreneurs, and influence the employment, service and shopping opportunities available in Arlington Heights. Availability of jobs and retail business in the Village eventually increase the desirability of our neighborhoods. Economic growth invariably affects the local government's ability to provide essential services to residents and businesses. The emerging trends in commerce and industry and changing employment and shopping habits in the Village are responses to more sophisticated needs and desires of the consumer, business and industry. Increased mobility of the population has expanded the market area and labor pool for the area's retailers and employers. Competition for community investment has extended beyond neighboring communities to reach national and international markets.

To ensure that opportunities for continued development of the Arlington Heights economy exist in the future the Village should pay careful attention to the changing characteristics of the market, producers and retailers in the Village, actively work to retain existing business and industry, and maintain and improve community assets, the transportation network, and its telecommunications infrastructure.

Purpose

The purpose of this section is to provide Village policy and decision makers with information to aid their decision-making process. This section provides a detailed profile of the local economy, past and present, and identifies areas of concern requiring the Village's attention or intervention in order to strengthen and improve the local economy. This section is intended to provide input into the formulation of the goals and policies of the Comprehensive Plan.

Chapter Contents:



The Market Setting



Economic Indicators



Areas of Focus

Economic Development



The Market Setting

The Arlington Heights economy is not isolated nor self-sufficient. At one time Arlington Heights' businesses competed within a small geographic area for trade, labor and capital. Gradually, industry and commerce in Arlington Heights grew to depend on the region for its resources. The growing number of foreign companies establishing operations in the Northwest suburbs is testimony to the global expansion of trade in all sectors of commerce and industry today.

The local economy benefits from the wealth of resources in the region. The local road network provides convenient access to all points in the metropolitan area. The adjacent interstate system places the Arlington Heights' market area within a day's drive of over one-third of the U.S. population. The Union Pacific railroad provides timely transportation for commuter and freight traffic. The hundreds of daily domestic and international flights at O'Hare International Airport enable the Arlington Heights market to reach all points of the globe.

Arlington Heights is located in the third largest metropolitan area, behind New York and Los Angeles. Chicagoland trails only New York in the number of Fortune 500 companies headquartered here, which include high tech firms such as Motorola and AT & T.

The quality of life in Arlington Heights is enriched by the recreation, cultural, and entertainment opportunities which abound in Arlington Heights and the region. World-class museums, theater, opera and dance are located in Chicago and venues for all types of popular entertainment and sports are found across the region.

The region is host to several universities and numerous research facilities. Major universities such as Northwestern University, University of Chicago, University of Illinois at Chicago, DePaul University, Loyola University and Illinois Institute of Technology are developing partnerships with local business and industry to improve the region's economy. Many of the State's major universities, including Northern Illinois University, have begun to establish satellite campus facilities in the suburbs to work more closely with government, business and industry. Convenient campus locations such as Roosevelt University in Schaumburg and Harper Community College in Palatine allow residents to continue their education and improve work skills, as well as Robert Morris University in Arlington Heights.

The curriculum and research conducted by academia in the region supports related activities at a variety of private and government research facilities in the region. This research helps industry develop new and improved processes and products for application in business and industry and expands the base of knowledge from which to build the future.



Economic Indicators

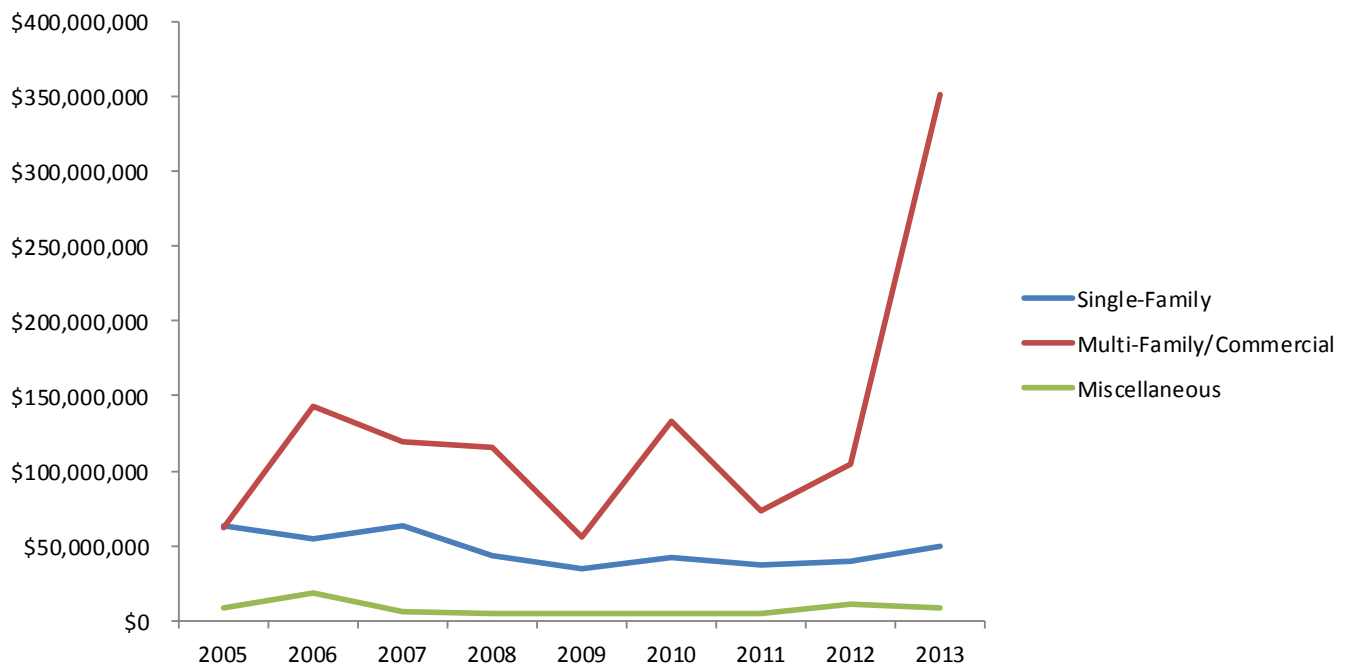
The Arlington Heights economy is greater than the sum of its parts. Examination of key economic indicators can provide only a snapshot of each segment of the economy but is useful in revealing the characteristics of the local economy.



Construction Activity

Construction activity has a direct and indirect economic benefit to the local economy in terms of jobs created and dollars spent in the Village. The Village benefitted greatly in the building boom years in the 1950's and 1960's, and to a lesser degree the mid to late 1980's. However, as the Village matures, less land will be available for development, therefore redevelopment has become and will continue to be very important to the Village's economy.

Figure 8. Value of New Construction - 2005 to 2013 (Note: not adjusted for CPI)

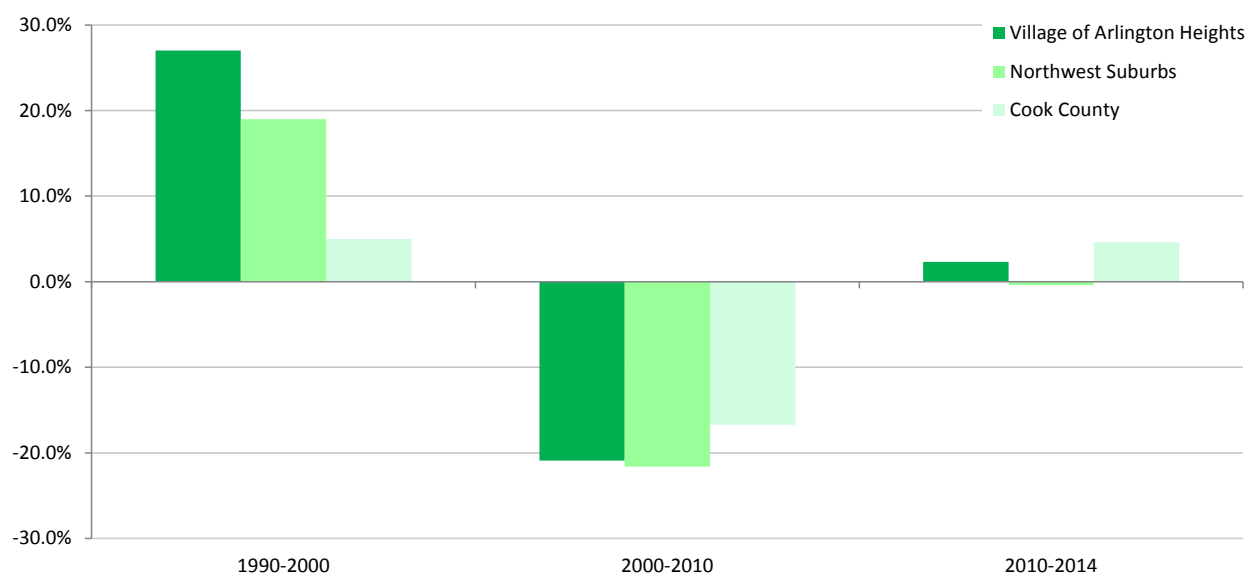


Economic Development

💰 Employment

Local employment is usually viewed from the perspective of the work force and labor force. The work force may be defined as the number of persons employed in Arlington Heights regardless of their place of residence. The labor force is defined as those persons 16 years of age or older residing in Arlington Heights regardless of their place of employment.

Figure 9. Employment Change



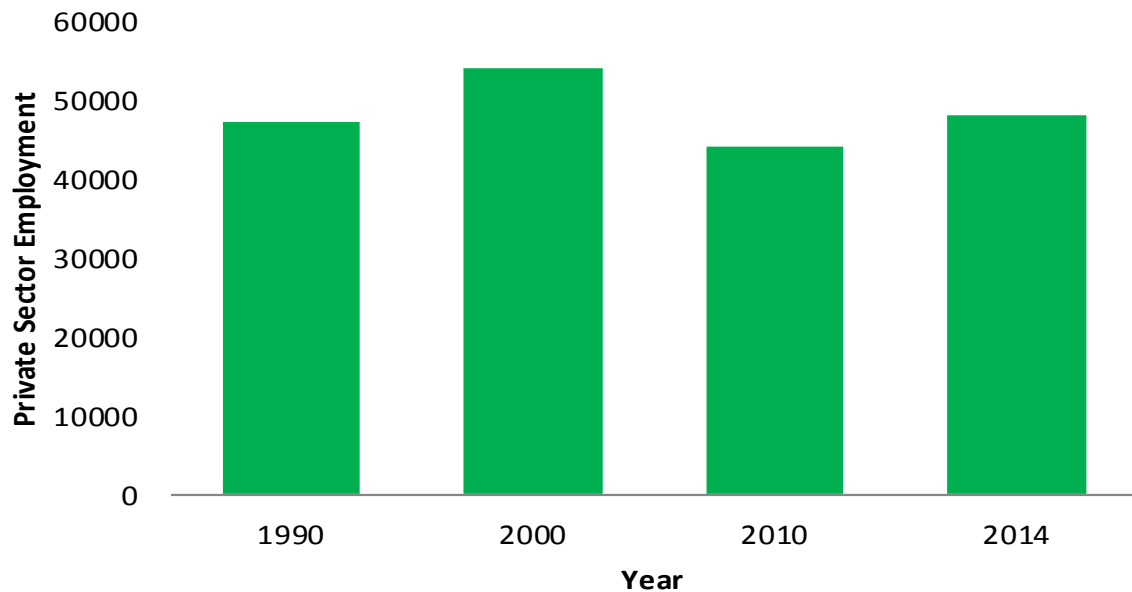
One North Arlington

Economic Development

Work Force

From 1979 to 1990, the number of jobs in the Village grew by 159% from 18,248 to 47,305, while during the same time period, job growth in northwest suburban Cook County was 60%. Much of the job growth during this period was in wholesale, retail, service and financial industries. Since 1990, the Village job growth rate has fluctuated, peaking in 2000 at 53,982 jobs. During the decade plus from 2000 to 2011, the workforce declined to 44,007. Preliminary data suggests jobs will increase to 48,028 in 2014.

Figure 10. Arlington Heights Work Force



Northwest Community Hospital

Economic Development



Labor Force

Unemployment in Arlington Heights has historically been 3% to 4% below that of the nation as a whole, State and County. The primary reason for this is due to the high level of education attained by its residents. 52% of Arlington Heights residents over the age of 25 have attained at least an undergraduate degree from a college or university; over 20% have attained graduate degrees. Over the past 30 years the Village unemployment rate has averaged around 4%. The unemployment rate increased to around 8% during the 'Great Recession' but since has dropped closer to the average for the Village.

Figure 12. Unemployment Rate 1986 - 2014

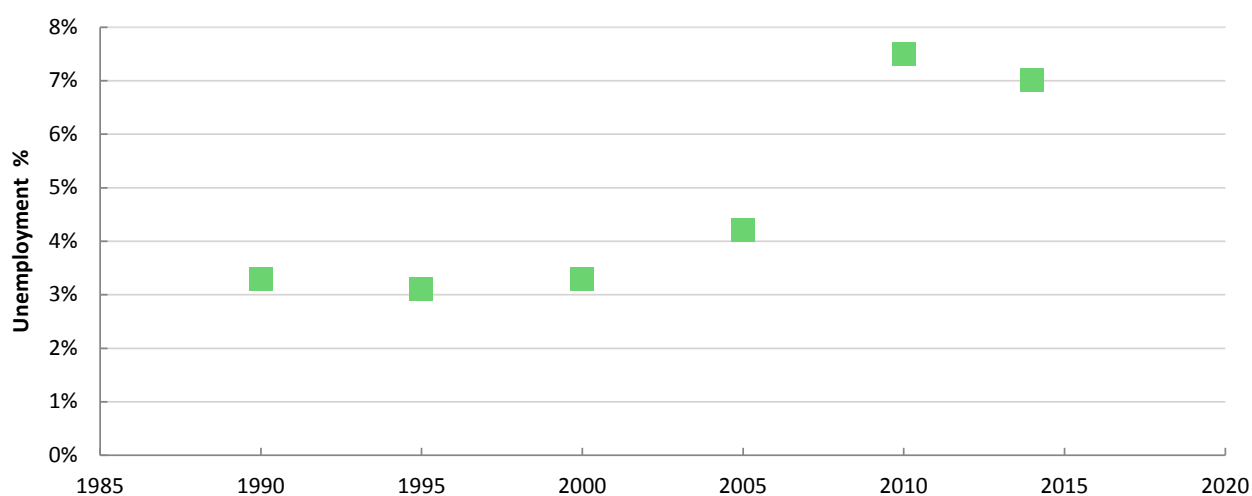
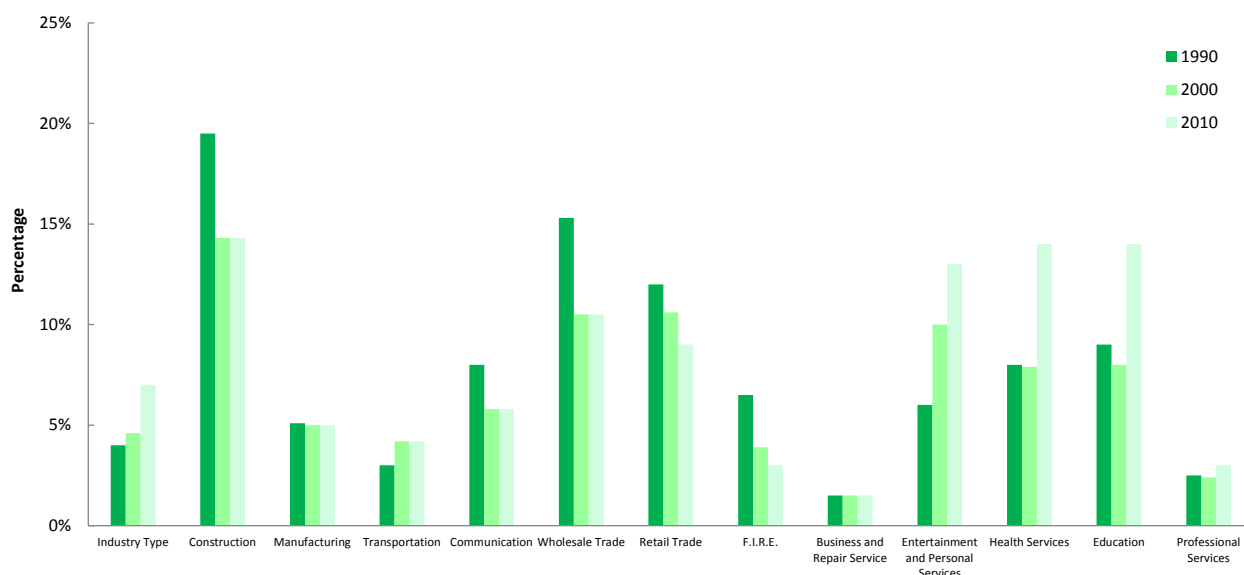
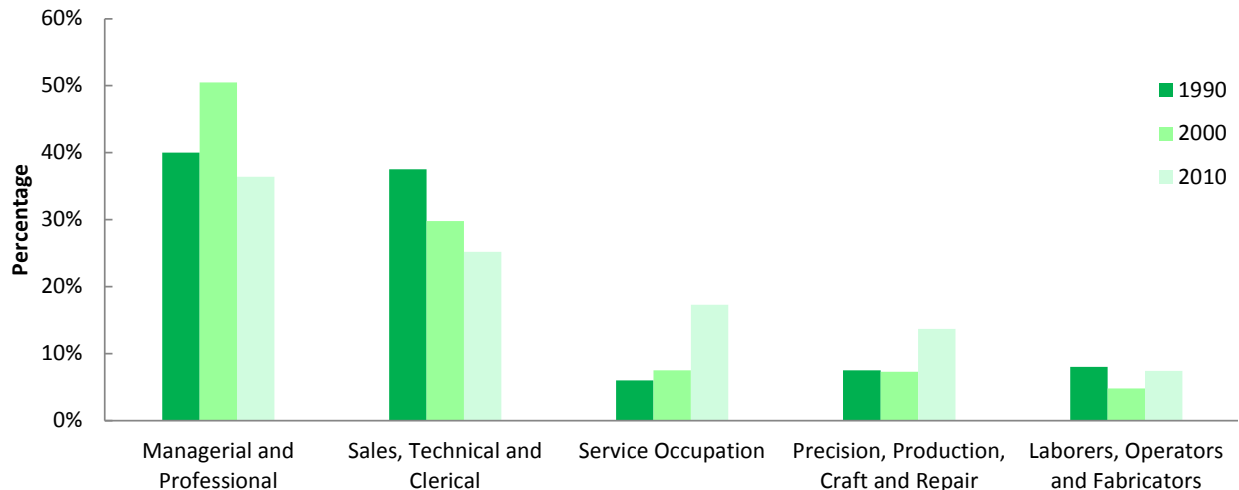


Figure 13. Labor Force Employment by Industry



Economic Development

Figure 14. Labor Force Employment by Occupation



Although the Village has experienced significant change in industrial uses, the labor force employment changed slightly by industry (Figure 13) and by occupation (Figure 14) from 1970 to 2015. The labor force apparently adapted quickly to the changes occurring in industry because it is highly skilled, well-educated and experienced.

Other interesting observations on the labor force include: approximately 2,584 (6.7%) worked at home in 2015 compared to about 1,500 persons who worked at home in 1990; the average commute time in 1980 was 23.1 minutes, rising to 27.9 minutes in 1990, increasing to 29.7 in 2015.



Income Characteristics

In 1990, median household income was \$51,331. By 2010 median household income was \$68,613. Total personal income in the Village was \$2.58 billion in 2005 rising to \$3.0 billion in 2014.

Per capita income in 1990 was \$22,864. In 2014 per capital income rose to \$40,277. Approximately 17% of households earned over \$150,000 annually in 2010. Another 17% earned between \$100,000 and \$150,000.

Economic Development



Retail Sales

Retail sales activity occurs across Arlington Heights in 38 shopping centers totaling almost 3.3 million square feet. The largest concentration of retail square footage is in the Rand Road/ Arlington Heights Road/Palatine Road area. This area comprises 1.3 million square feet of retail space, which is 39% of the Village total. The Village experienced a commercial boom in retail space during the 1980's, when 1.8 million square feet was built. Since 1990, the Village has gained 142,000 square feet of retail space. The competition among Arlington Heights merchants for consumers is made all the more keen by competition from establishments in adjacent communities. The transportation network encourages consumer mobility and requires creative marketing and promotion on the part of merchants to capture available consumer dollars. Woodfield, Deer Park and Randhurst malls are magnets for primary and secondary retail activity and their market areas overlap Arlington Heights.

The growing popularity of off-price retailing and other retailing concepts will affect consumer shopping habits and the nature of competition among established businesses in Arlington Heights. Market segmentation is becoming more sophisticated. It is likely that the Village will see more rapid creation and demise of businesses in the future as retailers attempt to market products to increasingly specialized target markets within the Village.

The internet is also impacting how people shop. Retail sales in Arlington Heights have increased over the past 20 years to \$1.19 billion in 2014. Due to the "Great Recession", sales decreased to slightly below \$1 billion in 2009, but have since recovered to its highest level.

Figure 15. Retail Sales - 2000 to 2014

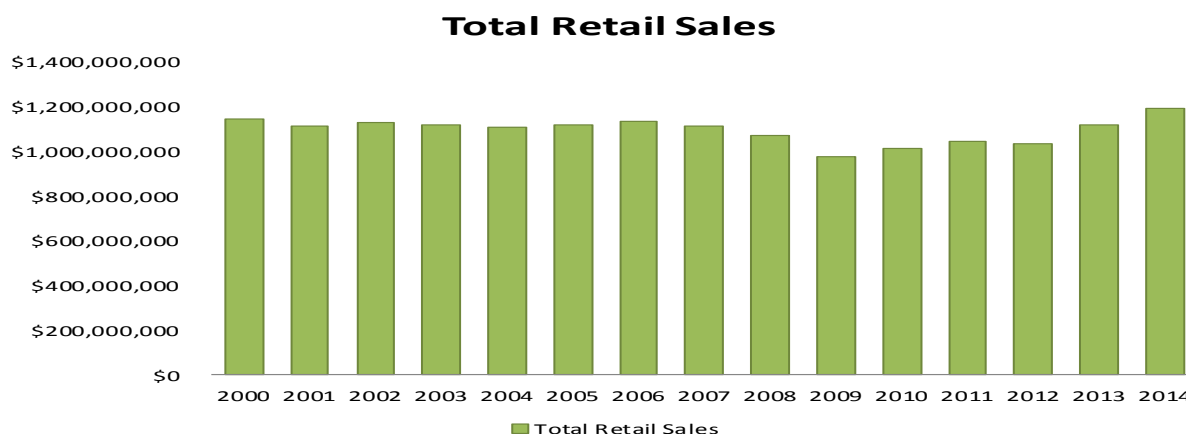


Figure 16 A. Village Retail Sales Comparison-1995/2014

Category (\$ millions)	1995 Sales	1995 Pct.	2014 Sales	2014 Pct.
General Merchandise	\$90.1	9.4%	\$68.5	5.7%
Food	\$149.6	15.5%	\$200.1	16.8%
Drinking/Eating Places	\$90.1	9.4%	\$146.7	12.3%
Apparel	\$33.0	3.4%	\$36.7	3.1%
Furniture/HH/Radio	\$81.8	8.5%	\$87.5	7.3%
Lumber/Bldg/Hardware	\$57.1	5.9%	\$49.2	4.1%
Auto & Filling Stations	\$236.6	24.6%	\$280.3	23.5%
Drugs & Misc/Retail	\$140.7	14.6%	\$162.2	13.6%
Agriculture & All Others	\$49.8	5.2%	\$136.9	11.5%
Manufacturing	\$33.4	3.5%	\$25.1	2.1%
TOTAL SALES	\$962.0	100.0%	\$1,193.5	100.0%

Economic Development



Market Share of Retail Sales

The Village's share of retail sales, based upon sales tax receipt data, of 10 surrounding communities is 14%, second only to Schaumburg in Northwest Cook County. Figure 16 presents market shares by retail category for the 10 communities.

Figure 16 B. Market Shares by Community and Retail Category - 2014

Community	Total Sales	General Merch.	Food	Drinking & Eating	Apparel	Furniture	Lumber & Hardware	Drugs & Misc.
Arlington Heights	12%	8%	20%	14%	9%	18%	11%	10%
Mount Prospect	14%	13%	9%	7%	4%	5%	17%	28%
Prospect Heights	1%	0%	4%	2%	0%	0%	0%	1%
Palatine	9%	10%	15%	7%	1%	2%	12%	7%
Rolling Meadows	3%	11%	3%	5%	0%	2%	0%	2%
Schaumburg	31%	34%	16%	35%	81%	56%	10%	23%
Elk Grove Village	10%	7%	6%	7%	0%	5%	20%	6%
Wheeling	6%	12%	5%	9%	0%	4%	9%	3%
Hoffman Estates	8%	6%	14%	8%	2%	4%	0%	10%
Buffalo Grove	6%	0%	8%	5%	1%	4%	19%	10%

Market penetration represents a community's share of retail sales in contrast to the trade area's resident generated retail sales potential. For other communities the size of Arlington Heights with a downtown shopping district, community shopping centers, and numerous strip shopping centers, market penetration is usually between 5% and 10%. Communities with a major mall and surrounding power centers typically command higher market penetration levels of between 14% and 15% of total expenditures within the trade area. The market penetration of the Village of Arlington Heights in relation to its trade area was approximately 30%.



Retail Stores and Restaurants

Economic Development

Areas of Focus

Economic Diversity

The economy of Arlington Heights is a delicate interaction of labor, capital and community resources. Maintaining diversity and variety in the Arlington Heights economy provides two results: a strong economy resilient to periods of boom and bust and a stable tax base. Diversity helps to make the economy less susceptible to the business cycles peculiar to every business and industry. Variety fosters a more competitive environment and benefits all the participants in the Arlington Heights economy.

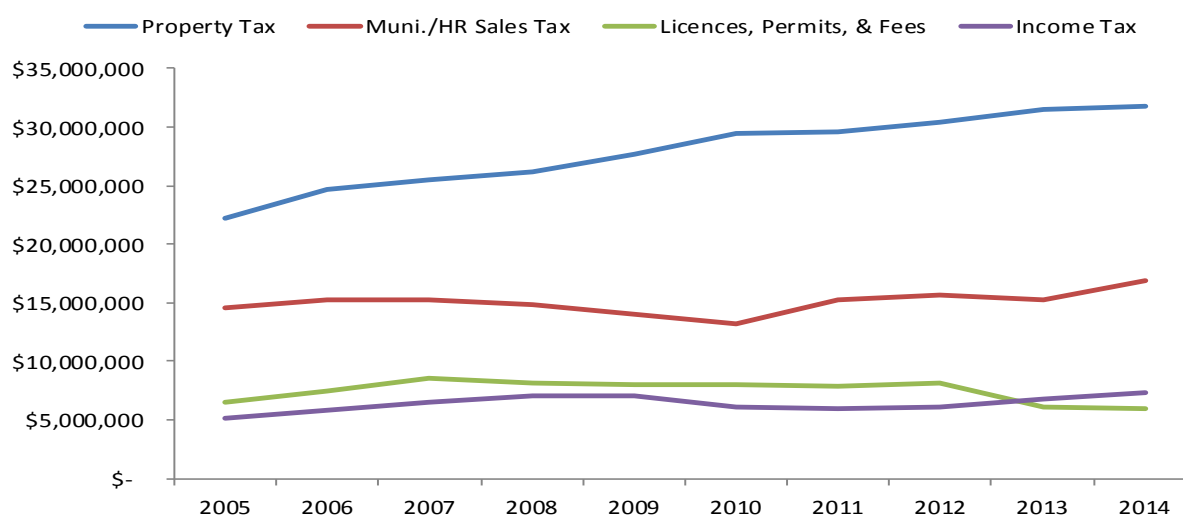
The local economy directly affects the ability and means with which government services are provided to the residents and businesses of Arlington Heights. Revenue used to pay for government services comes from a variety of sources but the major revenue sources are sales tax (21%), property tax (40%), and state income tax (9%). Changes in the local economy affect these resources and the ability of the Village government to maintain present service levels. For example, with more than 41% of the retail sales in Arlington Heights going towards the purchase of durable goods (autos, furniture, appliances, and home improvement materials) the local economy and Village sales tax revenues can suffer during national recessions as occurred in 1991-92 and in 2007-2012. Fortunately, the Village has a diverse commercial environment with a healthy mix of retailers, auto dealerships, restaurants, food stores, and hotels.

The Village budget depends heavily on sales tax revenue for its General Fund operating budget. Therefore it is imperative that the Village continue to increase sales taxes through business attraction and redevelopment of underperforming retail areas.

The equalized assessed valuation of land in the Village is an important consideration for the Village's bond holders and creditors, and is an indication of the private sector's faith and confidence in the community as a place in which to invest. The equalized assessed value of land in the Village has historically increased most years, however from 2009 to 2013 there was a large decrease of 33% due to the recession. As the economy continues to improve, the assessed values should start to increase to pre-recession levels.

Real growth of the Village's EAV in the future will occur only with dense, mixed-use infill redevelopment in the Village, and with the natural increases in the assessed value. It is unlikely the Village's reliance on these revenue sources can be averted in the future. Greater emphasis on providing diversity and variety in local employment, shopping, housing and investment opportunities will allow the Village's budget to withstand some of the effects caused by the cyclical nature of the economy.

Figure 17. Revenue Growth for Four Village Revenue Sources



Economic Development

Figure 18. Village Equalized Assessed Valuation - 2007 to 2013



Business Attraction and Retention

The focus of much economic development activity in the region today is attraction of new employment and shopping opportunities. Arlington Heights is fortunate to have in place much of the infrastructure needed to attract investment to the community: roads and utilities, schools and parks, diverse housing, and established government services. Industrial and business attraction efforts are necessary in order to compete in the marketplace with other communities in pursuit of private investment and job creation in the Village. These efforts should not be the only economic development activity undertaken by the Village. Retention of existing business and industry should be of paramount concern. Business retention is important because it encourages existing business and industry to continue to make investments in the community creating more jobs, sales and savings. Retention efforts lack the glamour of business attraction but business retention maintains the diversity vital to a healthy economy. Moreover the odds of successful retention are slightly enhanced because the business is already in the Village, and new opportunities for growth and development may be discovered during the process.

The portfolio of grants, loans and other forms of financial assistance and inducements currently maintained by the Village may be used more often in the future as more businesses turn to the Village for assistance in establishing a new business or expand an existing enterprise in Arlington Heights. There are an array of local, state and federal tools the Village can use to protect and improve its economy and should work towards promoting tools available to the business community including Cook County property tax abatements; tax increment financing and industrial revenue bonds. Each program has its requisite objectives and criteria for use in determining an applicant's eligibility, suitability, and maximum amount of funding for a given project or activity, but they share the goal of assisting business development in Arlington Heights. The Village should market the programs to the business community in order to create interest and awareness to find prospective recipients for the programs.

Economic Development

Transportation

The economic well-being of Arlington Heights relies on an efficient transportation network. Businesses need transportation to provide safe, convenient access to their customers, suppliers and employees. Traffic congestion could become a detriment to economic development in the future in Arlington Heights and the immediate area if mitigating measures are not employed now. Greater use of public transportation, car pooling and staggered work hours are a few inexpensive options. Land use decisions and site design requirements are additional solutions which can have an impact on traffic circulation. In addition, the Illinois Department of Transportation has adopted the Strategic Regional Arterial program, which defines a region wide network of arterial streets to study to improve circulation. There are five SRA's in the Village: Lake-Cook Road, Rand Road, Palatine Road, Golf Road and Algonquin Road from Golf Road northwesterly. With the expansion of I-90 in 2015-2016, the new four lane cross section will allow for bus rapid transit. Also discussed for the future is the STAR Line, which would include new Metra commuter rail service along I-90 from O'Hare to Hoffman Estates, then south through the far western suburbs to the Naperville area.



Village of Arlington Heights Train Station and Downtown

Maintaining and Improving Community Assets

The Village should be concerned about maintaining and improving the community characteristics and assets which make Arlington Heights a desirable place in which to live, conduct business, and invest. The variety of housing, education and cultural opportunities in the Village and the characteristics of the population and work force have a direct impact on development of the local economy.



Metropolis Performing Arts Center

Recreation

Chapter Contents: Purpose, Population Characteristics, Governmental Relationships, Existing Park Inventory, Future Park Development, Areas of Concern

The availability and variety of recreational opportunities generally contribute to the quality of life in Arlington Heights. The programs and facilities provided by the Park Districts improve human development and the local environment.

The changes occurring in the Village population affect the delivery of recreation services. Demand for recreation opportunities is directly related to the amount of leisure time, income and mobility on the part of the population. The resources with which to provide recreation opportunities are limited: there is only so much land available for parks and recreation demands are varied and growing.

Recreation experiences are available in a variety of settings throughout the Village. The Village and Park Districts have worked hard to provide recreation areas which are compatible with the surrounding area and contribute to the environment.

The Village has in place the tools and policies to help the Park Districts acquire the additional land needed to achieve their objective. The high standards set by the Village and Park Districts are the community's assurance that recreation opportunities in Arlington Heights will continue to be a community asset.

Purpose

The purpose of this section is to provide Village policy and decision makers with information about the recreation opportunities in the community to aid their decision-making process. This section profiles the response to the public's demand for recreational facilities and programs in the Village and explains the relationship between the Village and Park Districts. Areas of concerns and needs are identified in order to help the Park District's provide the very best leisure time opportunities and experiences in Arlington Heights.

Chapter Contents:



Population Characteristics



Governmental Relationships



Existing Park Inventory



Future Park Development



Areas of Concern

Recreation

Population Characteristics

Since 1990, the population growth of Arlington Heights has stabilized. Growth over the next 20 years will be minimal, however, the average age of the population will continue to rise as described in the Housing and Population section. The aging of the population has and will continue to have an impact on the Park District programs and facilities. The emphasis of programming will continue to provide a more balanced approach, providing not only youth oriented, but adult and senior oriented programs as well.



Sculptural Element in a Park

Governmental Relationships

The Arlington Heights Park District is responsible for developing and maintaining recreational facilities and administering recreational programs for most of Arlington Heights. However, portions of the Village are served by the Buffalo Grove Park District, Salt Creek Park District, Palatine Park district and the Mount Prospect Park District. Park Districts are independent government bodies governed by an elected Board of Commissioners having the power to levy and collect taxes, issue bonds, and purchase land and services. Unlike the Village government, Park Districts can not regulate the use and development of land in Arlington Heights.

The Village performs an advisory and supportive role, and in some instances a regulatory role, in the park development process. The Village can help the Park Districts achieve their objectives by using its statutory powers to reserve land for future park development, obtain park sites from developers through cash contributions or land dedications, and controlling the type and density of development across the Village. The Village's land use decisions can increase demand for recreation opportunities or alter the Park Districts' tax base. This relationship applies to all the Park Districts which have jurisdiction within Arlington Heights' municipal boundaries.

Open space administration and development is also provided by the County Forest Districts in Cook County and Lake County. These agencies provide open space and a variety of recreation opportunities on a regional scale. The Districts' Ned Brown Forest Preserve is immediately south of Arlington Heights and other preserves are within a short driving distance.

Intergovernmental cooperation has expanded recreation opportunities for residents in Arlington Heights and adjacent communities. The Arlington Heights Park District has reciprocal agreements with the Mount Prospect Park District, Buffalo Grove Park District and Rolling Meadows Park District which allow non-residents to use facilities and programs in the other Park Districts subject to certain conditions. These agreements are renewed periodically and permit the participating park district to concentrate on the facilities and programs it can best provide, thus avoiding costly duplication of facilities, programs and administration.

The cooperative spirit of the agencies involved has led to several joint agreements which have provided recreational opportunities such as: Lake Arlington, North School Park, Nichol Knoll Golf Course, Melas Park, and others as well. These relationships benefit the taxpayer by making available new facilities and programs at lower economic and social cost. The local governmental jurisdictions should explore additional applications of this cooperative approach towards providing public recreation opportunities.



Existing Park Inventory

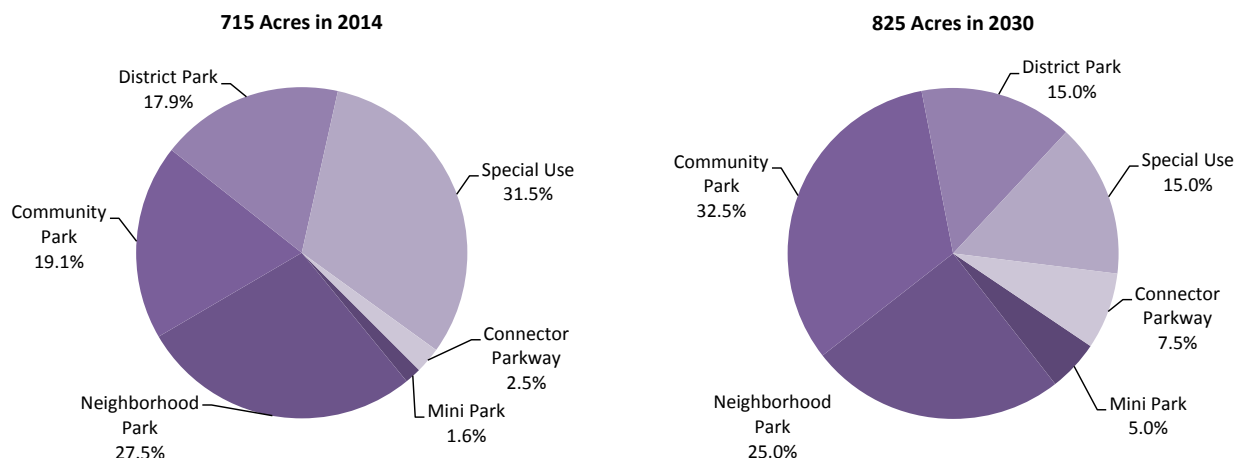
The Village is primarily served by the Arlington Heights Park District, which oversees 58 park sites of all sizes and classifications, and over 1500 recreational programs. Among the 716 acres of park land are 6 pools (1 indoor), 2 golf courses, 2 tennis clubs, and numerous other special recreation facilities. The Park District owns 457 acres (64%) and leases 259 acres (36%), primarily from the Village and school districts. In 1983 and again in 1992 and 2001 the Park District won the National Gold Medal Award for excellence in park and recreation management.

Community and neighborhood parks comprise 47% of the land the Arlington Heights Park District manages. Special Use parks such as Arlington Lakes Golf Club comprise almost 32%, with district parks such as Lake Arlington comprise 18%. Figure 19 compares the existing breakdown (2015) of park acreage with the desirable park acreage in 2030. Using national standards, the desirable future park acreage in the Village is 825 acres, or 10 acres per 1,000 population (assumes population of 82,500 in 2030).

Parks differ in size, the type of facilities and amenities offered, and the user they are meant to serve. Mini parks are small sites, usually less than 2 acres, providing recreation opportunities for toddlers and young children within 1/4 to 1/2 mile radius of the park. Neighborhood parks provide recreation opportunities for a larger segment of the population within 1/2 to 1 mile radius of the park. These parks usually include the same features found in play lots, plus areas for active and passive recreation pursuits. Community parks such as Camelot and Pioneer provide swimming pools and field houses in addition to many of the features found in neighborhood parks for the residents living within 1 to 2 miles. District parks are very large parks, usually over 30 acres, with large areas devoted to passive pursuits for the entire community. Lake Arlington, developed in 1991, and Melas Park, jointly developed in 1995-96 by the Arlington Heights Park District, the Mount Prospect Park District and Village of Mount Prospect, are the two district parks serving Arlington Heights. Special Use parks are often single purpose facilities devoted to specialized activities such as golf courses or nature areas. Parkways are linear parks connecting activity areas such as schools, commercial areas, or other parks and are used primarily for walking or bicycling.

A complete inventory of features of each park in the Village is provided in the Park District Comprehensive Plan available at the Park District administrative offices.

Figure 19. Comparison of Existing Park Acreage with Desirable Park Acreage



Recreation



Future Park Development

It is the goal of the Arlington Heights Park District to maintain a ratio of 10 acres of park land for every 1,000 persons in the Village. Thus the Park District needs to increase its land inventory from 716 acres to 825 acres to achieve this goal by the time the population is expected to peak at 82,500. The addition to the present inventory may be new park sites or expansion of existing parks as determined by neighborhood need.

The Village's Comprehensive Plan map designates areas desirable for park development in the Village. The Official Map indicates the location and type of existing and future park development in the community. Future park sites are specifically located to decrease an existing or future neighborhood or community wide park deficiency. The deficiency is determined by the present ratio of park land per 1,000 persons within a defined geographic area for a specific park type measured against the appropriate national standard (Figure 20).

Figure 20. Recommended Park Standards & Comparison of Existing Acreage with Desirable Acreage

Type of Facility	Service Radius	Population Served	Desirable Acres/ 1000 Population	Present Inventory	Target Inventory
Playlot	1/4 - 1/2 mile	500 - 2,000	0.5	11.4	40.5
Neighborhood Park	1/2 - 1 mile	2,000 - 5,000	2.5	187.4	202.5
Community Park	1 - 2 miles	5,000 - 20,000	3.3	130.3	263.3
District Park	Entire Community	Entire Community	1.5	128.0	121.5
Special Use	Entire Community	Entire Community	1.5	218.3	121.5
Connector Parkway	Varies	Varies	0.8	13.8	60.8
	Recommended	Park Acreage	10.00	689.0	810.0



Park Site Reservations

The future park sites listed in Figure 21 and identified in Figure 22 are in areas generally experiencing a deficiency in park and recreation opportunities as compared to optimal national standards. The location of the future park sites takes into consideration the location of existing parks and schools, physical features of the landscape, and the neighborhood's land use and recreation needs. Wherever possible existing park or school sites have been recommended for expansion instead of developing a new site in the vicinity. However, areas having unique physical features such as a creek, wooded areas, or hills, are included regardless of the proximity or type of adjacent park since such areas provide special opportunities for park development.



North School Park

Figure 21. Park Site Reservations

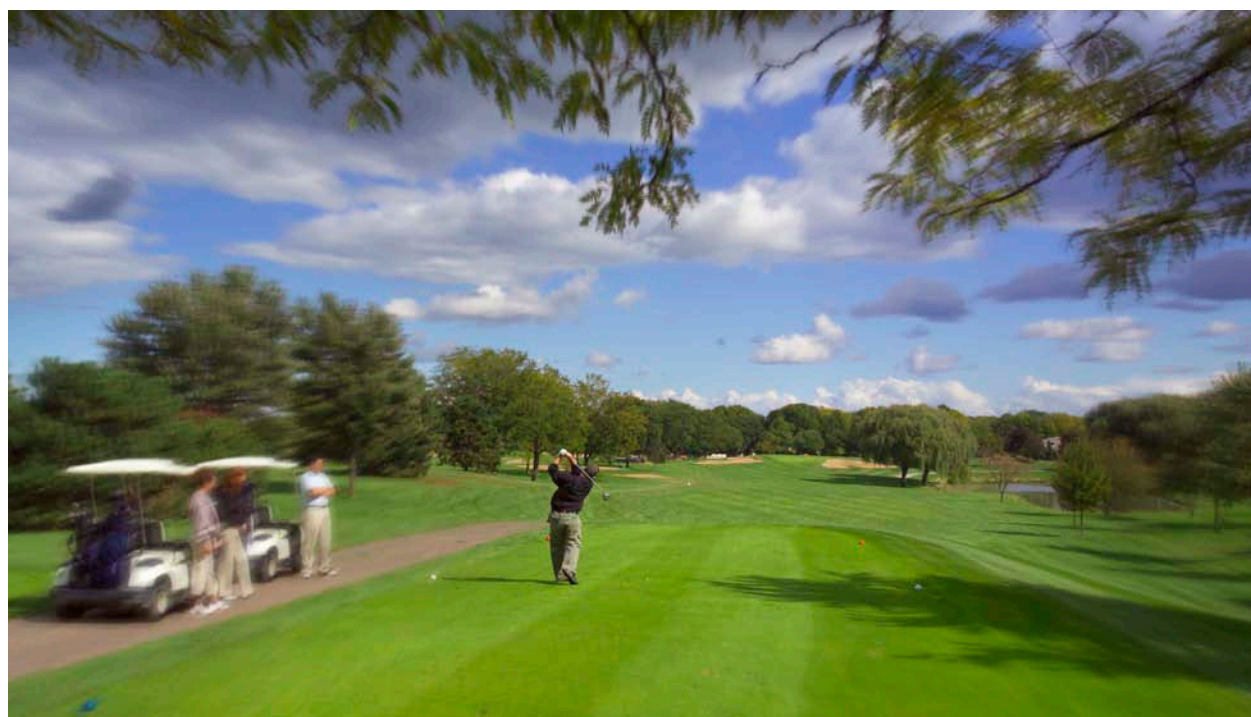
#	Site Name	Neighborhood	Acres	Address	PIN #
C01	Carousel Park	Camelot	5.8	1901 E. Suffield	03-16-105-006
C02	ComEd Right-of-Way	Camelot	8.5	Various	03-15-400-007
C03	Commerce Point Property	Camelot	3.5	3825 N. Ventura	03-06-108-006
C04	Glenkirk School	Camelot	4	2501 N. Chestnut	03-17-100-015
C05	Insolia - Michalowski Property	Camelot	20	2301 N. Waterman	03-16-202-002/013
C06	Ivy Hill School	Camelot	7	2211 N. Burke	03-17-400-006
C07	Lake Arlington	Camelot	93	2101 N. Windsor	03-16-301-002/03 03-16-400-009
C08	McDonald Creek Property	Camelot	3	406-506 E. Hintz	03-08-303-024/ 025/026/040/049
C09	Nichol Knoll Golf Course	Camelot	56	3800 N. Kennicott	03-06-103-003 03-06-301-001
C10	Poe School	Camelot	5	2800 N. Highland	03-07-401-013
C11	Rand Jr. High School	Camelot	8	2550 N. Arlington Hghts.	03-17-100-017
C12	Riley School	Camelot	7	2905 N. Windsor	03-08-402-004
F01	Greenbrier School	Frontier	8	2330 N. Verde	03-18-112-003
F02	Happiness Park (part)	Frontier	1.7	2206 N. Verde	03-18-302-003
F03	Patton School	Frontier	7	1616 N. Patton	03-19-108-024/035
H01	Juliette Low School	Heritage	5	1530 S. Highland	08-09-400-024/ 028/029/031/056
H02	U.S. Army Reserve Headquarters	Heritage	45	1101 W. Central	08-04-100-010 08-09-101-012
H03	Victory Park	Heritage	1.7	1300 S. Harvard	08-09-315-006
P01	Cypress Park	Pioneer	5	1150 S. Arlington Hghts.	08-09-220-005
P02	Dunton School (closed)	Pioneer	8	1220 S. Dunton	08-09-220-002
P03	Festival Park	Pioneer	0.3	300 W. Hawthorne	03-11-230-009
P04	Kirchoff Road Property	Pioneer	4	1701 W. Kirchoff	03-31-301-033 03-31-312-002
P05	Our Lady of the Wayside Church	Pioneer	8	405 S. Ridge	03-31-218-016/ 017/018
P06	South Jr. High School	Pioneer	11	314 S. Highland	03-31-219-001/ 002/004/009/016/ 017/018/019
P07	Sunset Meadows Park (part)	Pioneer	33.3	700 S. Dwyer	03-31-301-032/ 034/037/040/043
p08	U.S. Post Office	Pioneer	5	909 W. Euclid	03-30-400-001
p09	Westgate / Dwyer School	Pioneer	7	1211 W. Grove	03-31-100-022/043
R01	American Legion Property	Recreation	0.2	121 N. Douglas	03-29-402-002
R01	Belmont Residential Properties	Recreation	0.3	15&17 S. Belmont	03-29-351-001/002
R03	Dryden School	Recreation	5	722 S. Dryden	03-32-409-021
R04	First United Methodist Church	Recreation	10	1903 E. Euclid	03-28-301-008/ 009/011

Recreation

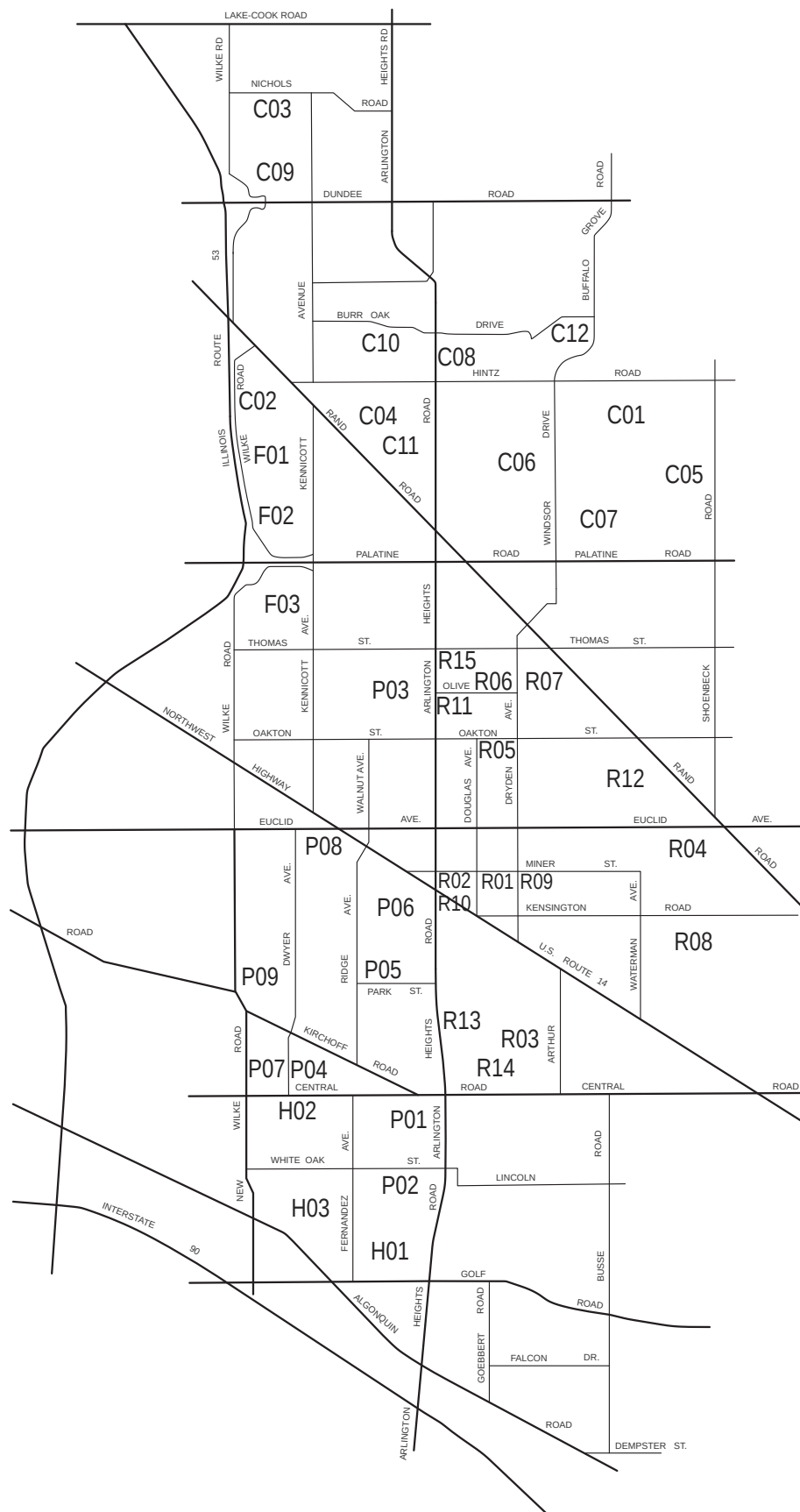
Figure 21. Park Site Reservations Continued

#	Site Name	Neighborhood	Acres	Address	PIN #
R05	Greens Park	Recreation	4.2	501 E. Olive	03-20-306-040/ 041/069
R06	Greenslopes Park	Recreation	5	1401 Belmont	03-20-304-009/010
R07	Hickory Meadows Park	Recreation	5	1309 N. Douglas	03-20-417-011
R08	Kensington School	Recreation	5	201 S. Evanston	03-33-218-001
R09	Miner / Windsor School (part)	Recreation	9	1315 E. Miner	03-29-412-012/ 013/014/015/ 016/042
R10	Northwest Highway Property	Recreation	3	500-510 NW Highway	03-29-351-007 03-29-352-002/ 003/004/011/012
R11	Olive School	Recreation	5	303 E. Olive	03-20-306-039/051
R12	Rolling Green Country Club	Recreation	30	750 N. Rand	03-28-101-002
R13	Salas Property	Recreation	1.5	847 S. Beverly	03-32-424-034
R14	Southminster United Presbyterian	Recreation	2	906 E. Central	03-32-409-012/ 014/015/032
R15	Thomas Jr. High School	Recreation	10	303 E. Thomas	03-20-303-006
R16	Windsor Parkway	Recreation	4	100-500 S. Windsor	No PIN

Arlington Heights Park District - Approved by Village Board - June 16, 1997



Arlington Lakes Golf Course

Figure 22. Park Site Reservation Map Land Acquisition

Recreation

The land needed for future park sites is acquired in a number of fashions. Purchase and donation of property are two of the most common ways for park districts to acquire land. Leasing has become a significant means of providing park sites and programs. Condemnation and conservation easements are other, but less popular, means.

Illinois statutes permit municipalities to designate land in the Village for school, park or other public land on the Village Comprehensive Plan map. This map serves only as a guide with respect to land use decisions and in no way should be construed as a regulatory device. The Village Official Map, however, serves notice to property owners that the Village or Park District may consider acquisition of all or part of the subject property in the future. Should a subdivision plat be approved for property having this designation, the Park District or Village has one year in which to negotiate a sale or land donation or commerce condemnation proceedings to acquire the property.

An alternative to the outright purchase of land for park purposes is the Village's land contribution requirement in connection with land subdivision and residential development. In short, the contribution requirement requires residential builders in the Village to contribute land in an amount proportionate to the estimated population of the development, or cash in-lieu of land to the Village, according to a prescribed formula. The contributions are used to acquire or assemble the park sites designated on the Comprehensive Plan map or Official Map. Much of the Arlington Heights Park District's land inventory and physical improvements thereon have been acquired in this manner.



Areas of Concern

Communication between Government Agencies

The Unique relationship of the Village and the Park District can lead to lapses in communication, particularly in the area of planning for park development. Regular dialogue between the Village and Park District should be maintained and improved, if necessary, to minimize duplication of effort and to share resources and information.

Land Availability

There is very little undeveloped land available in the Village with which to increase the inventory of park land. Since it is necessary to add land to the inventory to maintain a satisfactory ratio of park land and population it can be assumed that the marginal costs of adding land to the park inventory will increase as the supply of vacant land diminishes.

Land Acquisition Strategy

The problems created by a finite supply and growing demand will require innovative solutions. The Village should encourage the Park District to formulate a strategy to acquire land for future park sites or expansion of existing parks in advance of need to minimize public costs and maximize public benefit. The Village's land contribution requirement is the key to land acquisition strategy and should be evaluated and improved when necessary.

Historic Preservation

Chapter Contents: Growth and Architecture, Comprehensive Plan, Neighborhood Conservation Districts, Historic Preservation Ordinance, Historic Preservation Strategies

The Village of Arlington Heights has a rich local history including the presence of four major development periods which added distinct architectural styles and character to residential neighborhoods. These four periods of growth and development cover the establishment of the Village of Arlington Heights by the Dunton family in the early 1800's thru the current redevelopment of the downtown area.

The first distinct period of growth occurred during the railroad expansion and consisted of homes located around the railroad station. These homes varied in design from highly ornamental designs that mimic Victorian styles to simple designs as availability and cost of lumber became affordable. The second major expansion occurred with educational and religious buildings, including the creation of high-end residential communities such as Stonegate and Scarsdale. During this period numerous French, Spanish, American Bungalow, and Frank Lloyd Wright style houses were built. The third major historic event that impacted Arlington Heights' architecture and development was brought on by the rapid expansion after World War II, which resulted in the creation of large residential neighborhoods. Many ranch, split-level, trilevel, lustron, neo-colonial, cape cod, minimal traditional, cube, and mansard designs are a result of this time period. The last major period of architectural distinction is the current downtown revitalization. The creation of the downtown as a pedestrian friendly location and the creation of numerous high-rise residences has increased the livability of the downtown area and impacted the architectural character of the downtown.

Although the Village requires a development plan prior to allowing demolition of a home, there is no Local Preservation Ordinance to preserve buildings of historic significance. In 2004, the Village adopted Single Family Design Guidelines, which provide design direction for new homes and additions. Homes should take into consideration the character of the existing neighborhood, site layout, relationship of the home to adjacent homes, bulk and massing, and use of materials. However, without a preservation Ordinance, how can the Village ensure that the historic structures within the community will not be compromised?



Statue of William Dunton

Chapter Contents:



Growth and Architecture



Comprehensive Plan



Neighborhood Conservation Districts



Historic Preservation Ordinance



Historic Preservation Strategies

Historic Preservation

Growth and Architecture

The Village's patterns of growth and development can be seen in four distinct periods as mentioned above. Each period left its own physical mark on the Village giving its unique suburban character.

1830 – 1900: Railroad Village – Village town platted by the Dunton family with lots centered around the train depot. Many of the Village's historic homes are within the original town.

1900 – 1945: Inter-War – Stonegate and Scarsdale are newly platted neighborhoods for higher end housing. The Great Depression slows development during this time period.

1945 – 1980: Post War Boom – Great expansion of the Village borders to the south and north, with more suburban type of development typical of the 60's and 70's.

1980 – Present: Downtown Revitalization – higher density development to include a mix of land uses centered around the train station.

The architectural styles seen in the Village include Craftsman, National Folk, Folk Victorian, American Four Square, Queen Anne, Italiante, Colonial, Tudor Revival, Chicago Bungalow, Split level, Post WWII Cube, among others. Currently, there are three structures in the Village listed on the National Register of Historic Places, although many others would qualify as well.



1. The Mueller House: 500 N. Vail Avenue



2. The Banta House: 514 N. Vail Avenue



3. Wheeler-Magnus Round Barn: 811 E. Central Road

Historic Preservation



Comprehensive Plan

The following historic preservation related goals and policies are included in the Comprehensive Plan:

Goal

To preserve physical resources of historic value which exemplify the cultural, political, economic or social heritage of Arlington Heights.

Policy

Whenever specific land areas and/or existing structures come under review for general planning progress, or in conjunction with a specific land use petition, consideration should be given to identify for possible preservation purposes, land areas or buildings that meet any of the following criteria:

- a. Structures that exhibit a high quality of architectural design reminiscent of the past.
- b. Structures that exhibit unusual or distinctive design, or construction technique which contribute to the architectural interest of its environs either as an accent or a counterpoint.
- c. Land areas that have long provided an established or familiar visual presence in Arlington Heights by virtue of: a unique location; distinctive physical characteristics; or historical association.

Goal

To preserve and protect existing and future residential neighborhoods in the Village.

Policy

To preserve and renovate housing of historic or aesthetic value and upgrade and renovate public improvements and facilities in Village neighborhoods.

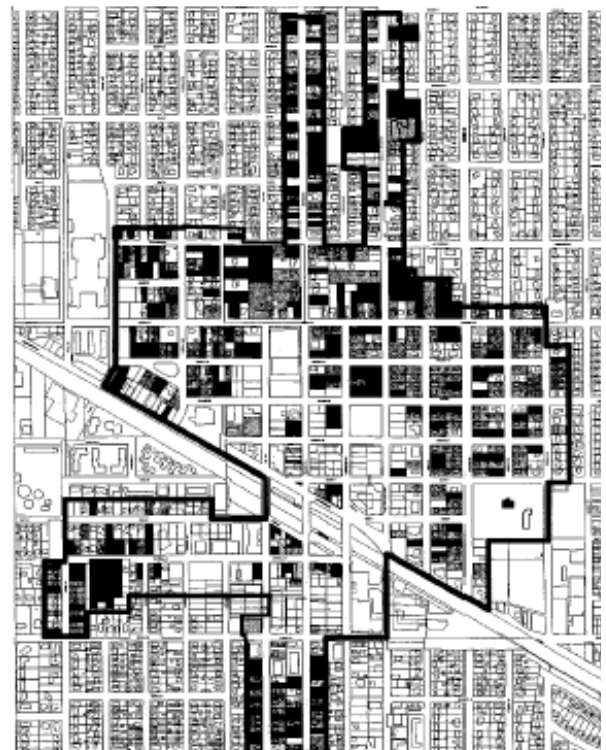
To prepare realistic plans for the areas in and around downtown with all necessary safeguards for fine residential and historical properties.

These stated Goals and Policies serve as guidance, however they do not control the use of land unless supplemented with enacted codes such as a Preservation Ordinance.

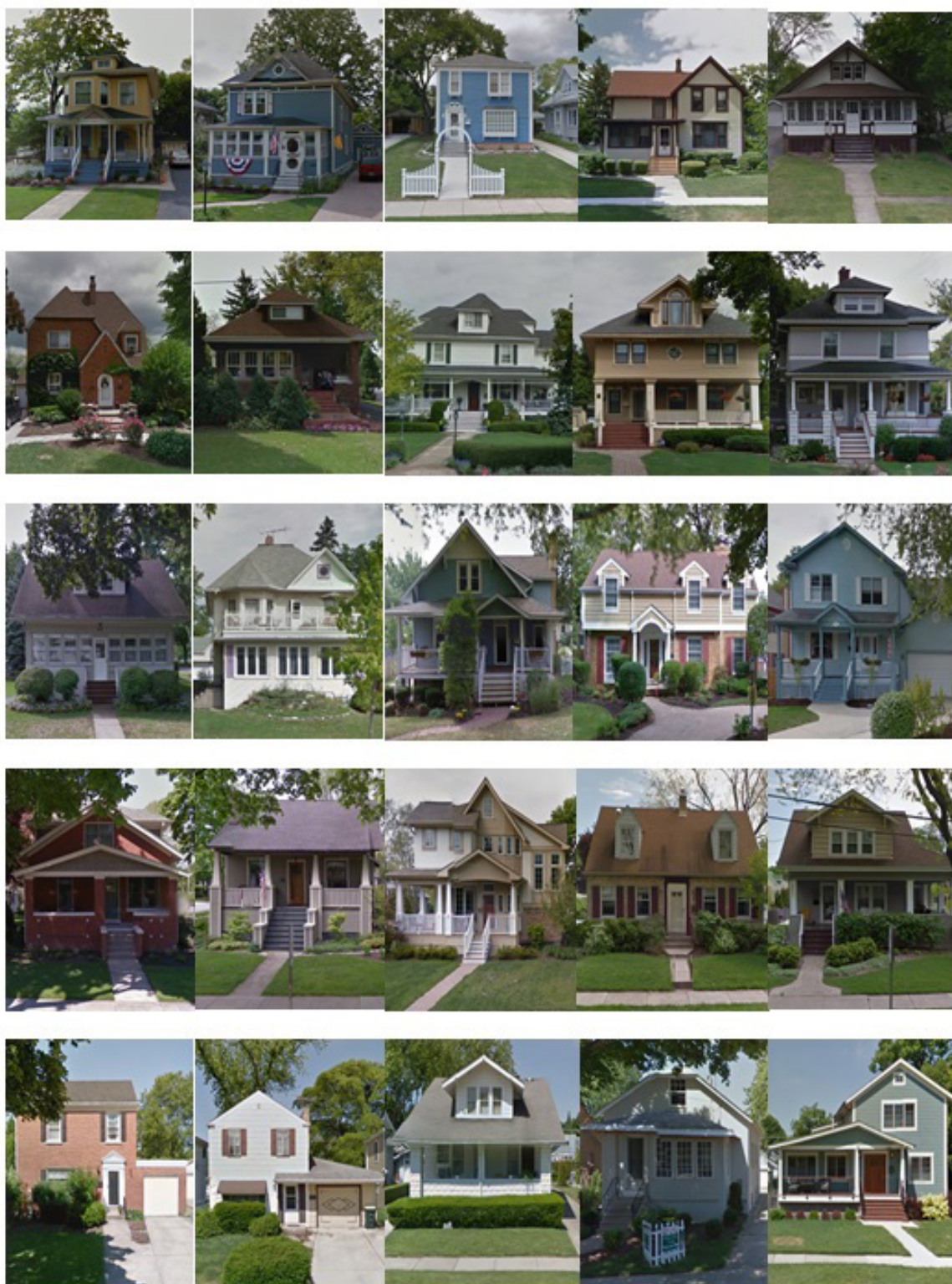


The School of the Art Institute of Chicago Study

In 2004, the graduate program in historic preservation at the School of the Art Institute of Chicago, conducted a study of historic buildings and areas of the Village. This report inventoried 450 residential structures and 34 commercial structures. The area inventoried is depicted here:



Historic Preservation



Historic Preservation



Neighborhood Conservation Districts

The area surveyed was further broken down into 7 potential Neighborhood Conservation Districts (NCD). A NCD is a preservation planning tool employed by communities to identify and protect the distinct physical character of established neighborhoods. A map of the potential NCD's is depicted below.

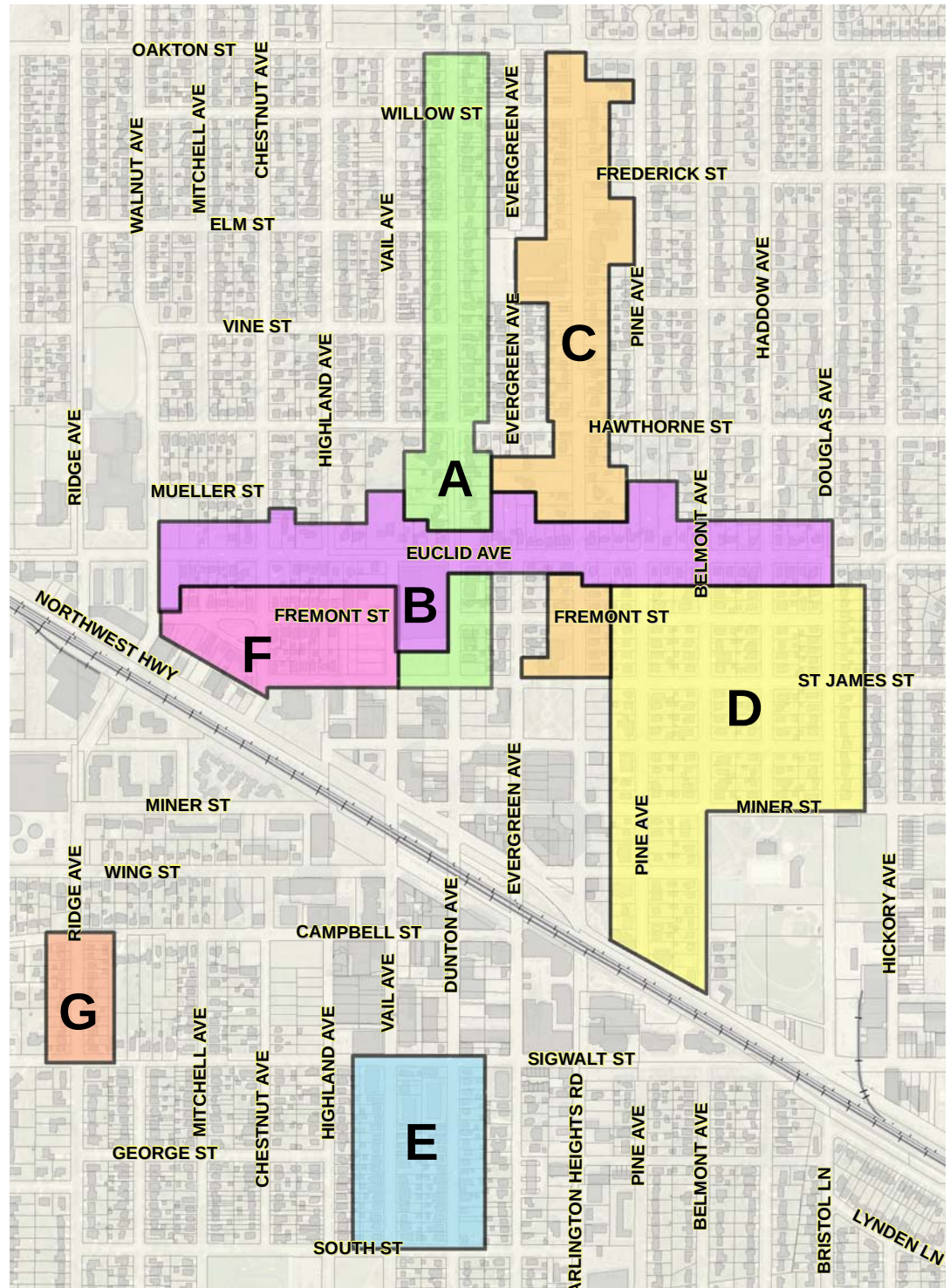
Each structure evaluated in the survey was rated as one of the following:

Exceptional: These are structures that could be eligible for landmarking on the National Register of Historic Places

Notable: Structures that have integrity and strongly contribute to a potential historic or conservation district.

Contributing: Properties that contribute to a district but due to alterations cannot stand alone as landmarks.

Unrated: Structures that do not contribute to the historic area.



*Potential Conservation Districts (based on Central Arlington Heights Historic Resources Survey)
Prepared by the Village of Arlington Heights
Department of Urban Planning and
Community Development
July 2011*

Historic Preservation

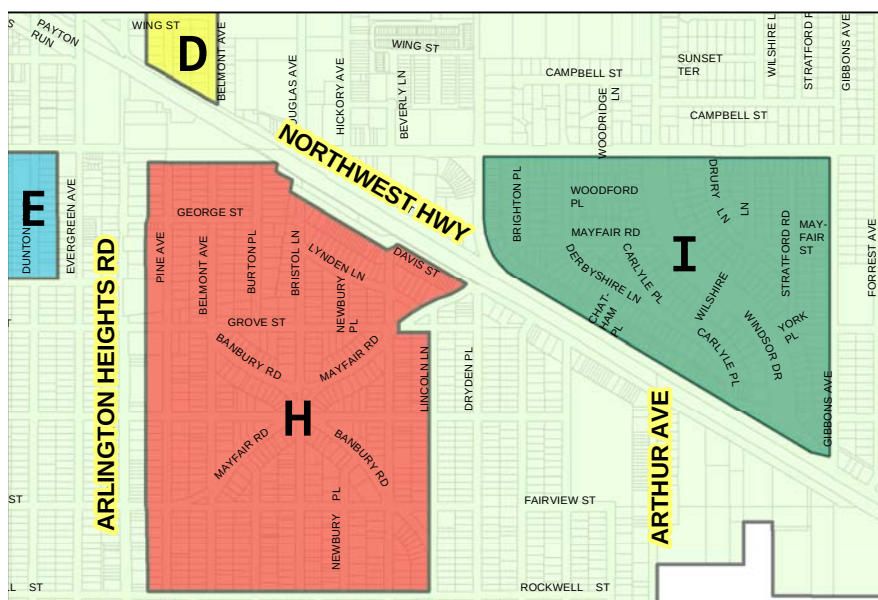
The following chart lists each of the potential NCD's and the number of structures rated either Exceptional, Notable, Contributing, or Unrated.

Area	Exceptional	Notable	Contributing	Unrated
A	6	28	17	4
B	8	10	29	17
C	7	17	22	18
D	1	27	67	31
E	0	26	23	10
F	6	9	15	3
G	0	8	12	4

The study area did not include Scarsdale or Stonegate, therefore those two areas should be added to the map but as areas for future study as NCD's. (See map below).

The goal of any NCD is to sustain and preserve the neighborhood's character by defining procedures and policies for new construction, alterations, demolition and additions to existing structures in the district. Typically, the community formally establishes an NCD via a Conservation District Ordinance (CDO). Because a CDO does not impose the same level of scrutiny or protection for historic structures in districts as a preservation ordinance does, conservation district programs have been designed to be used congruently with a preservation ordinance.

As mentioned, the Village already has a review process for new homes throughout the Village that are required to address the design guidelines, which take into account the characteristics of the neighborhood. Although zoning regulations for single family lots in the Village have been modified to limit Floor Area and impervious surfaces, the Village does not have unique zoning standards for the possible conservation districts. Since each district has unique development attributes, the Village may want to consider reviewing each recommended NCD in order to determine if zoning and design standards need to be created for each specific NCD.





Historic Preservation Ordinance with Commission and Local Landmark Process

In 2005 the Village Board discussed the concept of a historic preservation ordinance. There was interest in doing so however in order to properly implement such an Ordinance, additional staffing would be required. Due to financial constraints, this issue was not pursued.

The Illinois Municipal Code (65 ILCS 5/11-48.2-1 et al) sets forth regulations with respect to local municipalities rights regarding the preservation of certain structures. As a result, many communities have adopted local Historic Preservation Ordinances and that include a local landmark nomination process. These Ordinances typically include the establishment of a Historic Preservation Commission, the criteria for the designation of Local Landmarks or Districts and the nomination process, the Certificate of Appropriateness criteria and process, and the Certificate of Economic Hardship process. This option would allow the Village to acknowledge structures that are historically significant and to impose more stringent review measures on said structures. It is important to note that the federal government has various tax credit programs that are available to property owners of structures (in conjunction with a rehabilitation project) that have been established as "historic" via a locally adopted Historic Preservation Ordinance. These tax credits encourage the preservation of "historic" structures rather than the demolition of said structures.



Arlington Heights Historical Museum

Historic Preservation



Historic Preservation Strategies

The following are suggested strategies to further expand on current Village practices related to historic preservation:

- 1 *Continue to require Design Commission review of designated homes within historic areas.*
- 2 *Designate Neighborhood Conservation Districts.*
- 3 *Evaluate Stonegate and Scarsdale neighborhoods for possible designation as Neighborhood Conservation District's.*
- 4 *Further study each of the Neighborhood Conservation Districts for possible district specific zoning overlays and / or develop district specific design guidelines.*
- 5 *Continue to provide Historic Preservation information on the Village web page and enhance public education.*

Corridors

Chapter Contents: Corridor Plans, Corridor Priorities, Characteristics and Key Issues, Design Guidelines

Corridors are areas along arterial streets that were developed incrementally over time with various land uses. A corridor includes the street itself and the abutting properties. There are five corridors in the Village that are recommended for further study to determine what type of improvements should be incorporated in order to improve the aesthetics of the corridor, and to evaluate abutting land uses for possible changes.

The five corridors designated for further study are:

- **Corridor A:** Arlington Heights Road: Sigwalt to Park
 - **Corridor B:** Arlington Heights Road: Central to White Oak
 - **Corridor C:** Arlington Heights Road: I 90 to Noyes
 - **Corridor D:** Rand Road: Hintz to Oakton
 - **Corridor E:** Northwest Highway: Arlington Heights Road to Waterman and Chestnut to Wilke
-

Chapter Contents:



Corridor Plans



Corridor Priorities, Characteristics and Key Issues



Design Guidelines

Corridors



Corridor Plans: Goals and Objectives

The Comprehensive Planning Program includes a Corridor Plans Goal with four Objectives as follows:

Corridor Plan Goal:

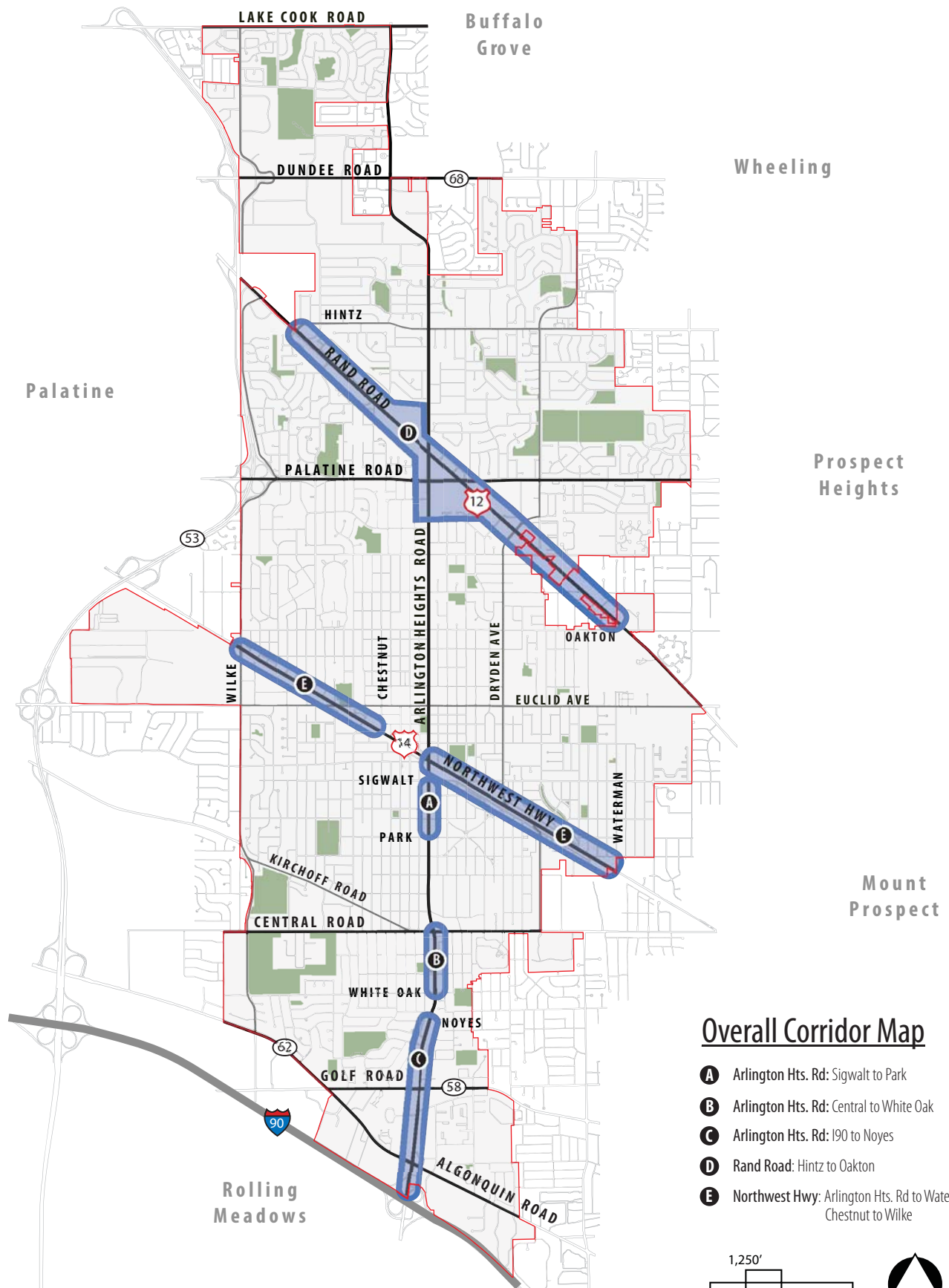
To improve upon existing conditions which detract from the overall functioning of the corridor.

Objective 1: Develop a strong and positive image and appearance which establishes a unified image and sense of place which reinforces and supports commercial and economic activities along the corridor.

Objective 2: Create a system of on and off street parking facilities which adequately serve the needs of commercial uses within the corridor in a safe and functional manner.

Objective 3: Promote a safe and effective traffic circulation system which adequately accommodates the varied types of traffic movement utilizing the corridor.

Objective 4: That development activities within the corridor be compatible with adjacent non residential and residential uses.



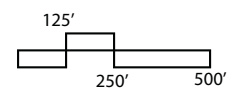
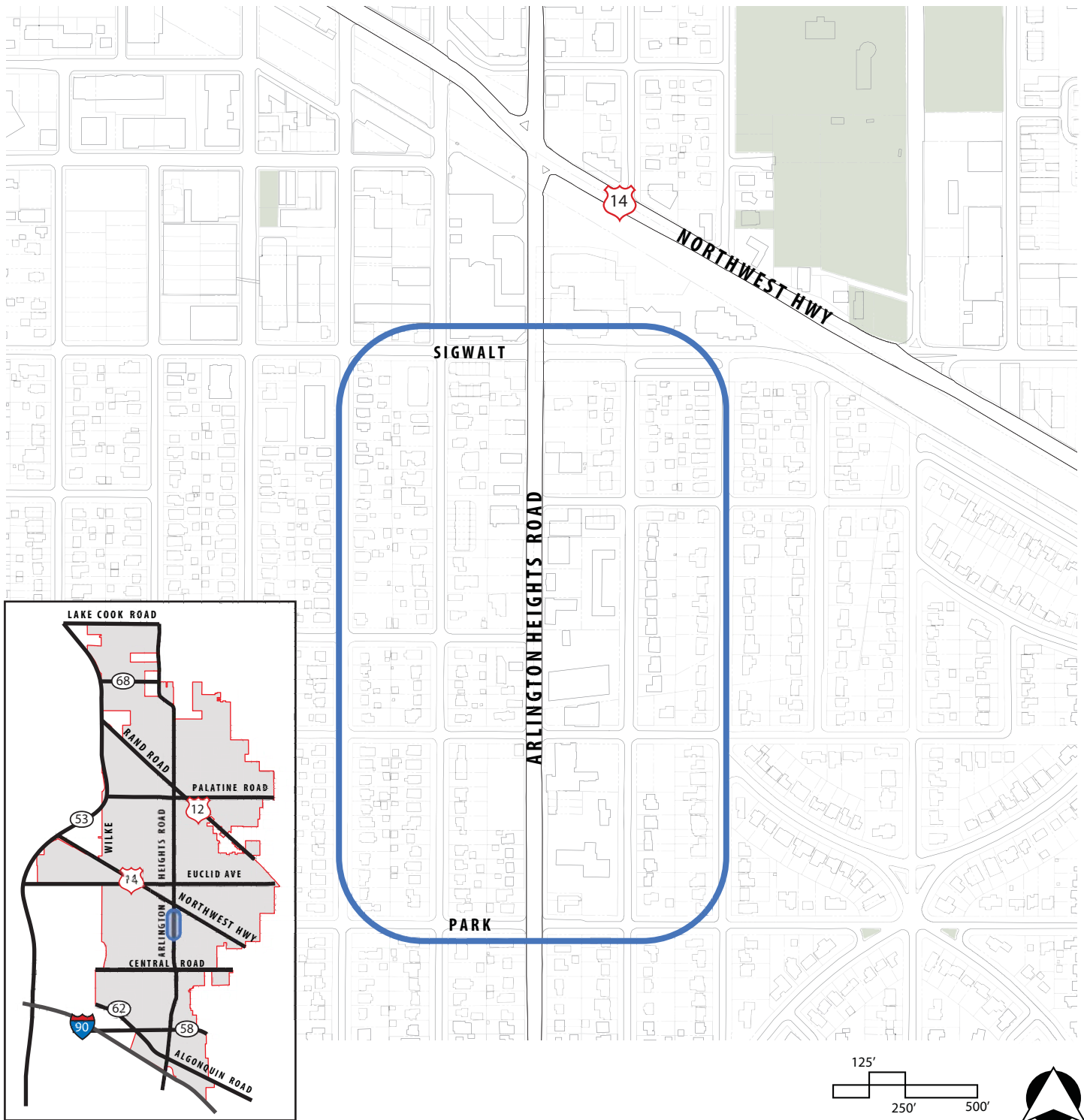
Corridors



Corridor Priorities, Characteristics and Key Issues

The five corridors have been assigned a priority level of either 1, 2 or 3 based on a review of existing conditions for each corridor. The chart below provides an overview of each corridor and the recommended priority level for each. The following pages provide a more detailed map for each corridor as well as images and key issues. Detailed studies for each corridor should be developed according to the priority level assigned.

Corridor	Priority Level	Characteristics	Zoning	Comp Plan
A.				
Arlington Heights Road: Sigwalt to Park	1	4 lanes with center turn lane; - Buildings close to street, 1 to 2 floors height; - narrow sidewalks; - West side lot depth small.	B-2	Commercial High Density MF Single Family
B.				
Arlington Heights Road: Central to White Oak	2	- lack of landscaping older commercial; - minimal depth for landscaping; - multiple sign poles; - multiple traffic lanes; - Mostly 1 floor buildings.	B-1; B-2; OT	Commercial; Offices Only
C.				
Arlington Heights Road: I-90 to Noyes	3	- Large roadway pavement 6-9 lanes; - Overhead utilities; - Lack of identity; - Buildings various setbacks, 1 to 5 floors height.	B-2; B-3; OT	Commercial; Offices Only STAR Line Plan
D.				
Rand Road: Hintz to Oakton	3	- Vast right of way Rand Road; - subject to current corridor study; - Mostly Commercial, but Multi Family to west; - Multiple driveways; - Haphazard border to east with Prospect Heights.	B-1, B-2, B-3 R-6; OT	Commercial Moderate Density MF Offices Only Teska Study
E-1.				
Northwest Highway East: Arlington Heights Road to Waterman	1	4 lanes' with turn lanes at certain cross streets; - mix of old and new; - older building close to street; - lack of landscaping. - mostly 1 floor, 2 to 3 floors for MF	B-2; B-3; R-6	Hickory Kensington Plan Rec Park Expansion Plan Commercial; Offices Only Parks Moderate Density MF
E-2.				
Northwest Highway West: Chestnut to Wilke	1	- Newer development well landscaped; - older auto repair sites lack of landscaping; - UP railroad ROW storage area east of Euclid poor visually. - Commercial 1 floor, auto repair; MF 2 floors	B-2; B-3 R-3; R-6	Commercial Moderate Density MF Single Family



Corridor A

Arlington Heights Road : Sigwalt to Park

Corridors

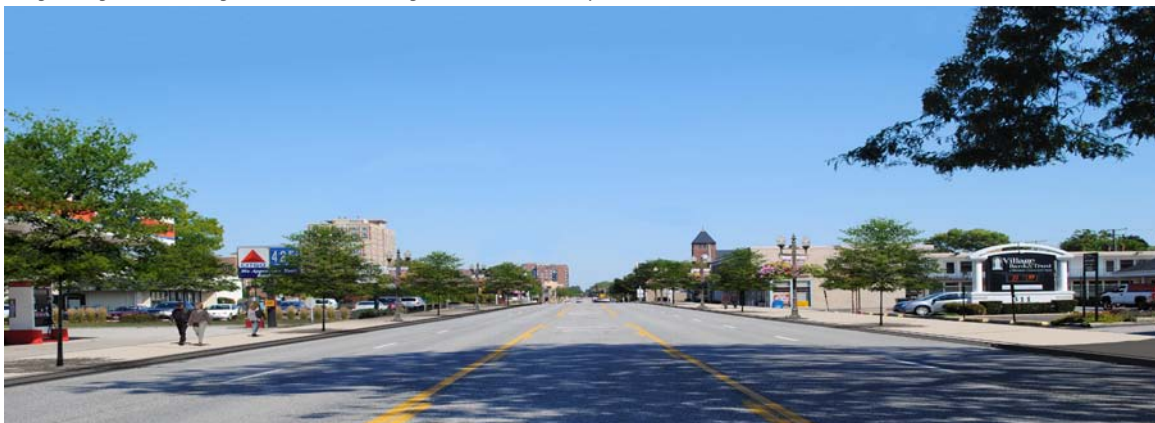
Corridor A: Arlington Heights Road: Sigwalt to Park

Key Issues:

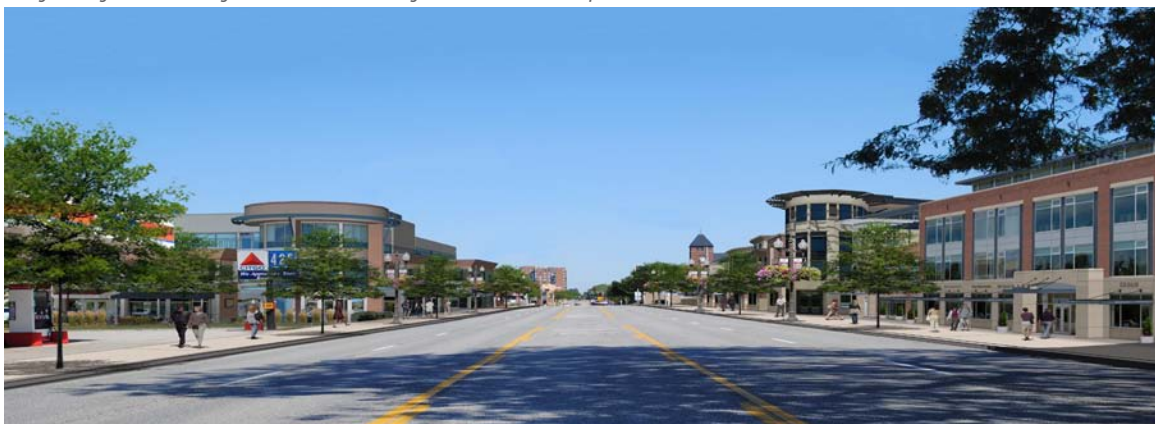
- Gateway into Downtown
- Lack of depth of certain lots limits redevelopment opportunities.
- Improve landscape screening of parking areas/poor condition of some parking areas.
- Sidewalk location adjacent to roadway not pedestrian friendly.



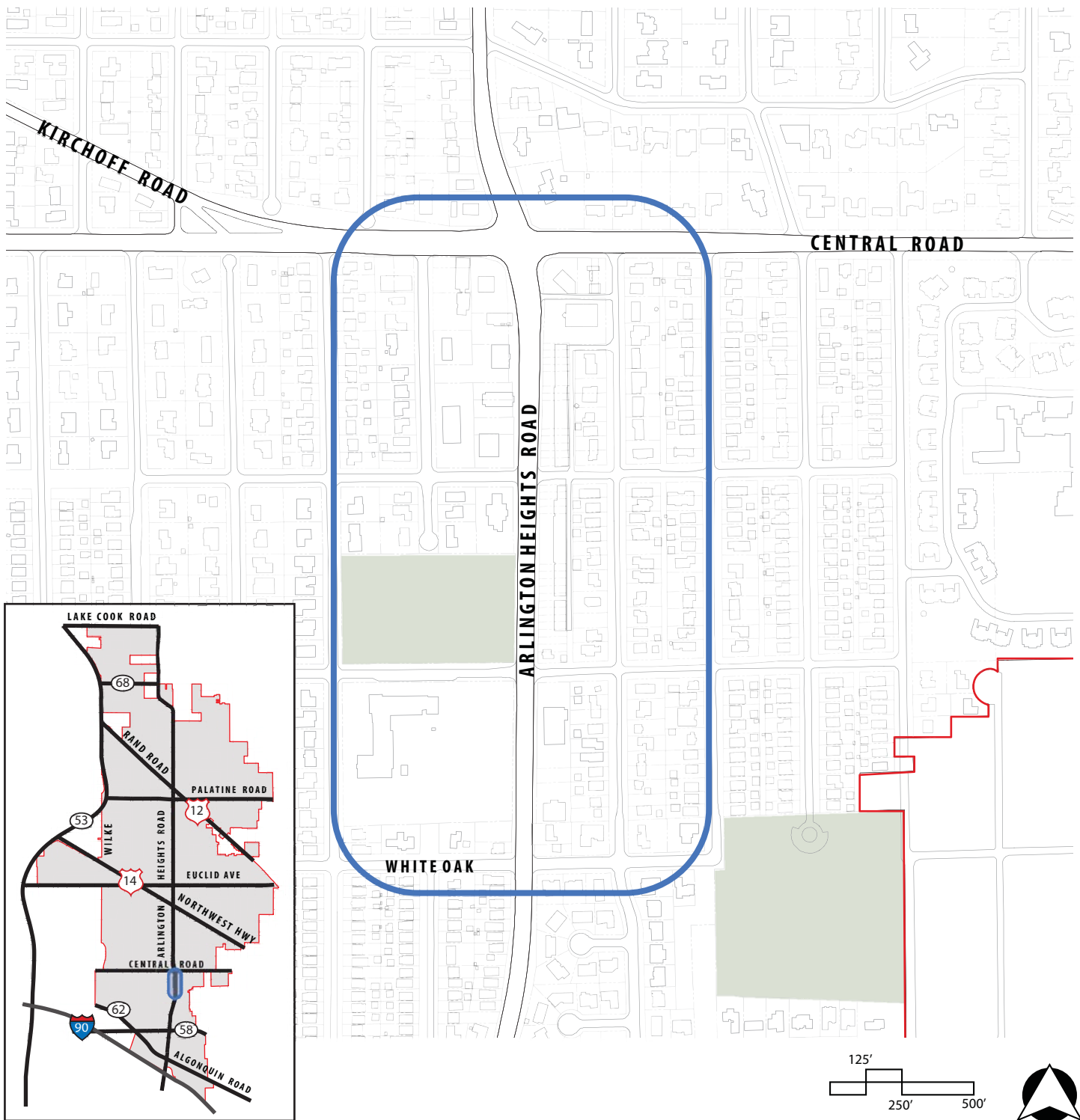
Arlington Heights Road and Sigwalt Corridor - Credit: Fregonese Associates-Conceptual Enhancements



Arlington Heights Road and Sigwalt Corridor - Credit: Fregonese Associates-Conceptual Enhancements



Arlington Heights Road and Sigwalt Corridor - Credit: Fregonese Associates-Conceptual Enhancements



Corridor B
Arlington Heights Road: Hintz to Oakton

Corridors



Corridor B: Arlington Heights Road: Central to White Oak

Key Issues:

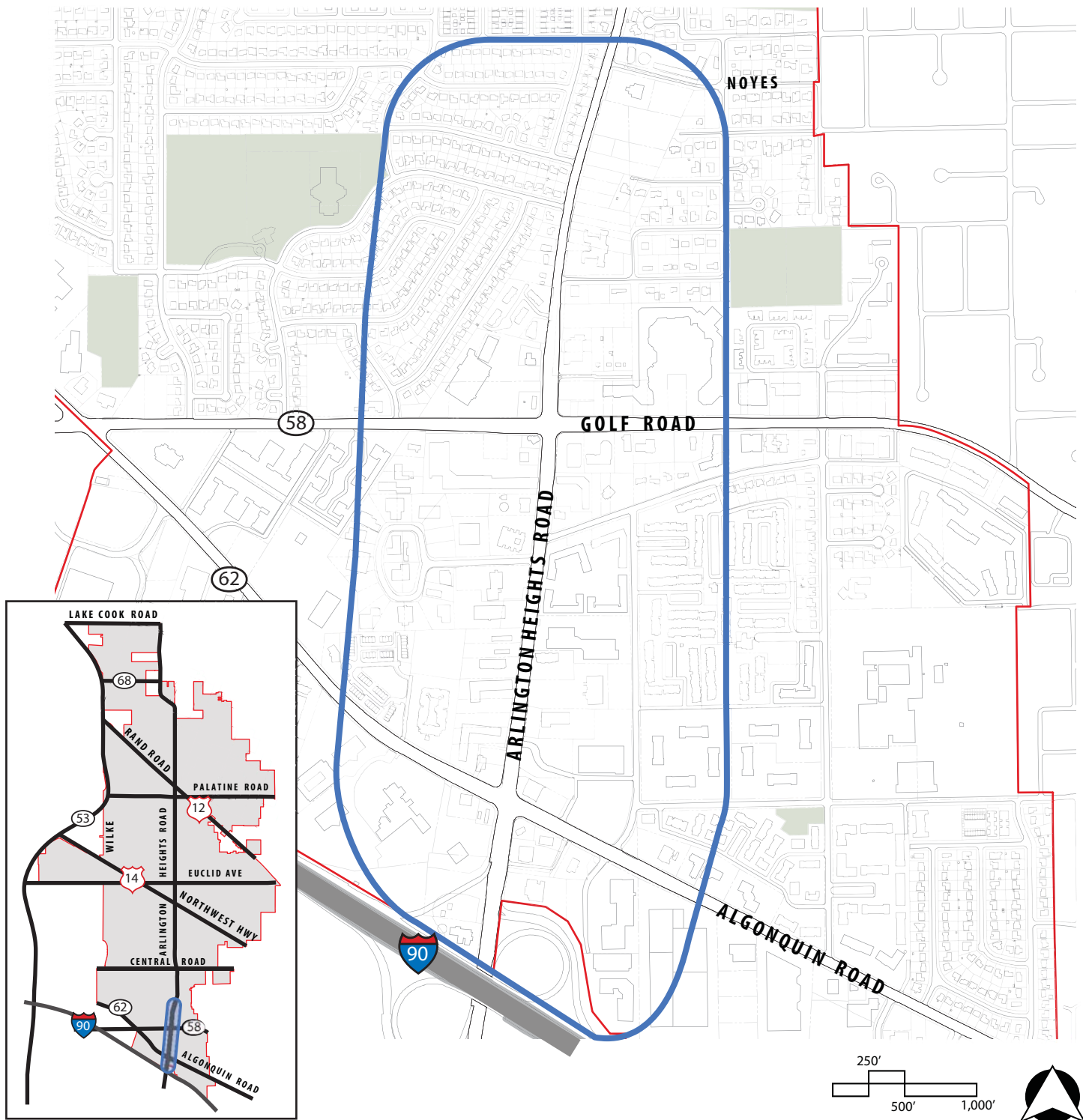
- Lack of landscape screening of parking areas.
- Multiple pole signs, degree of sign blight.
- Multiple commercial driveways along east side of roadway.



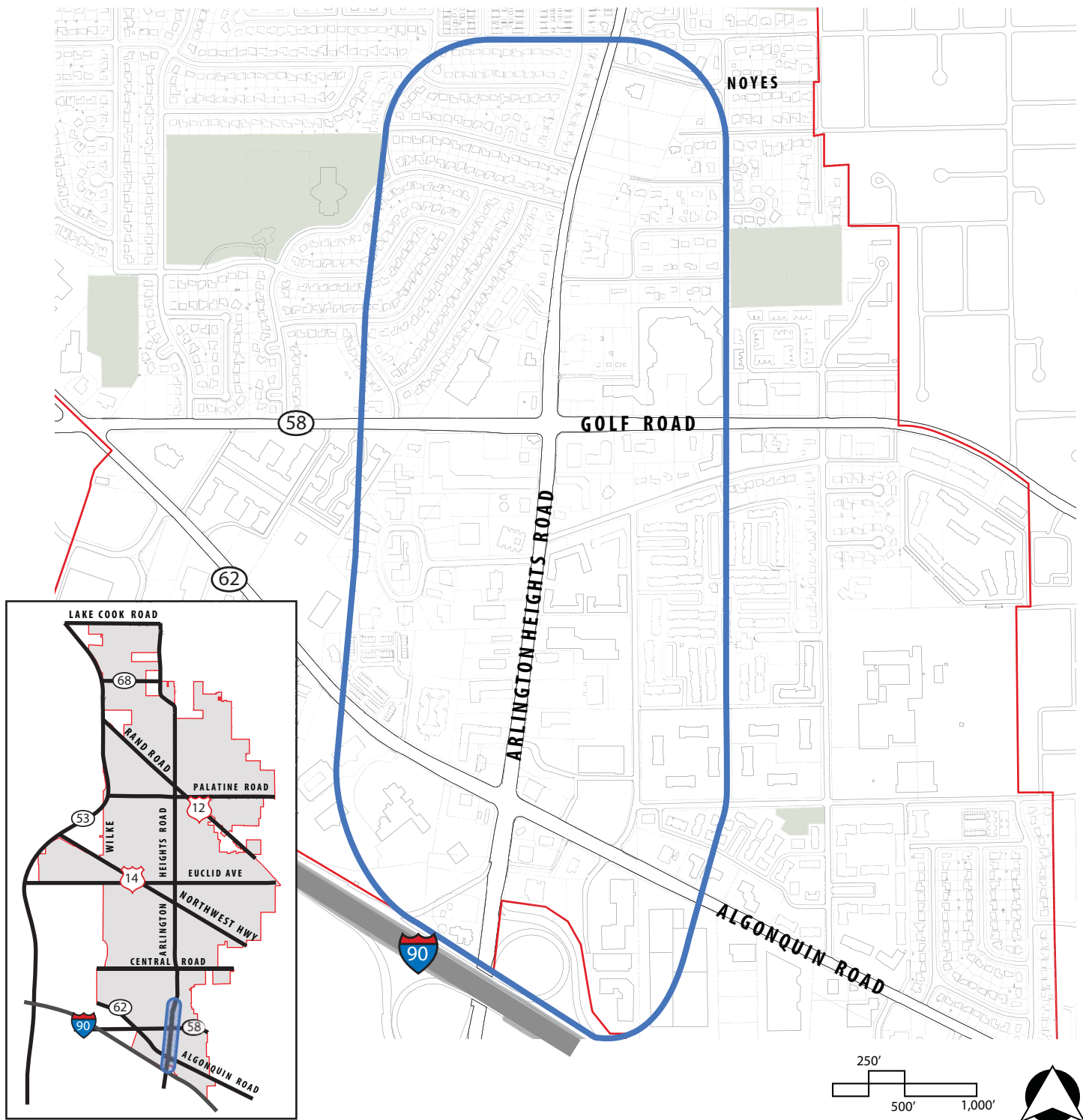
Existing Conditions



Proposed Enhancements



Corridor C
Arlington Heights Road: I-90 to Noyes



Corridor C
Arlington Heights Road: I-90 to Noyes

Corridors

Corridor C: Arlington Heights Road: I90 to Noyes

Key Issues:

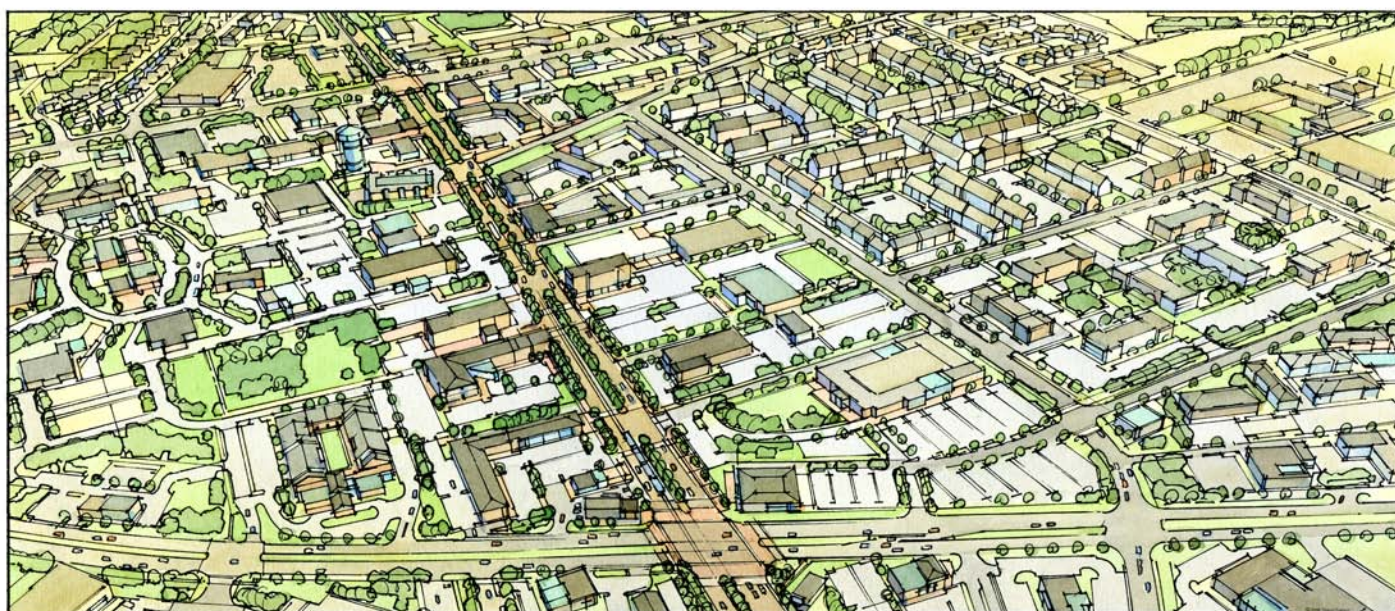
- Gateway into Village of Arlington Heights
- Loss of greenery when Arlington Heights Road was widened from I90 to Golf Road
- Overhead utility lines along west side of roadway from I90 to Golf Road
- Potential for redevelopment of larger sites such as the former Wellington site

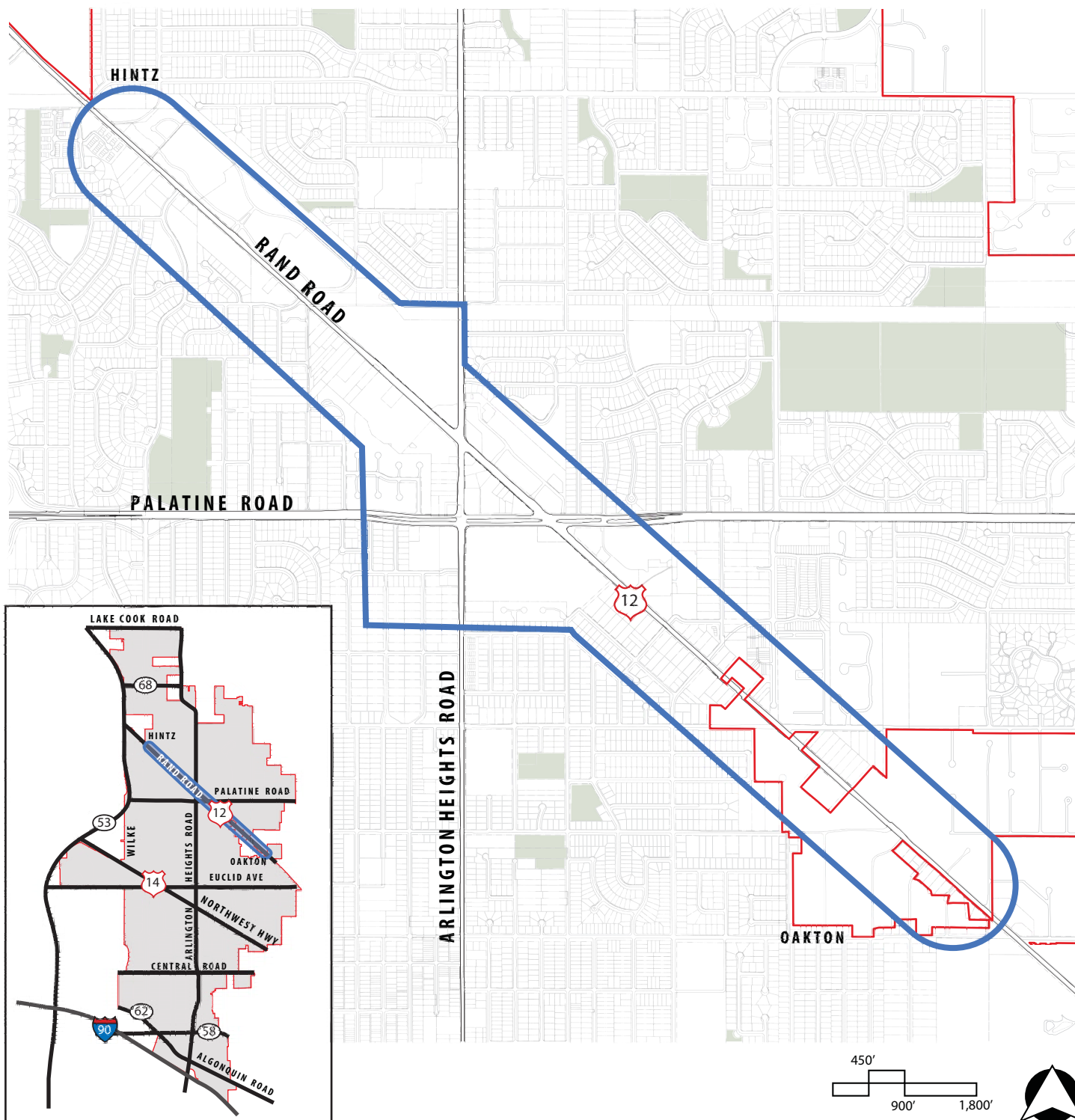


Existing Conditions



Proposed Enhancement





Corridor D
Rand Road: Hintz to Oakton

Corridors



Corridor D: Rand Road: Hintz to Oakton

Key Issues:

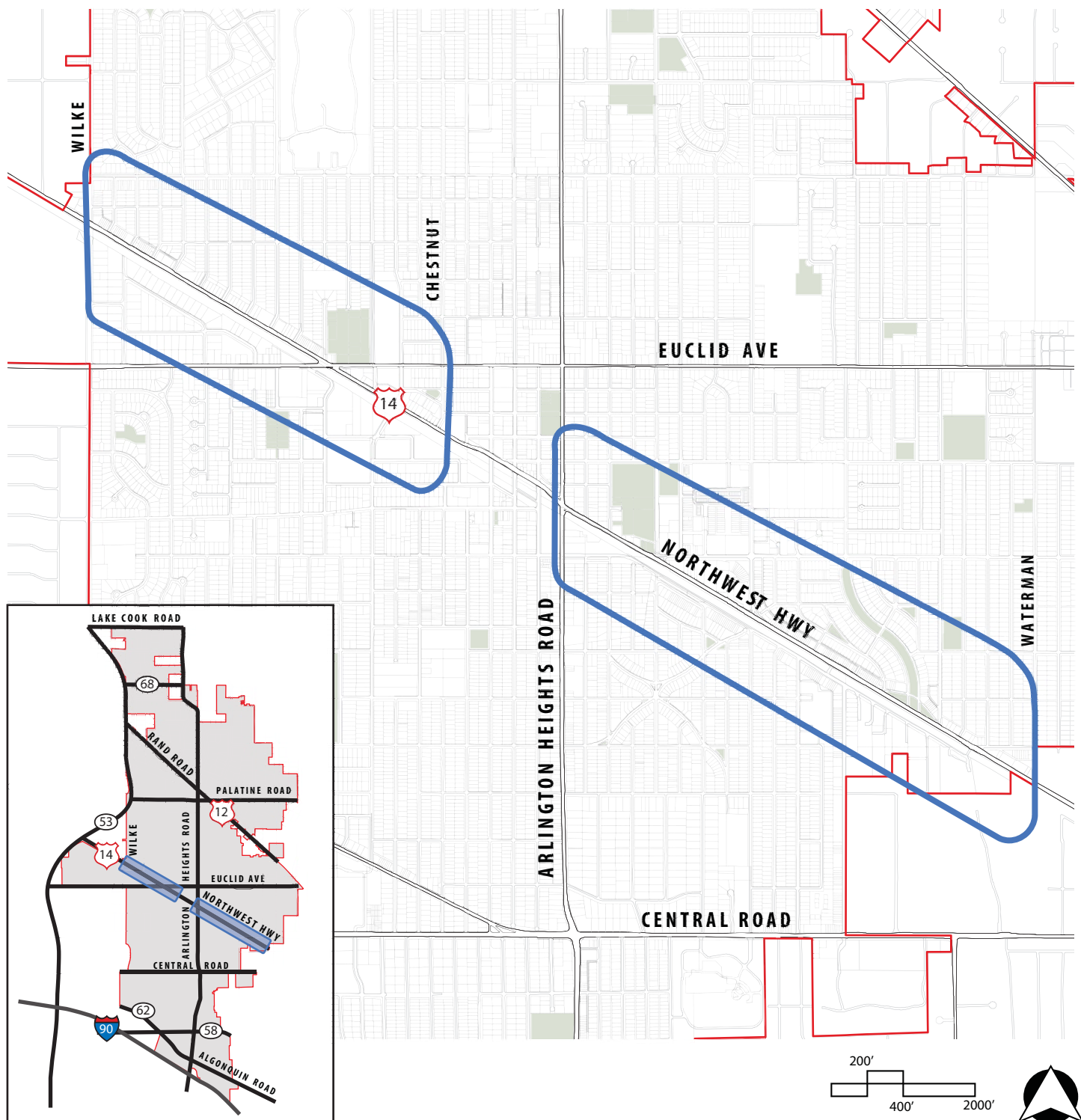
- Circuitous Boundary with City of Prospect Heights east end of Rand Road
- Corridor improvements study underway by Teska Associates
- Important commercial corridor and economic engine containing significant amount of the Village's retail shopping space
- Includes TIF District's #3 and #5

Existing Conditions



Proposed Enhancements





Corridor E
Northwest Highway: Arlington Heights Road to Waterman
& Chestnut to Wilke

Corridors



Corridor E: Northwest Highway: Arlington Heights Road to Waterman, Chestnut to Wilke

Key Issues:

- Screening of UPRR Maintenance Area near Euclid Avenue
- Includes Redevelopment of Hickory Kensington TIF District
- Impacts of Auto related uses on nearby residential
- Enhanced landscaping along the UPRR tracks



Existing Conditions



Proposed Enhancement



General Corridor Design Principles

For many visitors to Arlington Heights, roadway corridors influence first impressions of the Village.

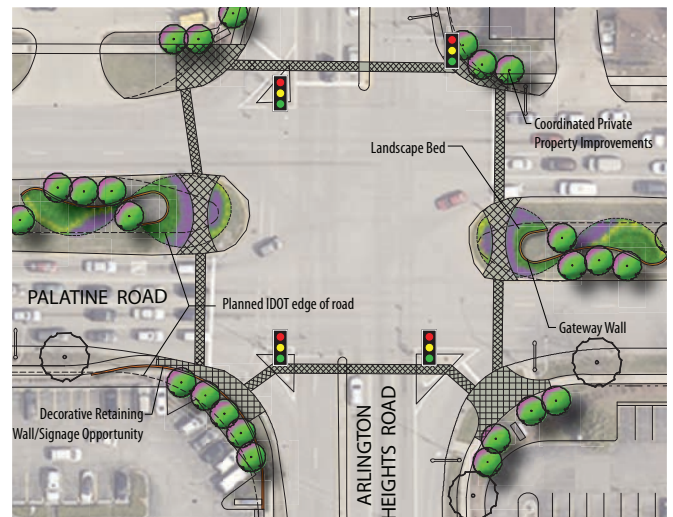
As the Village considers future corridor development, critical design principles should be considered.



Public Improvements

Intersections and Gateway Signage:

All signalized intersections should be improved to promote safe pedestrian and bike crossings. Gateway Signage can help identify districts within the Corridors and provide a unified community character throughout the Village.



Intersection improvements may include new ADA access and decorative textured crosswalks. (image credit: Teska Associates)



Intersection improvement may include pedestrian refuge islands, decorative textured crosswalks and LED street signs. (image credit: Teska Associates)

Corridors

Private Improvements

Perimeter Landscape Buffer:

This area includes the perimeter landscape buffer between parking lots and the ROW. The following guidelines provide landscape treatments that can be applied along the Corridor to create a consistent landscape character.

Internal Pedestrian Access:

These guidelines address pedestrian access from the ROW to the building entrances of commercial properties to ensure proper pedestrian access and safety is provided.



Photo example of a wide perimeter landscape buffer



Continuous walks through parking lots to commercial entrances



Photo example of a narrow perimeter landscape buffer

Sustainability

Chapter Contents: Introduction, Energy Efficiency, Land Use Policies and Actions, Transportation Actions, Housing and Building Actions, Sustainable Practices

Introduction

Sustainability is based on a simple principle: Everything that we need for our survival and well-being depends, either directly or indirectly, on our natural environment. Sustainability creates and maintains the conditions under which humans and nature can exist in productive harmony, that permit fulfilling the social, economic and other requirements of present and future generations.

Sustainability is important to making sure that we have and will continue to have, the water, materials, and resources to protect human health and our environment. In our own communities, be it school, workplace, home or the town we live in, we need to take ownership of our environment and the stewardship of future development.

To that end, the Village should encourage sustainable development for new and renovated commercial and residential projects by developing a public awareness / education strategy and use of incentives to encourage sustainable development. Sustainable development encourages more efficient use of land and resources such as water, energy, and waste disposal. As such, sustainable development strategies should focus on these three elements:

- Water / Storm Water Conservation
- Energy Efficiency;
- Waste Disposal.

The Village has adopted sustainable goals to guide the Village as part of its Energy Efficiency and Conservation Strategy. These goals are articulated on pages 83 & 84.

Chapter Contents:



Sustainable Practices



Energy Efficiency and Conservation



Land Use Policies to Promote Sustainability



Land Use Actions Towards Sustainability



Transportation Actions Towards Sustainability



Housing and Building Actions Towards Sustainability

Sustainability

Sustainable Practices

Redeveloping in an existing urban area has less impact on the region than sprawl, therefore it is environmentally beneficial to locate new development in urbanized areas utilizing existing infrastructure. This sustainable development practice of in-fill development helps limit sprawl and preserve natural land. The redevelopment of urban areas helps restore, invigorate and sustain established urban living patterns, creating a more stable and interactive community.

As an example, sustainable or Smart Growth principles are applied in the Village downtown. Many destinations are accessible within a half mile radius, such as parks, grocery stores, the commuter train station, and various types of housing and are easy to walk or bike to. As such, Arlington Heights was named a transit friendly community by the DePaul Chaddick Institute.

There are several examples of sustainable practices that the Village should promote and encourage through regulations and incentives. These practices include the following:

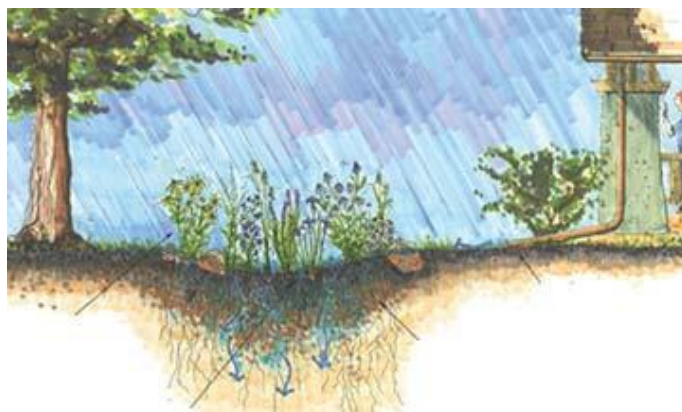
- Renewable Energy
- Storm Water Management
- Use of Building Materials

Stormwater Management Practices

Minimizing runoff helps prevent rainwater from washing off your yard into storm sewers and retention ponds and eventually into nearby streams and lakes. A few steps that can be taken to reduce runoff include the following:

Minimize impervious surfaces on your property

Pervious Pavers provide a solid ground surface, strong enough to take heavy loads, like large vehicles, while at the same time they allow water to filter through the surface and reach the underlying soils. The voids in the surface of the paving allow water to drain through and into the soil beneath. Pervious pavers reduce the amount of storm water runoff entering our natural waterways and carrying with it contaminants and pollutants.



Stormwater Management Practices

Create a Rain Garden or Bio-swale

A rain garden or bio-swale is a planted depression that allows rainwater runoff from roofs, driveways, walkways, and parking lots, the opportunity to be absorbed. A rain garden or bio-swale reduces rain runoff by allowing storm water to soak into the ground. Native plants are recommended for rain gardens and bio-swales because they generally do not require fertilizer and are more tolerant of one's local climate, soil, and water conditions, and attract local wildlife such as native birds. The plants — a selection of wetland edge vegetation, such as wildflowers, sedges, rushes, ferns, shrubs and small trees — take up excess water flowing into the depression. Water filters through soil layers before entering the groundwater system. Root systems enhance infiltration, maintain or even augment soil permeability, provide moisture redistribution, and sustain diverse microbial populations involved in bio-filtration.



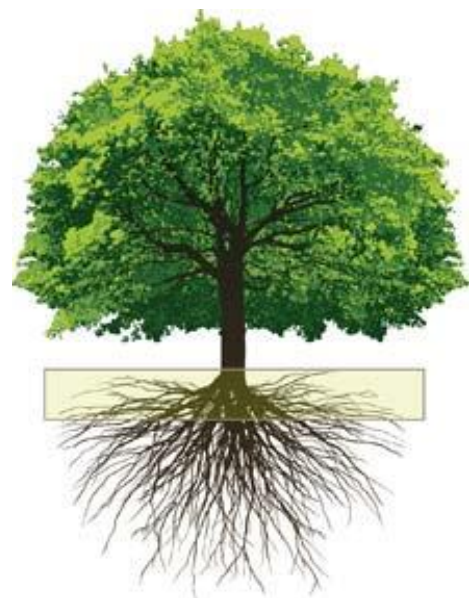
Utilize Rain Barrels

Rain barrels help slow down rain runoff so it can drain naturally into the ground. That helps keep excess water out of the sewer systems and keeps rain runoff from collecting pollutants as it travels to drainage systems and nearby waterways. Rain barrels also provide water during dry weather.

Plant Trees Trees' immense root systems effectively absorb water over a large area.

For every 5% of tree cover area added to a community, run-off is reduced by approximately 2%. (Source: Identified Benefits of Community Trees and Forests, by Dr. Rim D. Coder, University of Georgia)

By implementing the above simple steps water runoff can be reduced. Even the smallest change can make a positive impact.



Sustainability

Renewable Energy Practices

Renewable energy is a term used to describe energy that is derived from resources, like the sun and the wind – resources that are continually available to some degree or other all over the world. We never run out of them. And their use or capture does not inflict any material damage on the environment.

Go to American Council on Renewable Energy at www.acore.org to learn more.

Solar Energy

Solar technologies are broadly characterized as either passive or active depending on the way they capture, convert and distribute sunlight. Active solar techniques use photovoltaic panels, pumps, and fans to convert sunlight into useful outputs. Passive solar techniques include selecting materials with favorable thermal properties, designing spaces that naturally circulate air, and referencing the position of a building to the Sun.

Installing a solar system could offset the electrical consumption by 50% or more depending on the orientation of your home and the available sunlight.

U.S. Energy Information Administration

Passive Solar:

A passive solar building makes use of proper orientation to provide day lighting and natural cooling. In the Midwest the optimal orientation of a building is to the south. Some examples of passive solar are: Using a south facing orientation; Sun shades or brise-soleils over openings and windows; Use of natural air flows and temperature gradients for ventilation and cooling; Landscaping for shade and cooling.

Operable windows, whole house fans Trombe wall or Thermal Storage (exposing masonry surfaces to the cool night sky and insulating these surfaces from outside air during the day. As daytime temperatures rise, the cooler surface acts as a heat sink for the living space.)

Buildings that take advantage of solar building design are less dependent on fuel cost variations and can maintain comfort.

Active Solar:

This refers to the use of collectors, usually located on the roof to collect solar radiation to heat water for domestic uses and possibly, to provide auxiliary heating in the winter months. The systems that provide both hot water and heat are often referred to as combi-systems. An example of an active solar system is the Photovoltaic Systems (PV).

Photovoltaic Systems (PV):

PV systems generate electricity. The PV system may be on the building's roof, integrated into its overhangs, or provide the skin for the building's façade or atrium. Distributed power is PV generated power that is fed into the utility's grid.

In the Northwest Suburbs, 100,000 sf of solar panel surface area could generate enough electricity for about 1,058 homes.

U.S. Department of Energy



Solar Farm in Illinois; Use of Solar for Light Solar Panels on Village Banners and Bike Shelter

Renewable Energy Practices Continued

The Village has been employing the use of solar energy for gateway signs, gateway banners in the downtown and most recently the bike shelter. The bike shelter near the train station with its solar panels produces enough energy to light the adjacent park, and was funded by a grant through the Illinois Clean Energy Foundation.

To learn more on solar energy go to Illinois Solar Association at www.illinoissolar.org.

Geothermal:

The term geothermal means earth, and therme, meaning heat, thus geothermal energy is energy derived from the natural heat of the earth. Energy can be extracted without burning a fossil fuel such as coal, gas, or oil. There are three main types of geothermal systems in use today, Dry Steam, Flash Steam and Binary Cycle. This source is almost an unlimited amount of heat generated by the Earth's core.

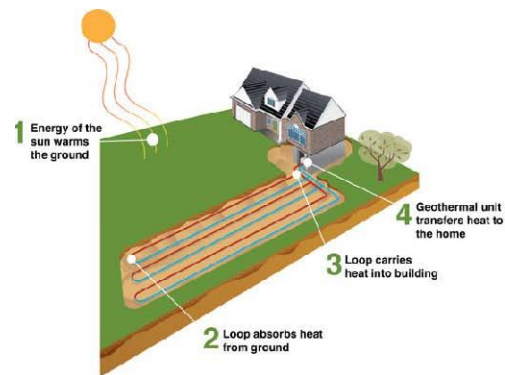
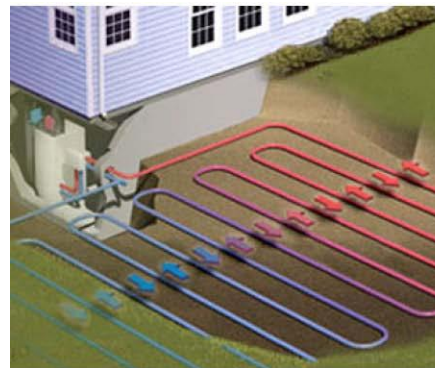
Direct Use of Geothermal Energy:

Hot water near the surface of the Earth can be used for heat for a variety of commercial and industrial uses. Direct-use applications include heating buildings, growing plants in greenhouses, drying crops, heating water at fish farms, and several industrial processes such as pasteurizing milk.

Binary Cycle:

In the binary system, the water from the geothermal reservoir is used to heat another "working fluid," which is vaporized and used to turn the turbine/generator units. The geothermal water and the "working fluid" are each confined in separate circulating systems or "closed loops" and never come in contact with each other. The advantage of the binary cycle plant is they produce no air emissions.

To learn more about geothermal energy go to www1.eere.energy.gov



Horizontal Geothermal System Source: U.S. Department of Energy

Sustainability

Renewable Energy Practices Continued

Wind Energy Technologies:

Wind energy (or wind power) refers to the process by which wind turbines convert the movement of wind into electricity. Winds are caused by the uneven heating of the atmosphere by the sun, the irregularities of the earth's surface, and rotation of the earth. Wind turbines convert the kinetic energy of the moving wind into electricity. The wind turns the turbine's blades, which spin a shaft connected to a generator to make electricity.

Wind energy technologies use the energy in wind for practical purposes such as generating electricity, charging batteries, pumping water, and grinding grain. Stand-alone turbines are typically used for water pumping or communications.

The Village has an energy aggregation program through Integrys Energy for the purchase of renewable energy, with an opt out option. A participating resident can save 42% off their current electric supply. In addition to the savings, Arlington Heights residents ensure that fees paid by participants for electricity generation go to purchase 100% renewable energy credits, or "green energy". Residents can review information on Integrys and electric aggregation by clicking Integrys Energy on the Village website at www.vah.com.

Types of Wind Turbines:

Modern wind turbines fall into two basic groups: the horizontal-axis variety, as shown in the photo, and the vertical-axis design, like the eggbeater-style Darrieus model, named after its French inventor.

Horizontal axis turbines are the most common turbine configuration used today. They consist of a tall tower, atop which sits a fan-like rotor that faces into or away from the wind, a generator, a controller, and other components. Most horizontal axis turbines built today are two-or three-bladed.

Thomas Middle School in Arlington Heights has a horizontal axis turbine installed on the school property. Although the main purpose of the wind turbine is educational, on a windy day the turbine generate 2.4 kilowatts of energy or roughly enough electricity to power two and a half classrooms.

The Darrieus turbine was invented in France in the 1920s. Often described as looking like an eggbeater, it has vertical blades that rotate into and out of the wind. Using aerodynamic lift, it can capture more energy than drag devices.

The Savonius turbine is S-shaped if viewed from above. This drag-type turbine turns relatively slowly but yields a high torque. It is useful for grinding grain, pumping water, and many other tasks, but its slow rotational speeds are not good for generating electricity.

Recently in 2011 the Village Board approved regulations for Solar and Geothermal systems for residential and non-residential zoning districts. The regulations may be found in Chapter 28 of the Village Zoning Code. To see what is allowable go the Zoning Code on the Village website at www.vah.com.

To learn more on wind energy go to Illinois Wind Association, www.illinoiswind.org.



U.S. Department of Energy

 Building Materials Practices

Green building materials are composed of renewable, rather than nonrenewable resources. Green materials are environmentally responsible because impacts are considered over the life of the product. Green materials should meet some of the criteria below:

- Recycled Content are products with identifiable recycled content.
- Natural, plentiful or renewable are Materials harvested from sustainably managed sources.
- Locally available are building materials found locally or regionally.
- Salvaged, refurbished, or remanufactured: Includes saving a material from disposal and renovating, repairing, restoring, or generally improving the appearance, performance, quality, functionality, or value of a product.
- Reusable or recyclable: Select materials that can be easily dismantled and reused or recycled at the end of their useful life.
- Durable: Materials that are longer lasting or are comparable to conventional products with long life expectancies.

A few examples of the types of green building materials include:

- Green carpets and area rugs are low-emitting and made from natural fibers (e.g., wool, jute) or with a high content of recycled synthetic fibers.
- Bamboo flooring is a renewable resource that is a fast-growing grass that can be selectively harvested annually. Look for bamboo products that are FSC certified and have no formaldehyde added.
- Linoleum flooring consists of renewable ingredients that often include recycled content and the lifespan can be as high as 30-40 years.
- Paints that use water as the carrier rather than petroleum-based solvents, have lower VOC levels than oil-based paints and they can also be “recycled” by combining any excess; oil paints cannot be recycled in this way.

Sustainability

Building Materials Practices Continued

Insulation:

Heating and cooling account for 50 to 70% of the energy used in the average American home. Inadequate insulation and air leakage are leading causes of energy waste in most homes. Insulation:

- saves money.
- makes your house more comfortable by helping to maintain a uniform temperature.
- makes walls, ceilings, and floors warmer in the winter and cooler in the summer.

Windows:

You can use the energy performance ratings of windows, doors, and skylights to tell you their potential for gaining and losing heat, as well as transmitting sunlight into your home.

Lighting:

The most common energy-efficient lighting types include energy-saving CFLs, and LEDs. These bulbs are more energy-efficient than traditional incandescent bulbs.

CFLs — about 75% energy savings

Compact fluorescent lamps (CFLs) are simply curly versions of the long tube fluorescent light bulbs. An ENERGY STAR-qualified CFL uses about one-fourth the energy and lasts ten times longer than a comparable incandescent bulb that puts out the same amount of light.

LEDs — about 80% – 85% energy savings

The light emitting diode (LED) uses the same technology as the little indicator light on your cell phone, but designed to light your home. It is one of today's most energy-efficient and rapidly developing technologies. LED's last up to 25 times longer than the traditional incandescent bulbs they replace. While LEDs are more expensive at this early stage, they still save money because



If every American home replaced just one light bulb with a light bulb that's earned the ENERGY STAR, we would save enough energy to light 3 million homes for a year, save about \$600 million in annual energy costs, and prevent 9 billion pounds of greenhouse gas emissions per year, equivalent to those from about 800,000 cars.

Source: Energystar

Appliances:

Look for appliances with an ENERGY STAR rating. Energy efficient choices can save families about a third on their energy bill with similar savings of greenhouse gas emissions, without sacrificing features, style or comfort. To learn more go to www.energystar.gov.

Americans, with the help of ENERGY STAR, saved enough energy in the past year to avoid greenhouse gas emissions equivalent to those from 33 million cars — all while saving nearly \$18 billion on their utility bills.

www.energystar.gov

Heating and cooling account for about 56% of the energy use in a typical U.S. home, making it the largest energy expense for most homes.

Source: EPA.gov



Energy Efficiency and Conservation Goals

1. To link transportation and land use in order to enhance transit options for residents and the labor force.
2. To promote and encourage energy efficiency for residential and commercial buildings.
3. Encourage the use of renewable energy and resources such as solar, wind, geothermal, and bio fuels.
4. Continue to promote and encourage both residents and businesses to reduce waste and increase recycling.
5. To optimize tree planting and protection of existing trees for maximum carbon reduction and to increase water conservation measures.
6. Keep abreast of new policies and research regarding energy efficiency and provide support for local, state, and Federal efforts to promote energy conservation measures.
7. Educate and Promote using Public Relations to encourage energy conservation and support for the Village Energy Efficiency Conservation Strategy.

In addition to the overall Goals, the following sustainable policies and action items are recommended as they relate to land use and development of the community, transportation, and housing.



Land Use Policies to Promote Sustainability

1. Encourage alternatives to use of gas powered vehicles such public transit, alternatively fueled vehicles, bicycle and pedestrian routes, and bicycle and pedestrian friendly development design.
2. Encourage all types of development to use alternative renewable energy sources and meaningful energy conservation measures.
3. Encourage development and businesses to reduce the use of chemicals and synthetic compounds in their construction and building materials, operations, products, and services.
4. Encourage methods of landscape design and maintenance to reduce or eliminate the use of pesticides, herbicides, and synthetic fertilizers as well as encouraging the use of compost and conserving water.
5. Support compact and mixed use development that minimizes the need to drive, re-uses existing infill and brownfield sites, that avoids the extension of suburban sprawl.
6. Encourage participatory approaches to planning for sustainability, involving the local community in setting a vision and implementation.
7. Support Federal, State and Local programs to offer incentives for sustainable development and practices.

Sustainability



Land Use Actions Towards Sustainability

1. Compact development that minimizes the need to drive.
2. A mix of integrated uses such as housing, shops, work places, civic uses, within walking or bicycling distance.
3. Human scaled development that is pedestrian friendly.
4. Development oriented around public transit.
5. Home based occupations and work that reduce the need to commute.
6. Guiding development to existing developed areas thus minimizing development of outlying undeveloped areas.
7. Remediation and redevelopment of brownfield sites and other lands that suffer from environmental constraints.
8. Establish financial and regulatory incentives for infill development and eliminate disincentives.



Transportation Actions Towards Sustainability

1. Reduction in vehicle trips and miles through compact, infill, mixed use development.
2. Use of alternatives to driving including walking, bicycling, and public transit.
3. Local street designs that encourage pedestrian and bicycle use.
4. Street designs that support and enhance access between neighborhoods and to commercial areas.



Housing and Building Actions Towards Sustainability

1. Solar oriented design of development.
2. Minimize impervious surfaces to reduce storm water run-off.
3. Use of regenerative energy heating and cooling source alternatives.
4. Provision of housing near places of employment.
5. Selection of building materials which require less energy intensive production methods and long distance transport.

Public Input

Chapter Contents: Public Process, Community Survey

Public Process

Over the course of 11 months beginning in September, 2014, the Village's Comprehensive Plan Subcommittee, a subcommittee of the Plan Commission, met to discuss and provide direction on the new Comprehensive Plan. During this process, a Community Survey was conducted in order to obtain input on the Plan. The Subcommittee forwarded a draft of the Comprehensive Plan to the Plan Commission who held a public hearing in August, 2015. Prior to the public hearing, the draft plan was placed on the Village's web page to allow for public comment. The Plan was then considered by the Village Board in September, 2015.

Community Survey

A community survey was utilized to obtain public input issues related to growth and development, historic preservation, sustainable development, and improving corridors. The survey was posted on the Village's web page beginning April 6th, 2015 through July, 2015 and there were 535 responses. The Village promoted the survey through a posting on our Facebook and Twitter pages, and through the Park District, Library, Senior Center and Chamber of Commerce. Full results of the survey can be found at www.vah.com

A summary of certain questions is highlighted as follows:

The Village's current population is 75,101. Please indicate one of the following desired populations for the community 15 years from now in Year 2030.

70,000-75,000 (0% to 7% decline)	13%
75,001-80,000 (0% to 7% increase)	66%
80,001-85,000 (7% to 13% increase)	18%
85,001-90,000 (13% to 20% increase)	3%

Which of the following types of development would you like to see more of in the Village.

Restaurants	72%
Entertainment	70%
Mixed Use	48%

Public Input

How strongly would you support or oppose policies regarding growth in the Village.

	<i>Strongly Support/Support</i>	<i>Oppose/Strongly Oppose</i>
Policies the limit growth	45%	45%
Policies that pace growth in targeted areas	83%	12%
No policies, unlimited growth	13%	77%

Presently how satisfied or dissatisfied are you with the following aspects of the Village.

	<i>Strongly Satisfied/Satisfied</i>	<i>Dissatisfied/Strongly Dissatisfied</i>
The number of retail businesses	61%	38%
The overall appearance of your Neighborhood	88%	12%
The overall appearance of the Village	87%	13%
The amount of open space	74%	23%
The distribution of commercial and Residential property	81%	14%

Please indicate how you feel about the following statements.

	<i>Strongly Agree/Agree</i>	<i>Disagree/Strongly Disagree</i>
Older historic buildings in the Village should be preserved	91%	6%
The Village should improve the appearance of certain corridors along major roadways	90%	8%
The Village should encourage sustainable green development for new construction by encouraging energy efficient buildings that have less impact on the environment	85%	11%
Commercial Areas along some majorstreets lack landscaping	77%	15%
A decline in population is good for the community	11%	79%

Public Input

Please indicate the level of importance for each issue described below as it relates to the Village.

	<i>Very / Somewhat Important</i>	<i>Not Important</i>
Improving the appearance of the Village	93%	7%
Expand transportation options	69%	27%
Redevelopment of older commercial areas	92%	7%
Development that has less impact on the environment	77%	17%
Increase the tax base with new compact mixed use development	74%	17%
Providing more open space	70%	24%
Increase the number of jobs located in the Village	85%	11%

Public Input

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Appendix



CONTENTS



1	VILLAGE OF ARLINGTON HEIGHTS OFFICAL MAP	93
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Arlington Heights

Cook County, Illinois

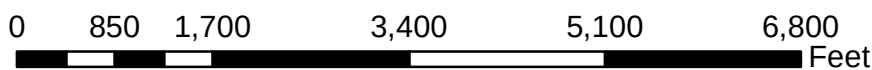
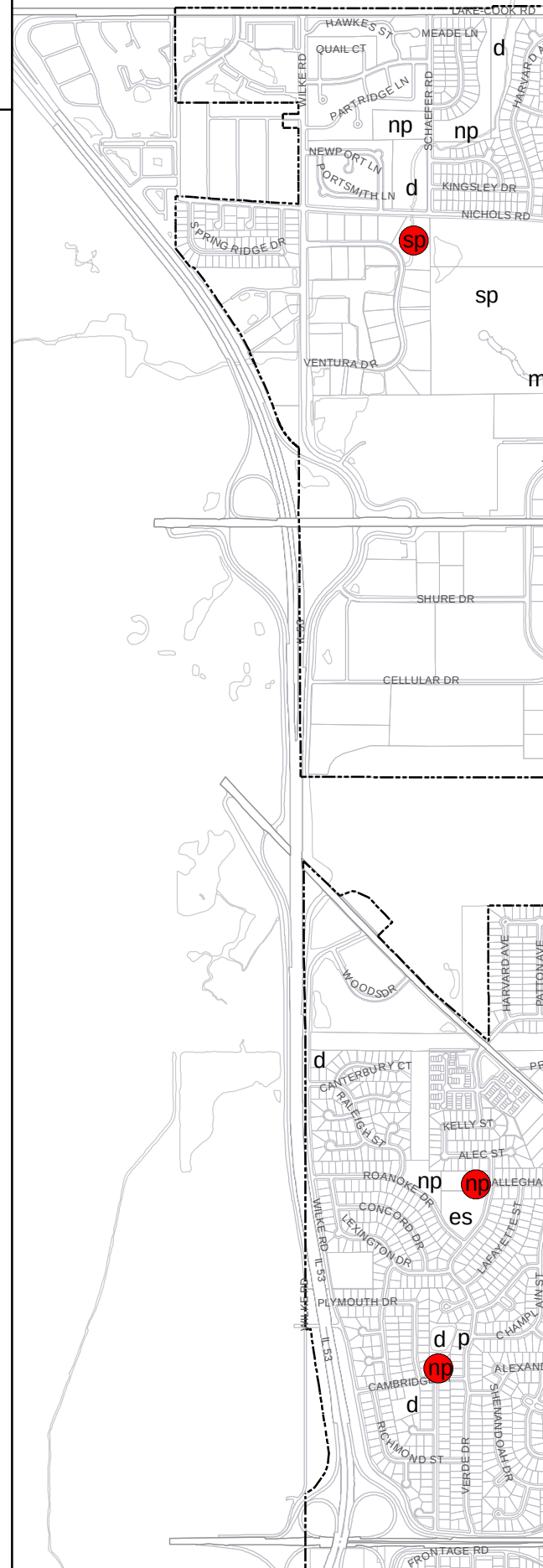
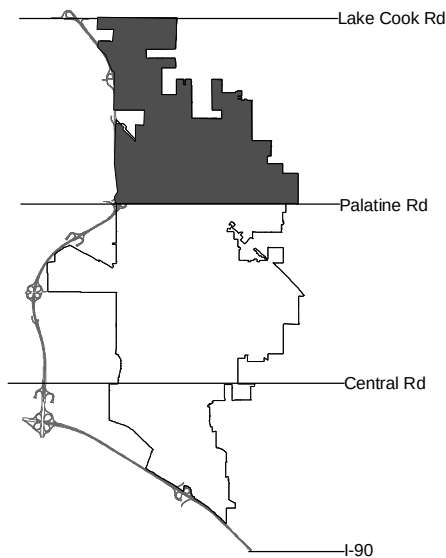
Official Map North

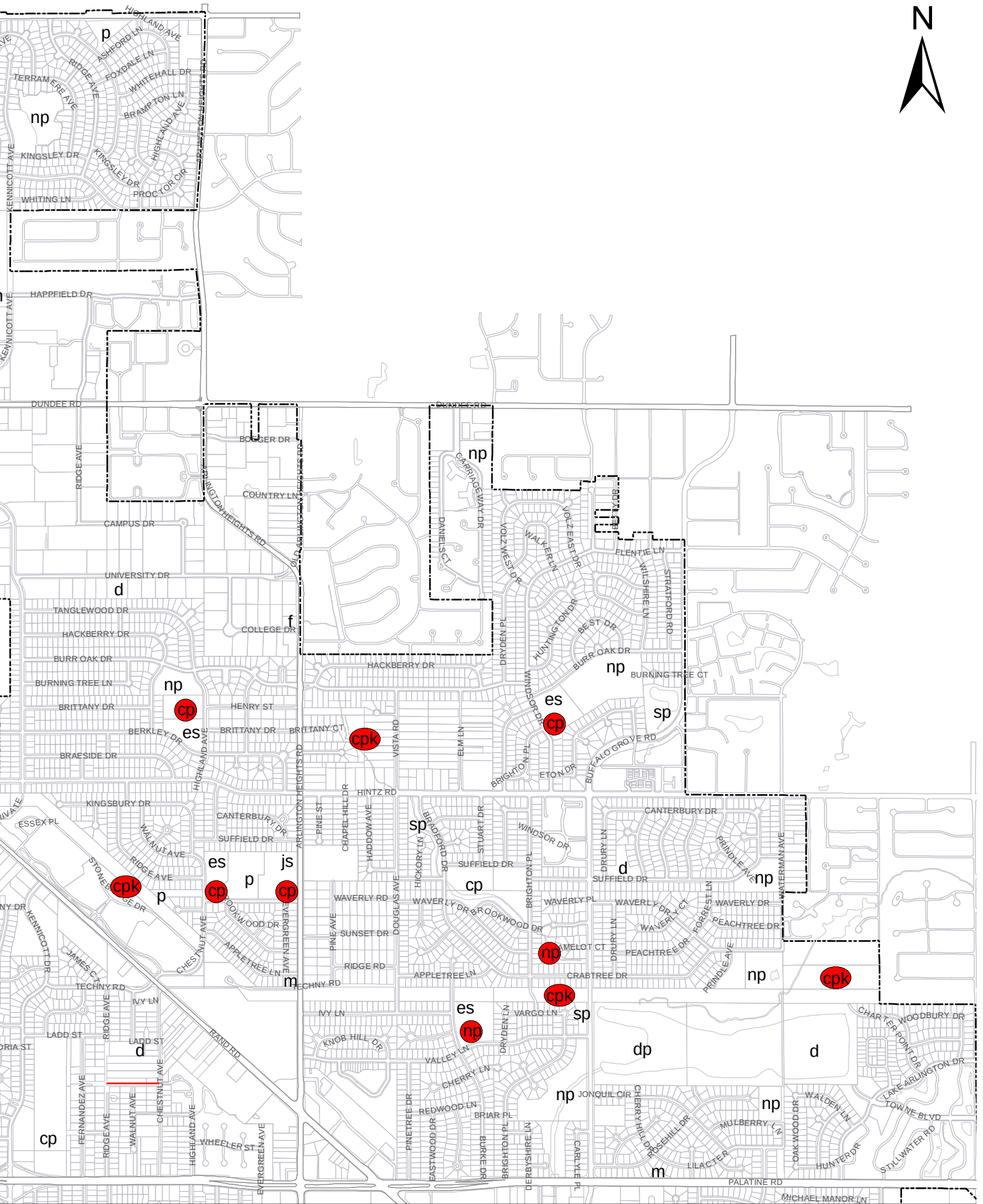
Existing

Proposed

es		ELEMENTARY SCHOOL
js		JUNIOR HIGH SCHOOL
hs		HIGH SCHOOL
u		UNIVERSITY
p		PLAYLOT
np		NEIGHBORHOOD PARK
cp		COMMUNITY PARK
sp		SPECIAL PURPOSE PARK
cpk		CONNECTOR PARK
dp		DISTRICT PARK
cc		COMMUNITY CENTER
f		FIRE STATION
d		DETENTION BASIN
h		HOSPITAL
l		LIBRARY
m		MUNICIPAL USE
g		OTHER GOVERNMENT USE

	EXPRESSWAY
	MAJOR ARTERIAL STREET 100 FT MINIMUM RIGHT-OF-WAY
	SECONDARY ARTERIAL STREET 80 FT MINIMUM RIGHT-OF-WAY
	CBD STREET
	COLLECTOR STREET 60-80 FT RIGHT-OF-WAY
	SUB-COLLECTOR STREET 66 FT MINIMUM RIGHT-OF-WAY
	LOCAL STREET 66 FT MINIMUM RIGHT-OF-WAY
	Proposed Street



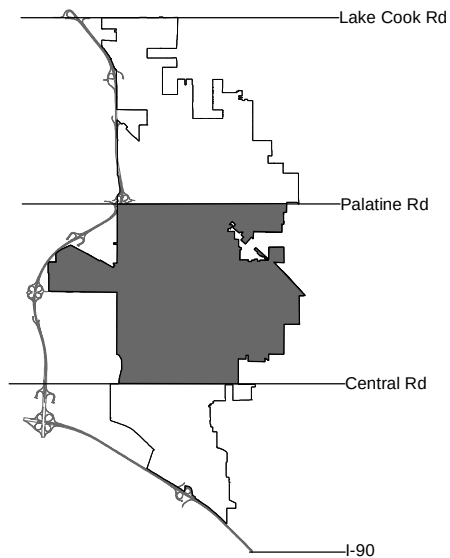


Arlington Heights

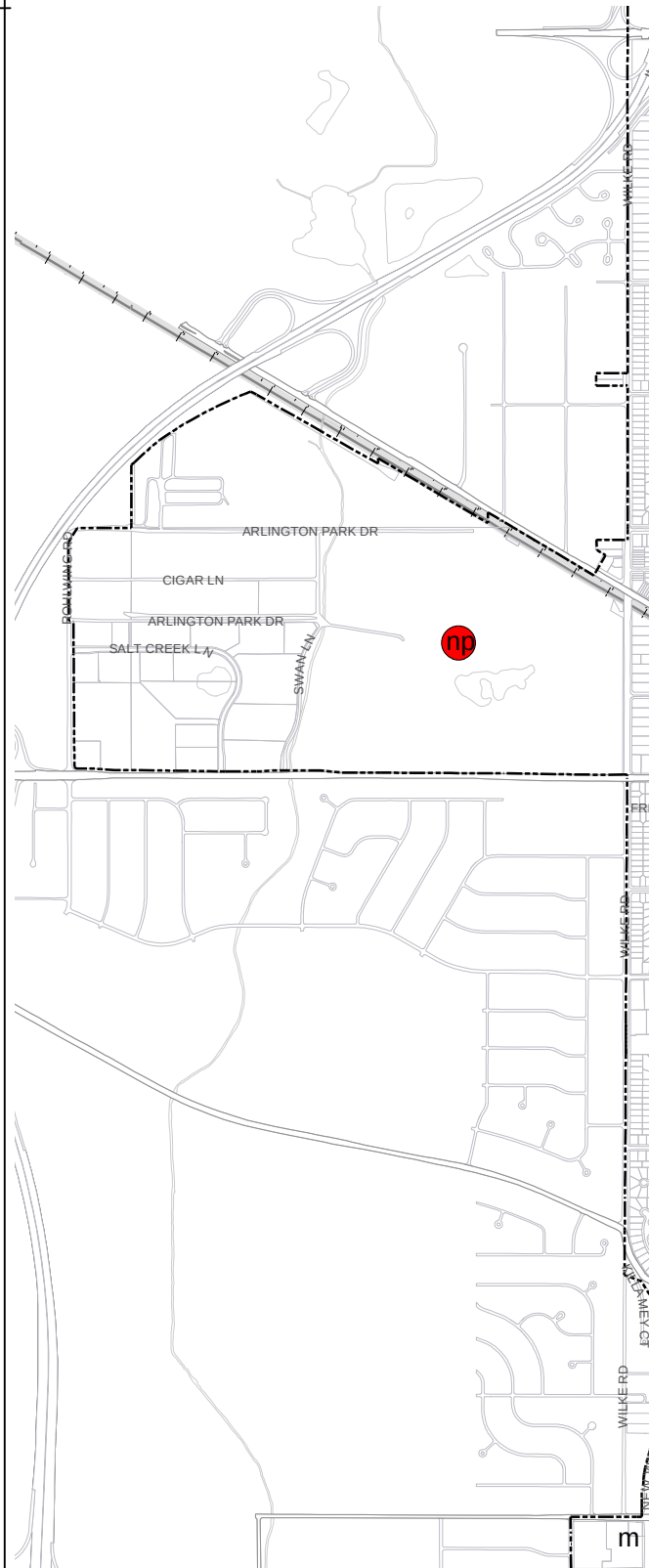
Cook County, Illinois

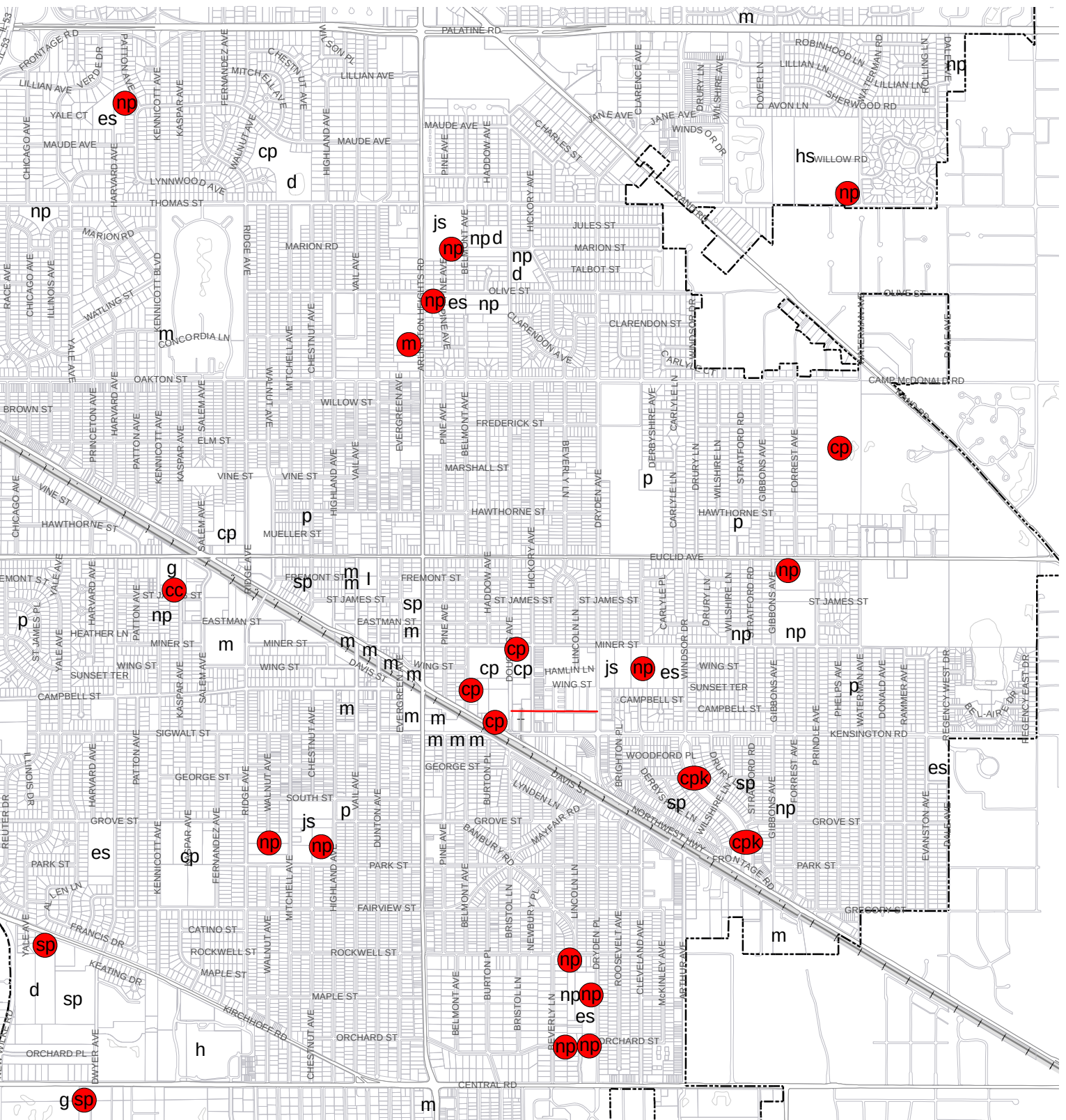
Official Map Central

Existing	Proposed	
es		ELEMENTARY SCHOOL
js		JUNIOR HIGH SCHOOL
hs		HIGH SCHOOL
u		UNIVERSITY
p		PLAYLOT
np		NEIGHBORHOOD PARK
cp		COMMUNITY PARK
sp		SPECIAL PURPOSE PARK
cpk		CONNECTOR PARK
dp		DISTRICT PARK
cc		COMMUNITY CENTER
f		FIRE STATION
d		DETENTION BASIN
h		HOSPITAL
l		LIBRARY
m		MUNICIPAL USE
g		OTHER GOVERNMENT USE
		EXPRESSWAY
		MAJOR ARTERIAL STREET
		100 FT MINIMUM RIGHT-OF-WAY
		SECONDARY ARTERIAL STREET
		80 FT MINIMUM RIGHT-OF-WAY
		CBD STREET
		COLLECTOR STREET
		60-80 FT RIGHT-OF-WAY
		SUB-COLLECTOR STREET
		66 FT MINIMUM RIGHT-OF-WAY
		LOCAL STREET
		66 FT MINIMUM RIGHT-OF-WAY
		Proposed Street



0 850 1,700 3,400 5,100 6,800 Feet





Arlington Heights

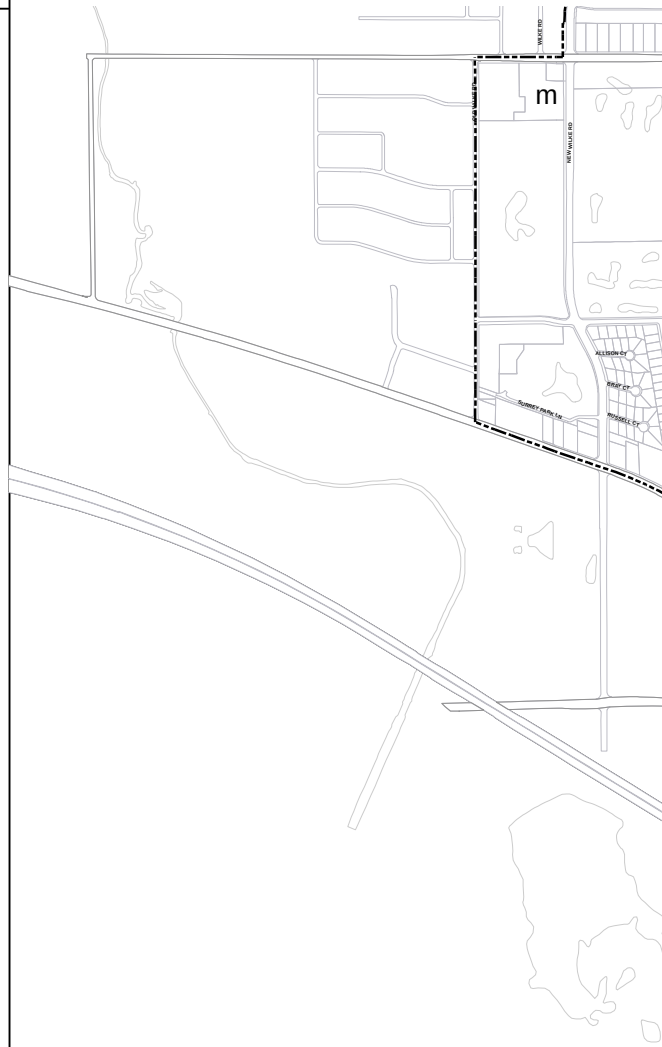
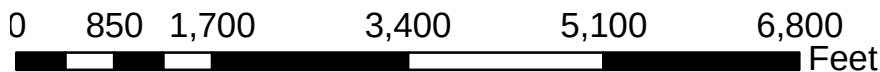
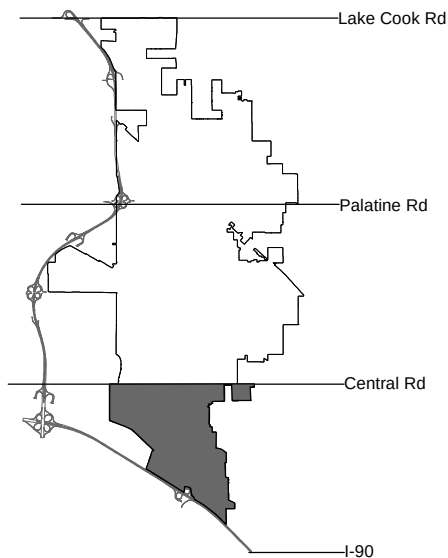
Cook County, Illinois

Official Map South

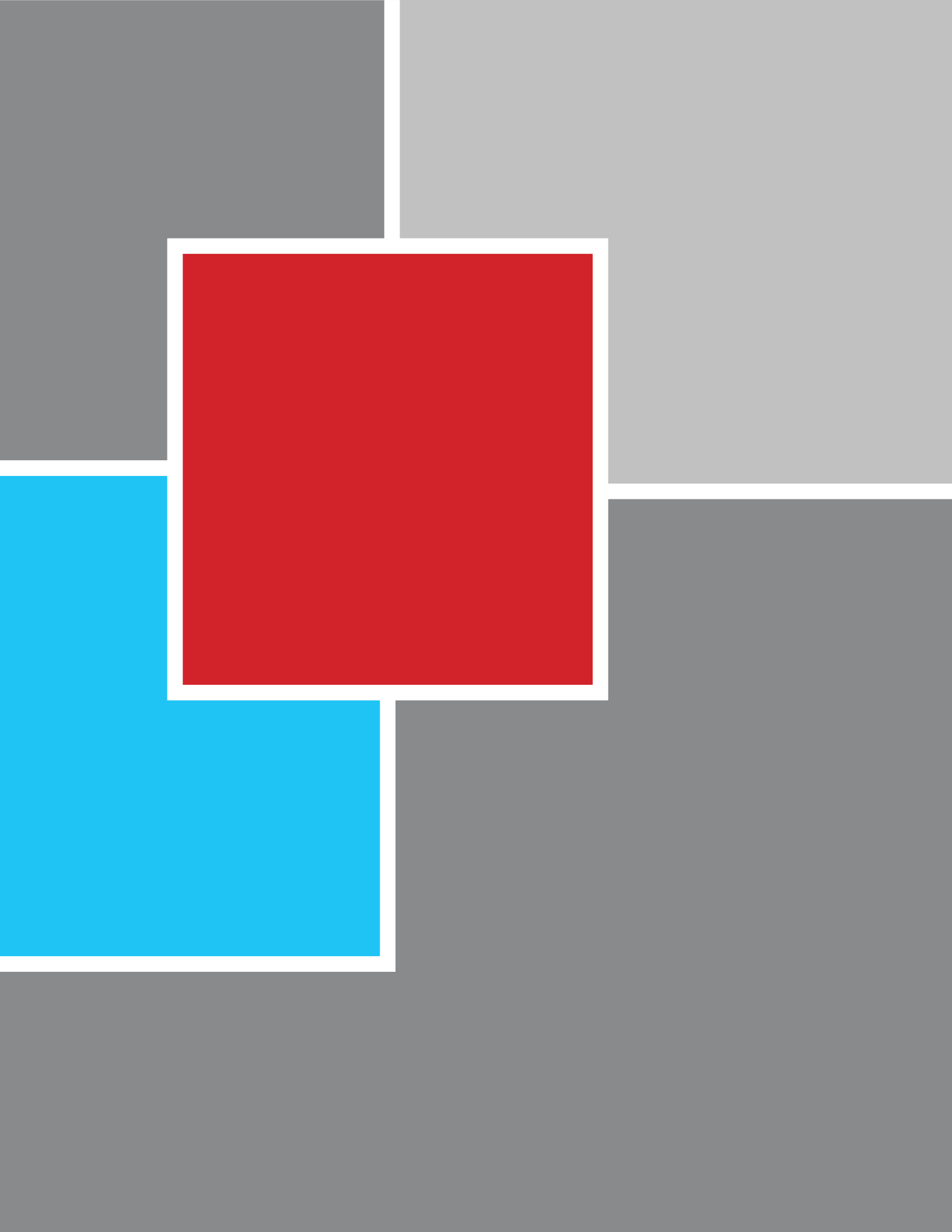
Existing

Proposed

es		ELEMENTARY SCHOOL
js		JUNIOR HIGH SCHOOL
hs		HIGH SCHOOL
u		UNIVERSITY
p		PLAYLOT
np		NEIGHBORHOOD PARK
cp		COMMUNITY PARK
sp		SPECIAL PURPOSE PARK
cpk		CONNECTOR PARK
dp		DISTRICT PARK
cc		COMMUNITY CENTER
f		FIRE STATION
d		DETENTION BASIN
h		HOSPITAL
l		LIBRARY
m		MUNICIPAL USE
g		OTHER GOVERNMENT USE
		EXPRESSWAY
		MAJOR ARTERIAL STREET
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		60-80 FT RIGHT-OF-WAY
		SUB-COLLECTOR STREET
		66 FT MINIMUM RIGHT-OF-WAY
		LOCAL STREET
		66 FT MINIMUM RIGHT-OF-WAY
		Proposed Street



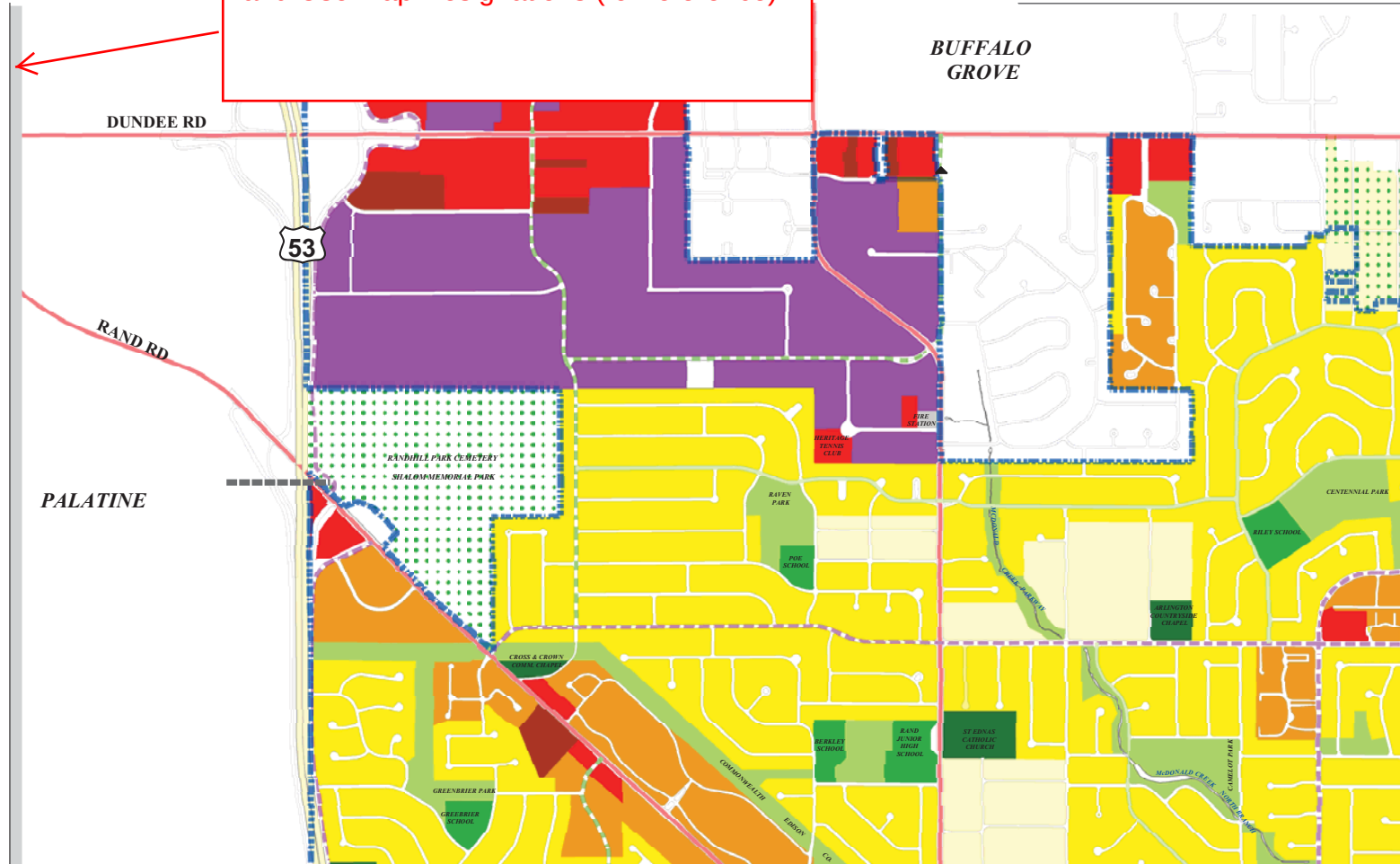




Legend

- | | |
|--|---------------------------------|
|  | Single Family Detached |
|  | Single Family Detached Estate |
|  | Single Family Detached Estate 1 |
|  | Single Family Detached Estate 2 |
|  | Single Family Attached |
|  | Moderate Density Multi-Family |
|  | High Density Multi-Family |
|  | Commercial |
|  | Offices Only |
|  | R&D, Mfg, Warehouse |
|  | Institutional |
|  | Mixed Use |
|  | Government |
|  | Parks |
|  | Schools |
|  | Open Space |
|  | Potential Annexation Area |

Land Use Map Designations (for reference)

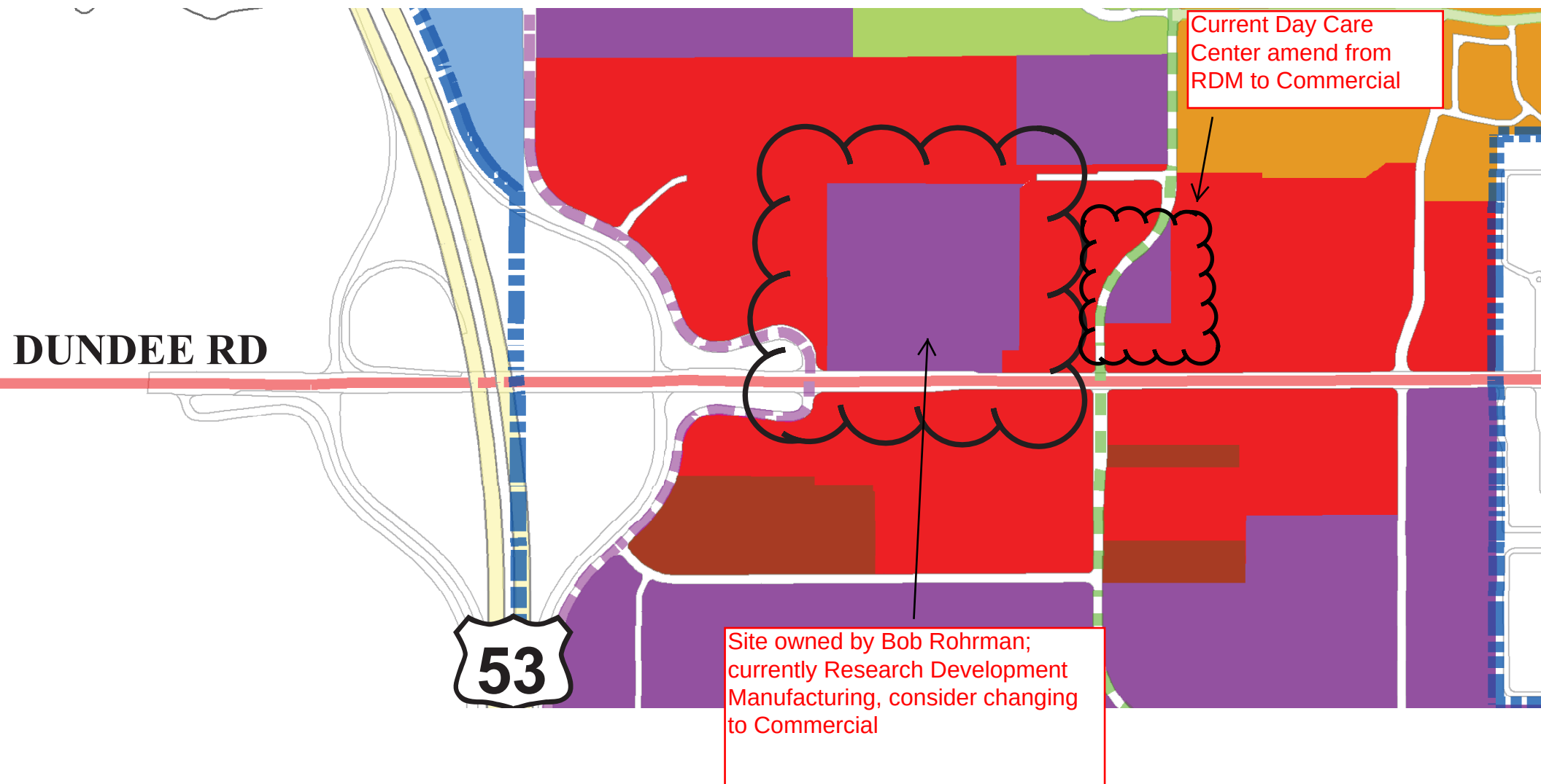


DUNDEE RD

53

Current Day Care
Center amend from
RDM to Commercial

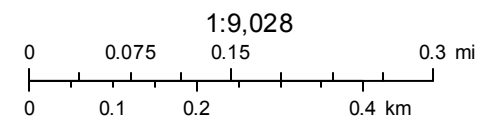
Site owned by Bob Rohrman;
currently Research Development
Manufacturing, consider changing
to Commercial



Rohrman Site West Dundee Road



December 4, 2014



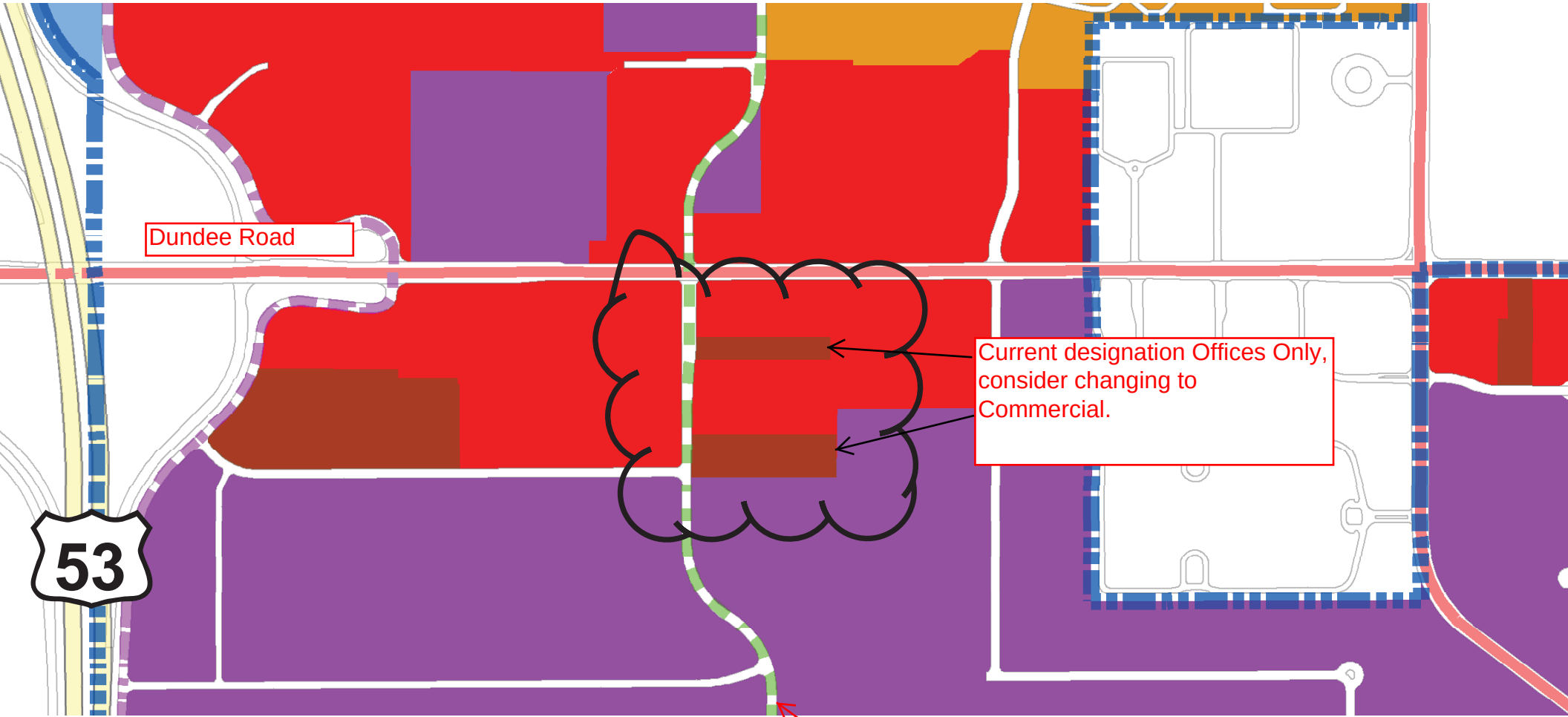
Kennicott Ave south of Dundee Road

Dundee Road

53

Current designation Offices Only,
consider changing to
Commercial.

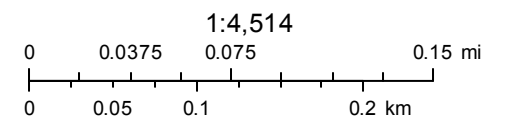
Kennicott Ave.



Dundee / Kennicott



December 4, 2014



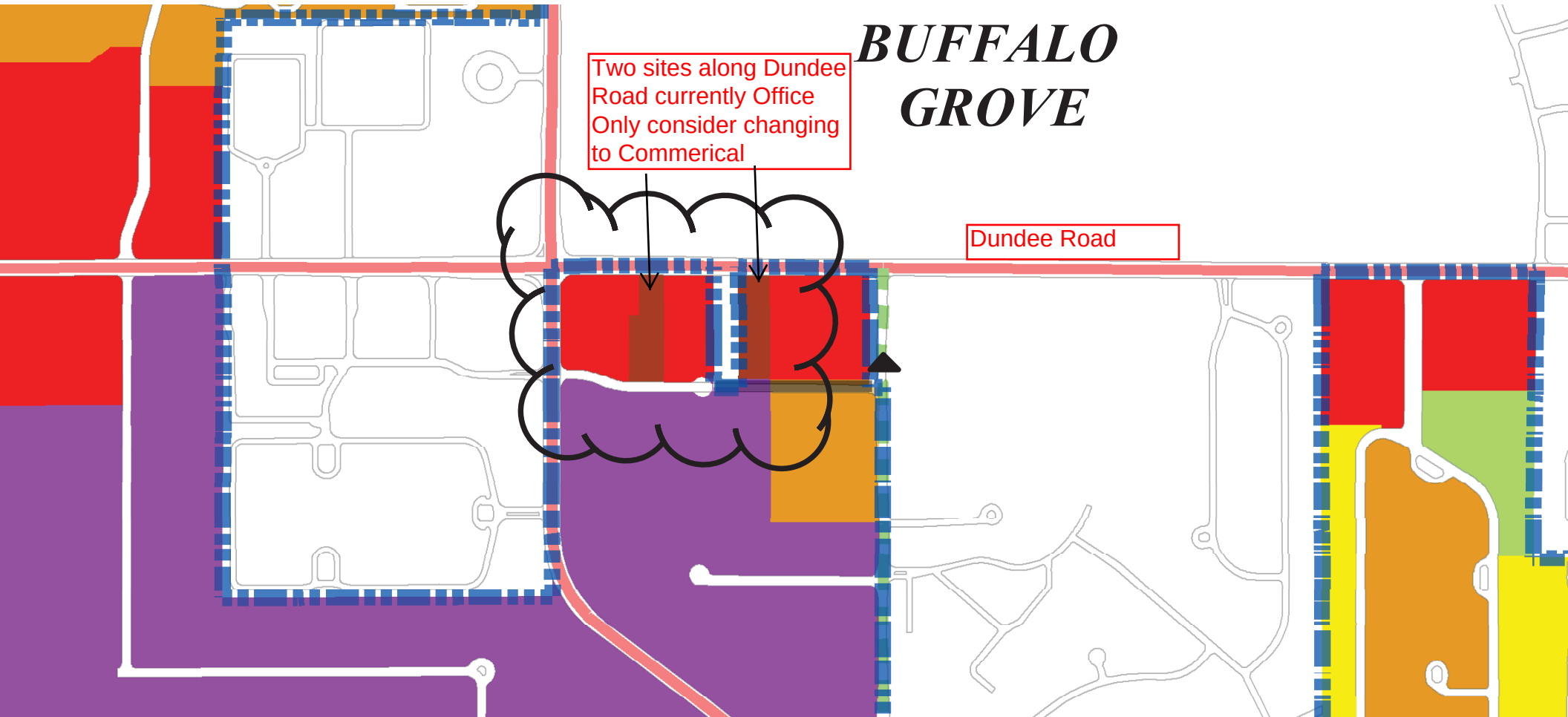
Dundee Road east of Arlington Heights Road

Arlington Heights Road

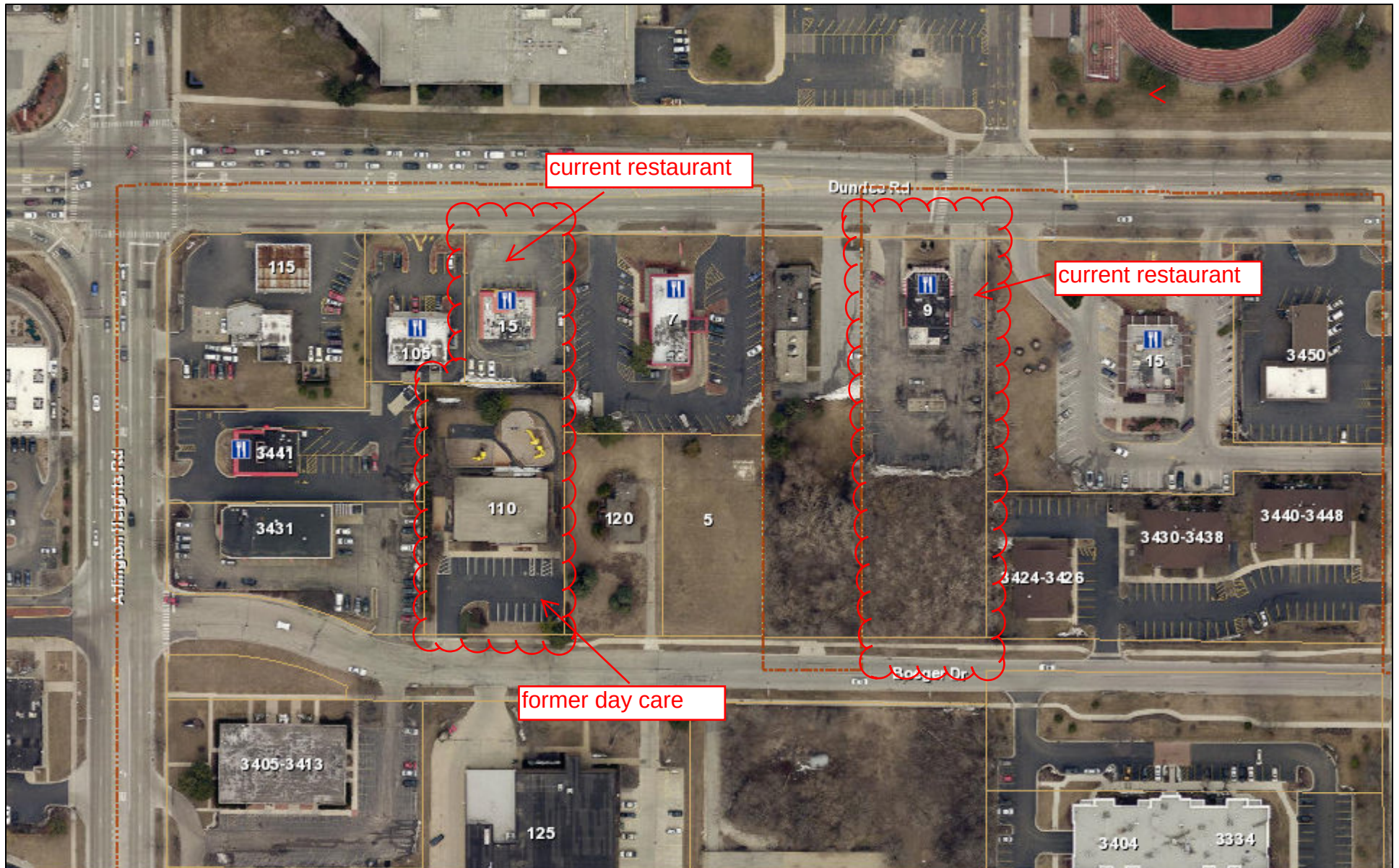
BUFFALO GROVE

Two sites along Dundee Road currently Office
Only consider changing
to Commerical

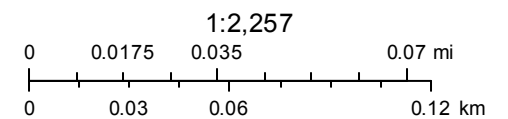
Dundee Road



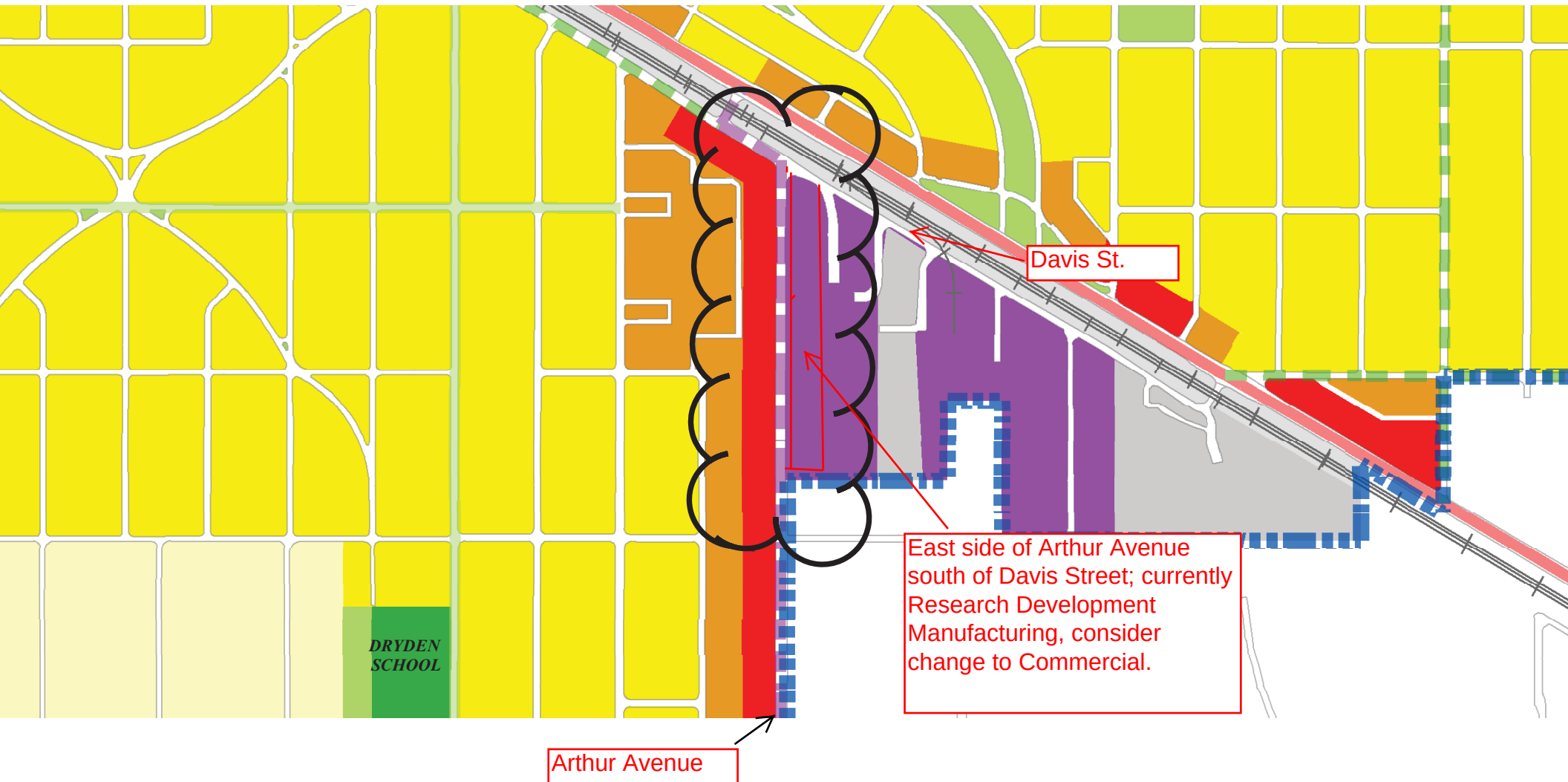
Dundee



December 4, 2014



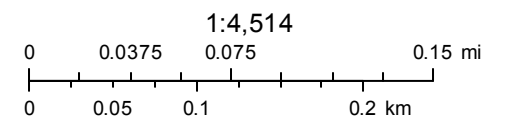
Arthur Avenue south of Davis Street



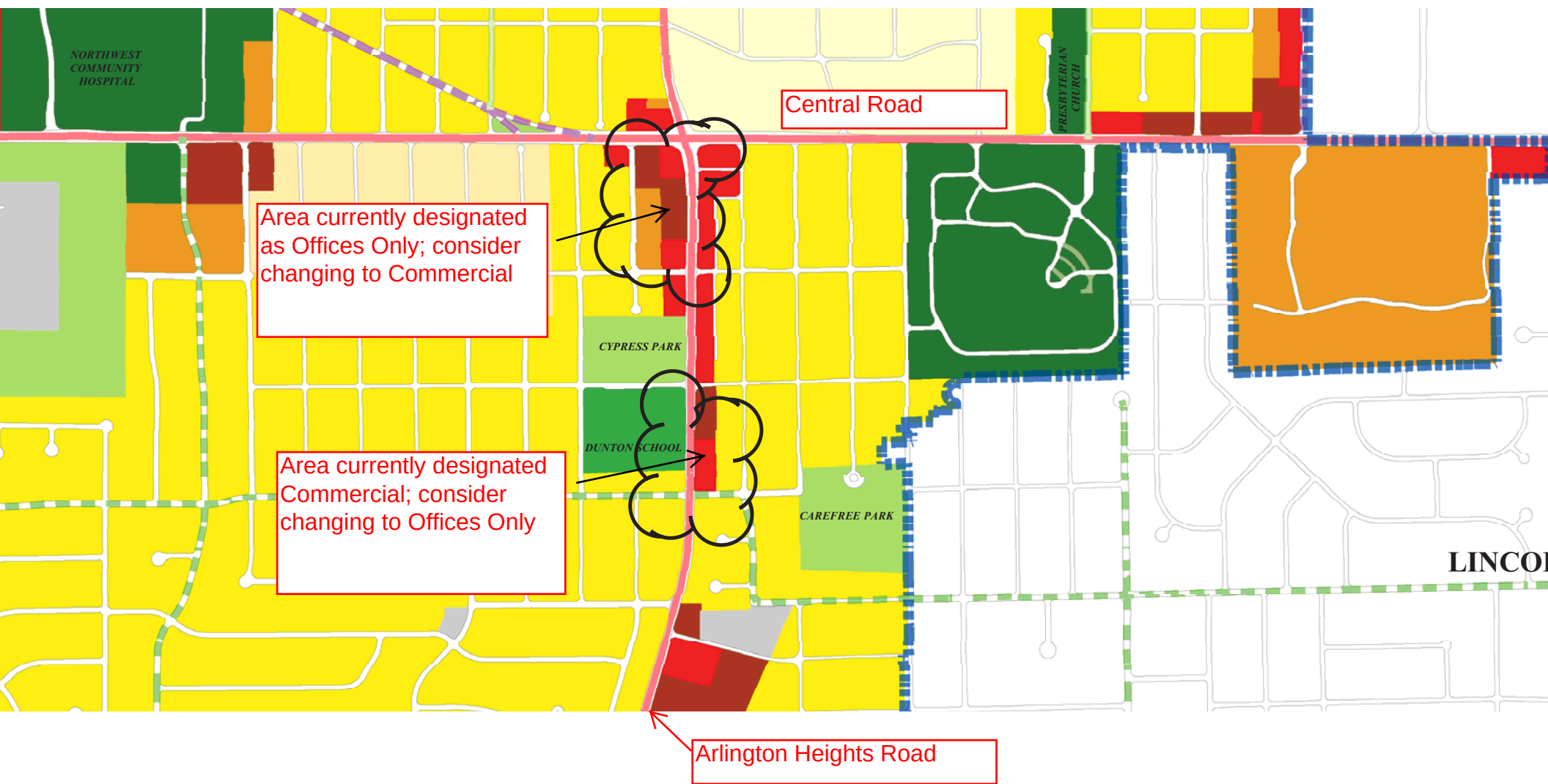
Arthur Avenue



December 4, 2014



Arlington Heights Road south of Central Road



Area currently designated as Offices Only; consider changing to Commercial

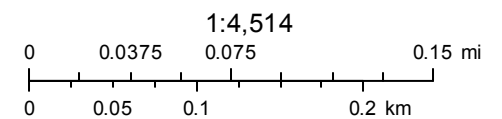
Area currently designated Commercial; consider changing to Offices Only

Arlington Heights Road

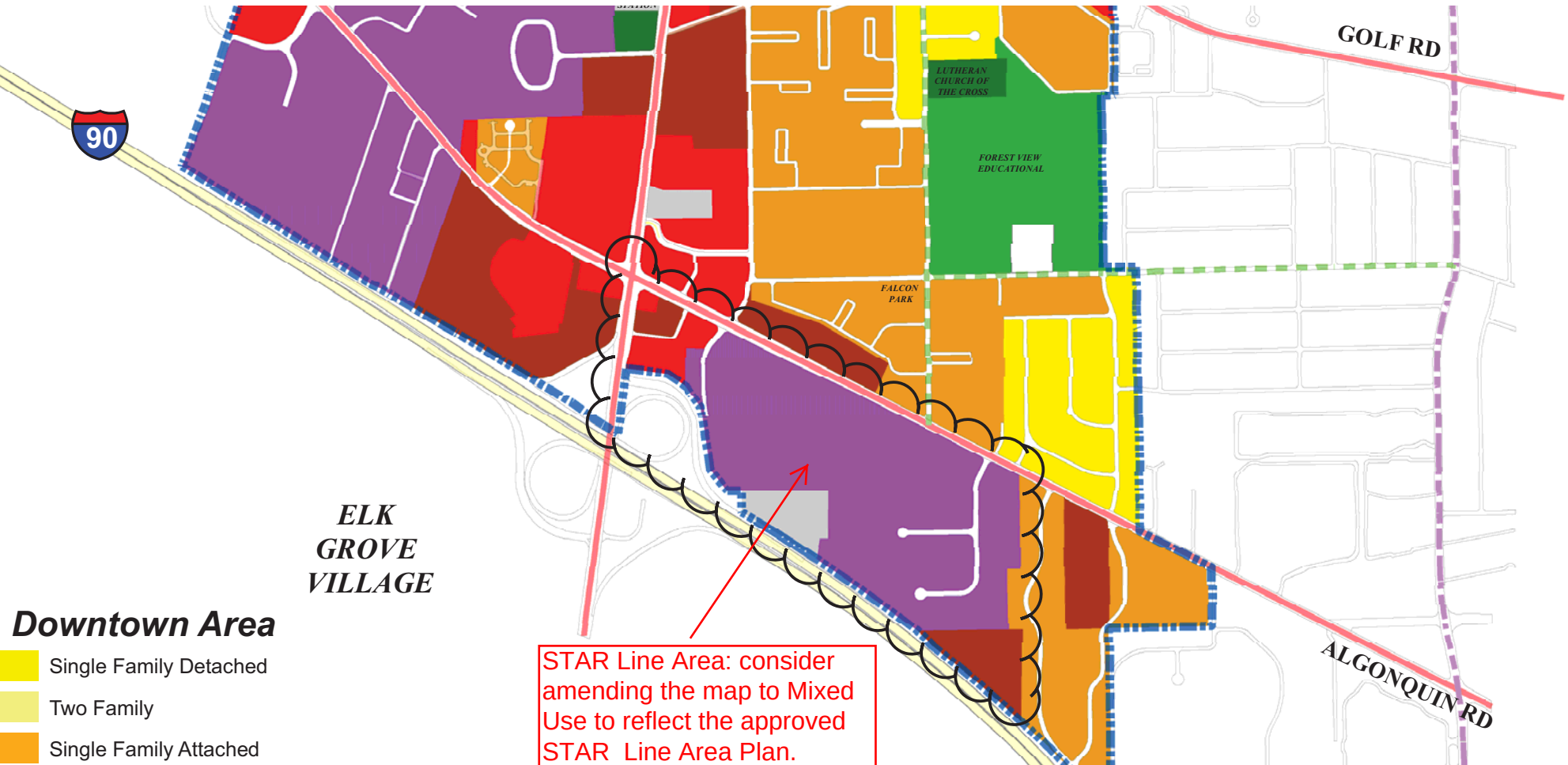
Arlington Height Rd south of Central Rd



December 4, 2014



STAR Line Area: Algonquin Road east of Arlington Heights Road



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Data Sources

1. Co
2. Ca
3. Pl
5. On

Project

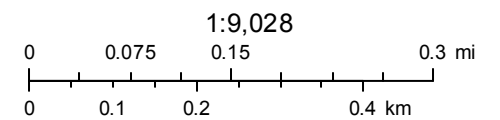
Datum:
Map U

STAR Line Area



currently mix of office,
commercial, warehousing

December 4, 2014

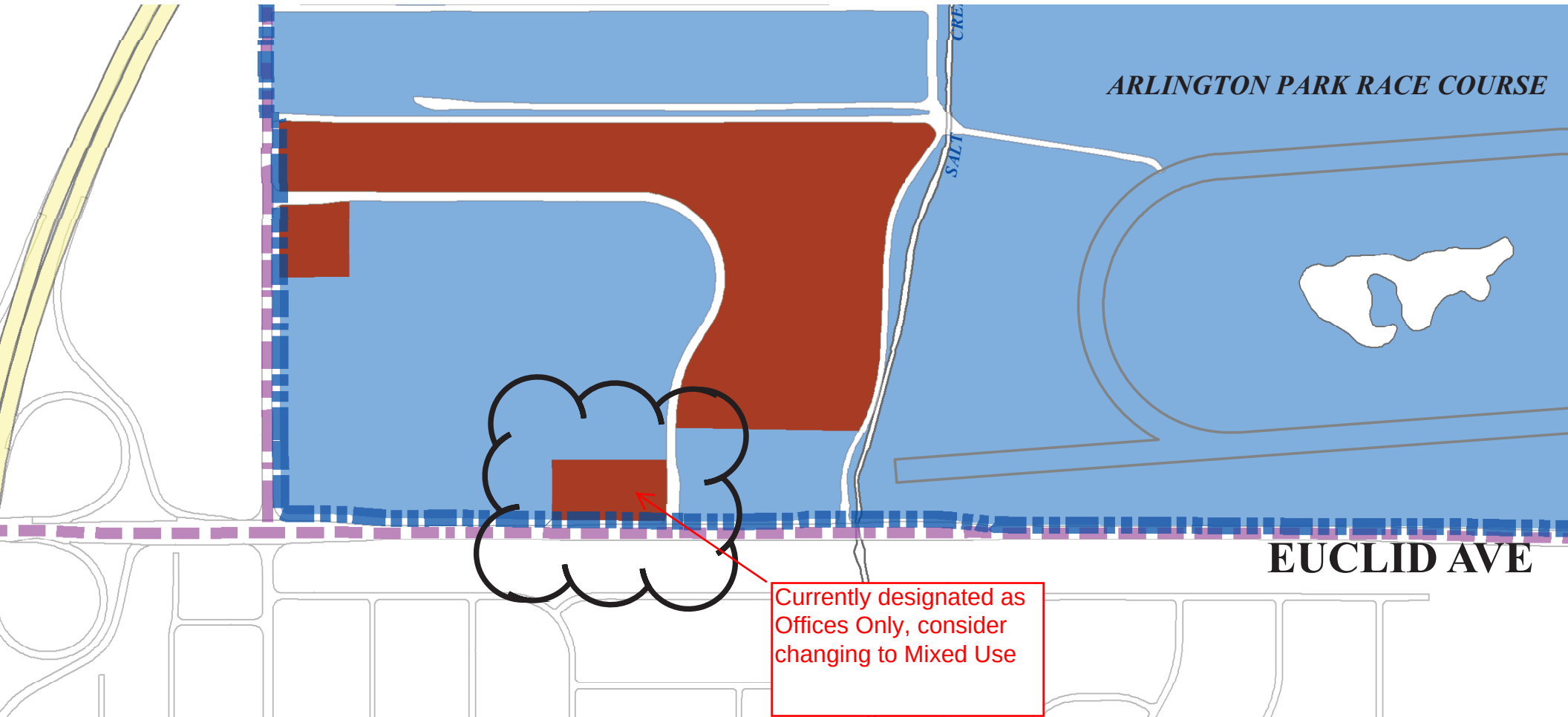


Euclid Ave and Salt Creek Lane

ARLINGTON PARK RACE COURSE

EUCLID AVE

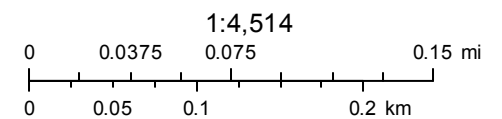
Currently designated as
Offices Only, consider
changing to Mixed Use



Euclid and Salt Creek Lane

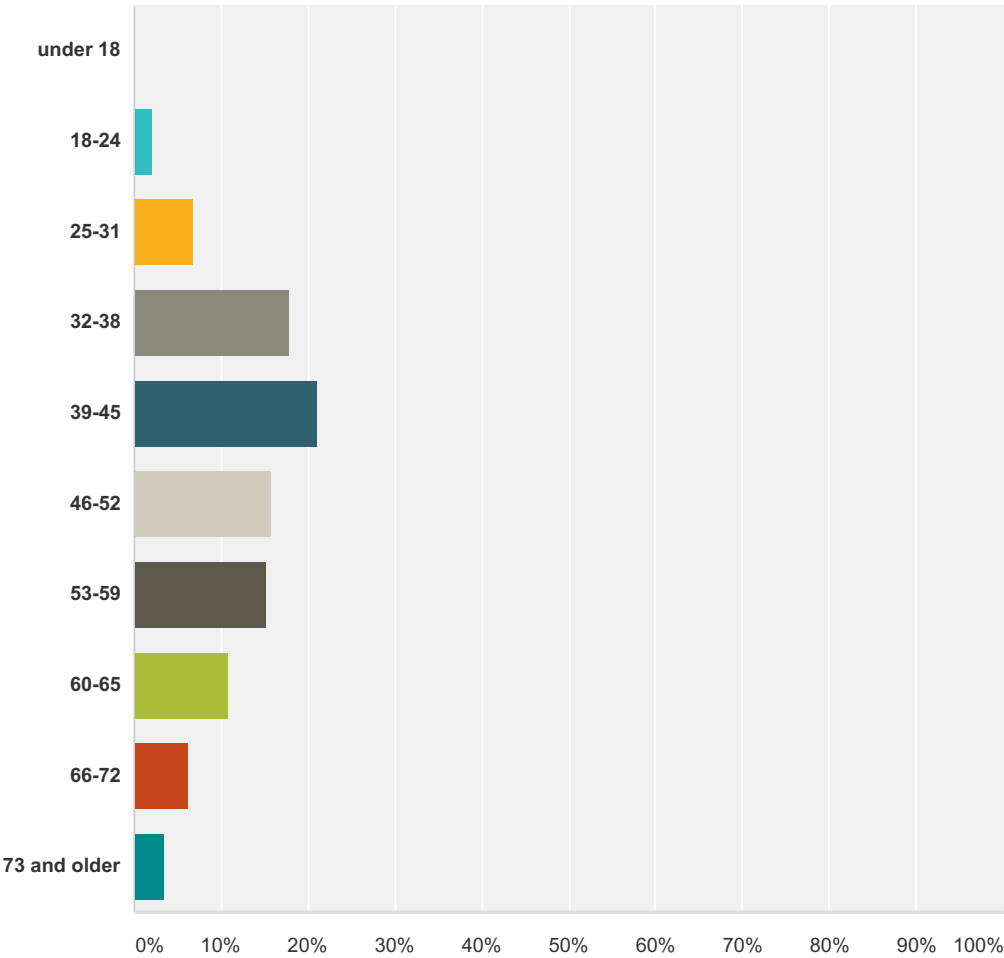


December 4, 2014



Q1 What is your age category

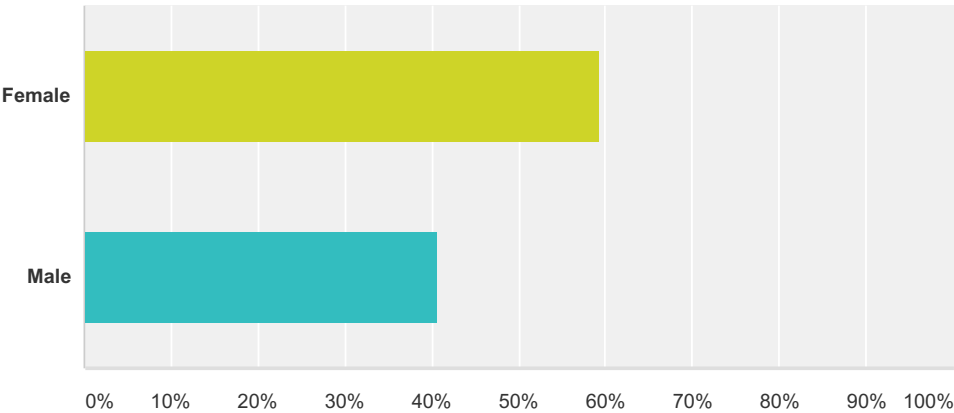
Answered: 535 Skipped: 1



Answer Choices	Responses
under 18	0.00%0
18-24	2.06%11
25-31	6.92%37
32-38	17.94%96
39-45	21.12%113
46-52	15.89%85
53-59	15.33%82
60-65	10.84%58
66-72	6.36%34
73 and older	3.55%19
Total	535

Q2 What is your gender

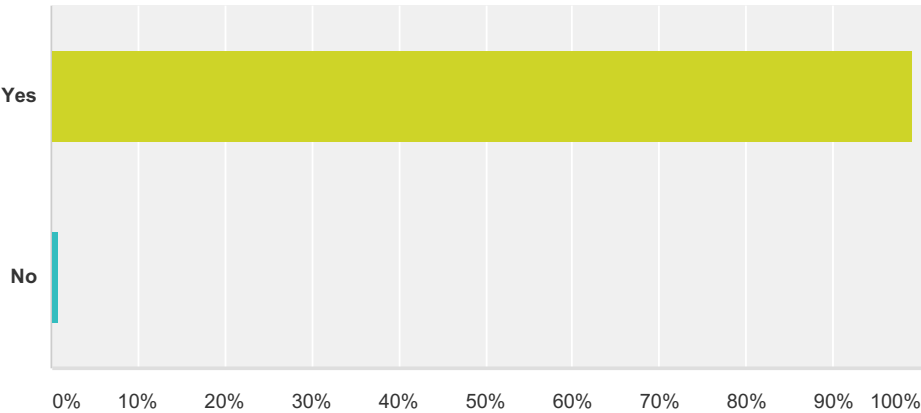
Answered: 534 Skipped: 2



Answer Choices	Responses	
Female	59.36%	317
Male	40.64%	217
Total		534

Q3 Are you a resident of Arlington Heights

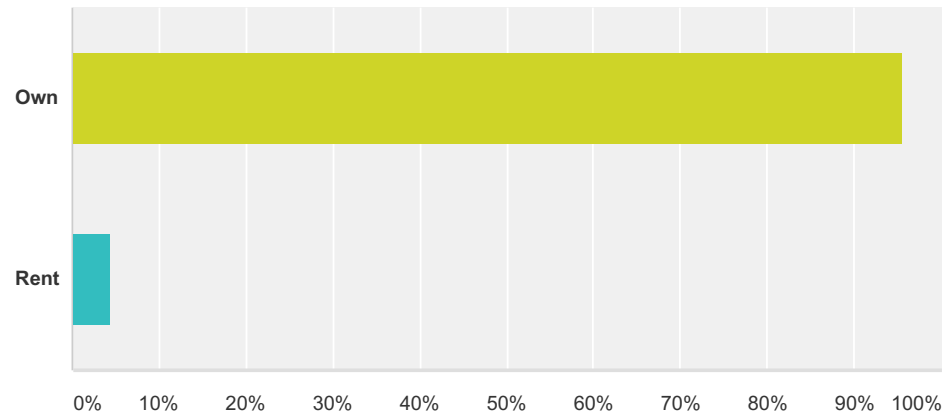
Answered: 532 Skipped: 4



Answer Choices	Responses	
Yes	99.25%	528
No	0.75%	4
Total		532

Q4 If yes do you own your home or rent

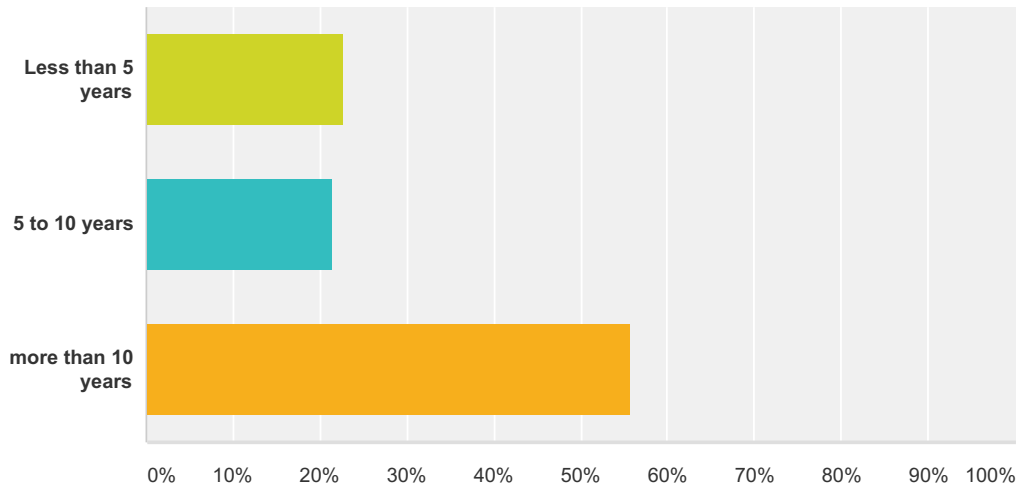
Answered: 529 Skipped: 7



Answer Choices	Responses	
Own	95.65%	506
Rent	4.35%	23
Total		529

Q5 If you live in Arlington Heights, how long have you lived in your current residence

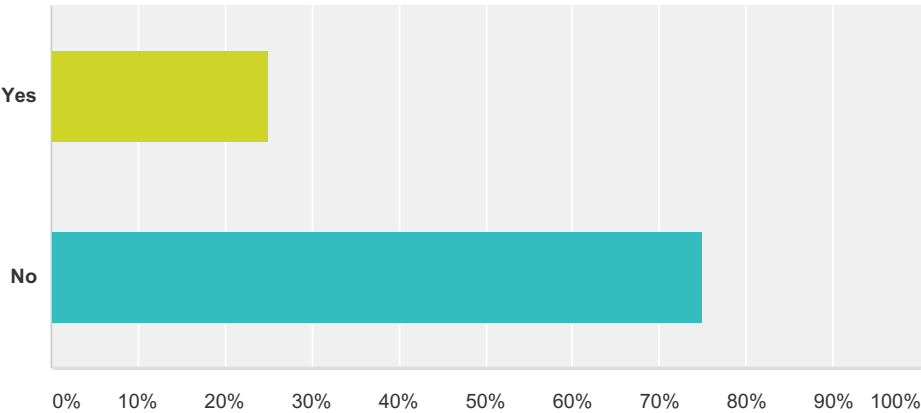
Answered: 529 Skipped: 7



Answer Choices	Responses
Less than 5 years	22.68%120
5 to 10 years	21.55%114
more than 10 years	55.77%295
Total	529

Q6 Do you work in Arlington Heights

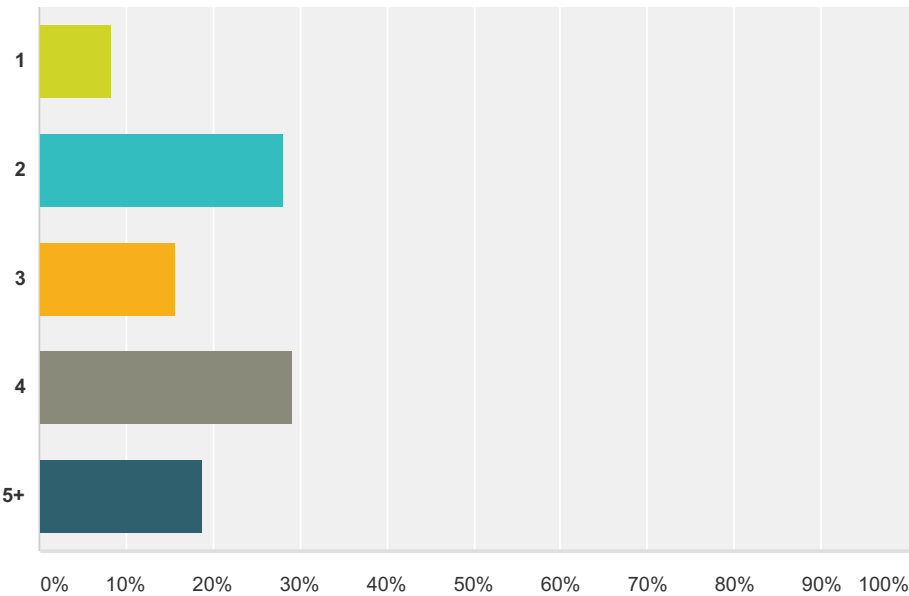
Answered: 533 Skipped: 3



Answer Choices	Responses	
Yes	25.14%	134
No	74.86%	399
Total		533

Q7 Including yourself, how many people live in your household

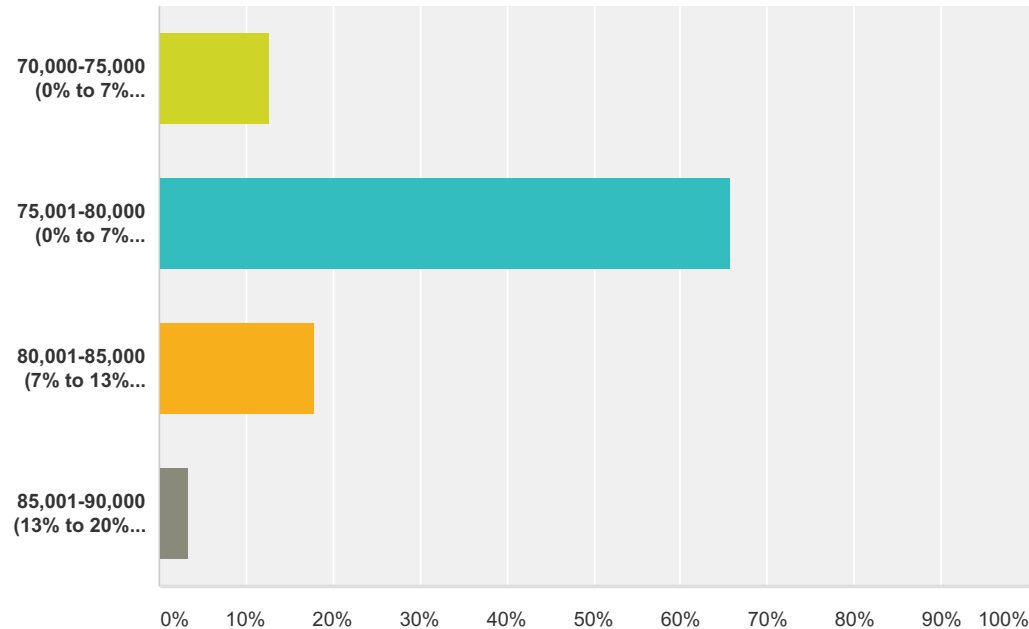
Answered: 532 Skipped: 4



Answer Choices	Responses	
1	8.27%	44
2	28.20%	150
3	15.60%	83
4	29.14%	155
5+	18.80%	100
Total		532

Q8 The Village's current population is 75,101. Please select one of the following desired populations for the community 15 years from now in Year 2030

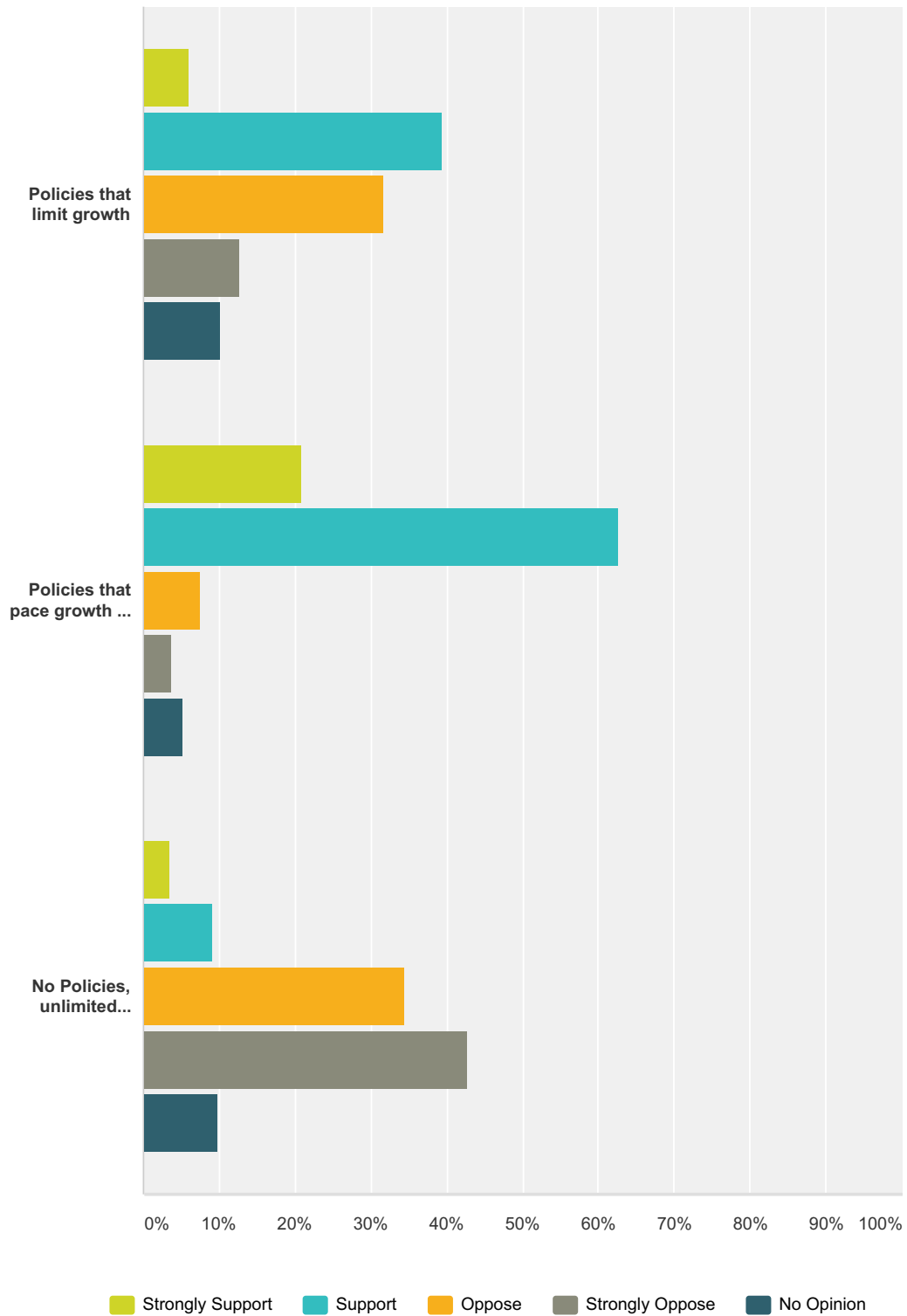
Answered: 533 Skipped: 3



Answer Choices	Responses	
70,000-75,000 (0% to 7% decline in population)	12.76%	68
75,001-80,000 (0% to 7% increase in population)	65.85%	351
80,001-85,000 (7% to 13% increase in population)	18.01%	96
85,001-90,000 (13% to 20% increase in population)	3.38%	18
Total	533	

Q9 How strongly would you support or oppose policies regarding growth in the Village of Arlington Heights

Answered: 531 Skipped: 5

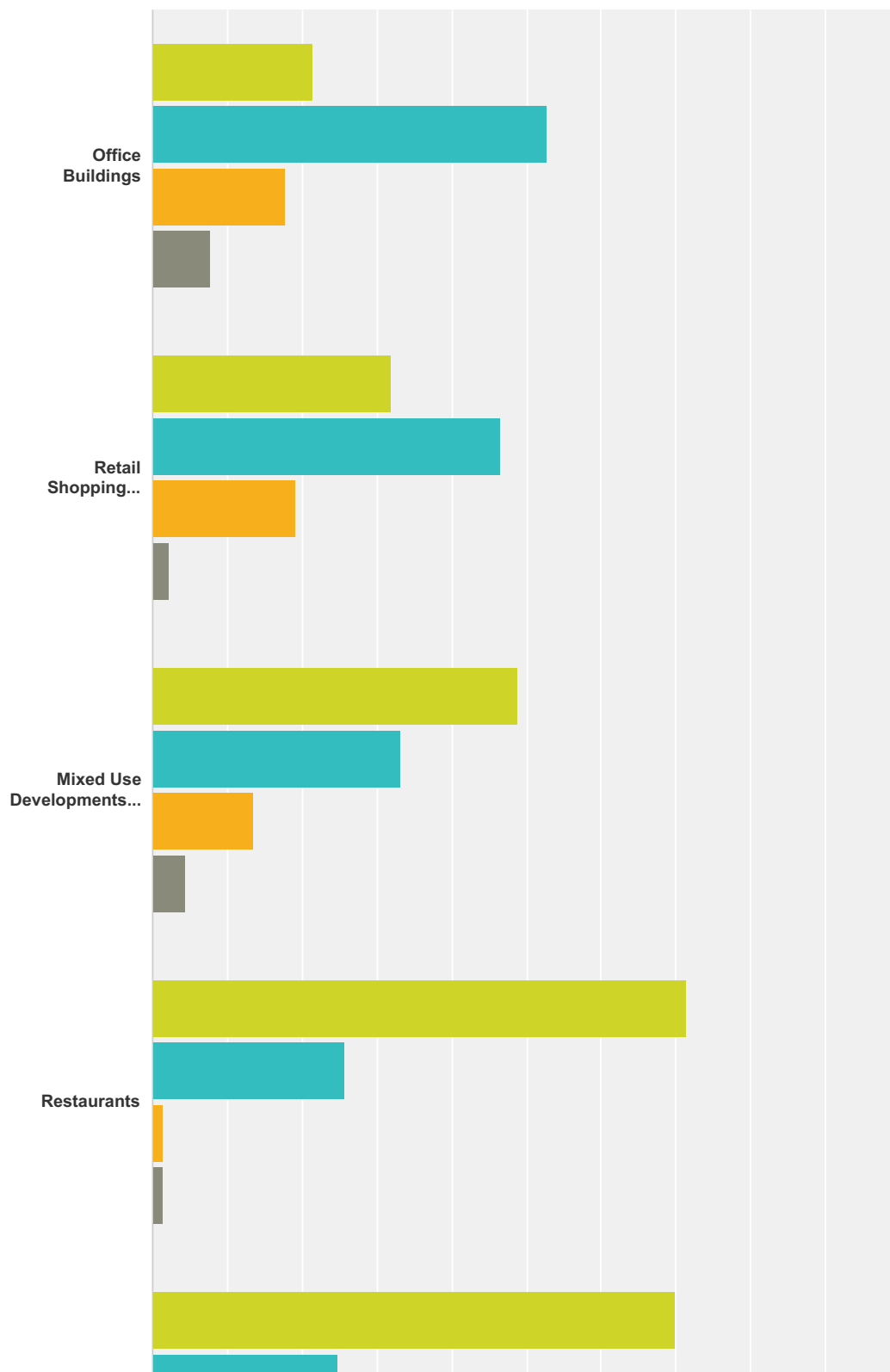


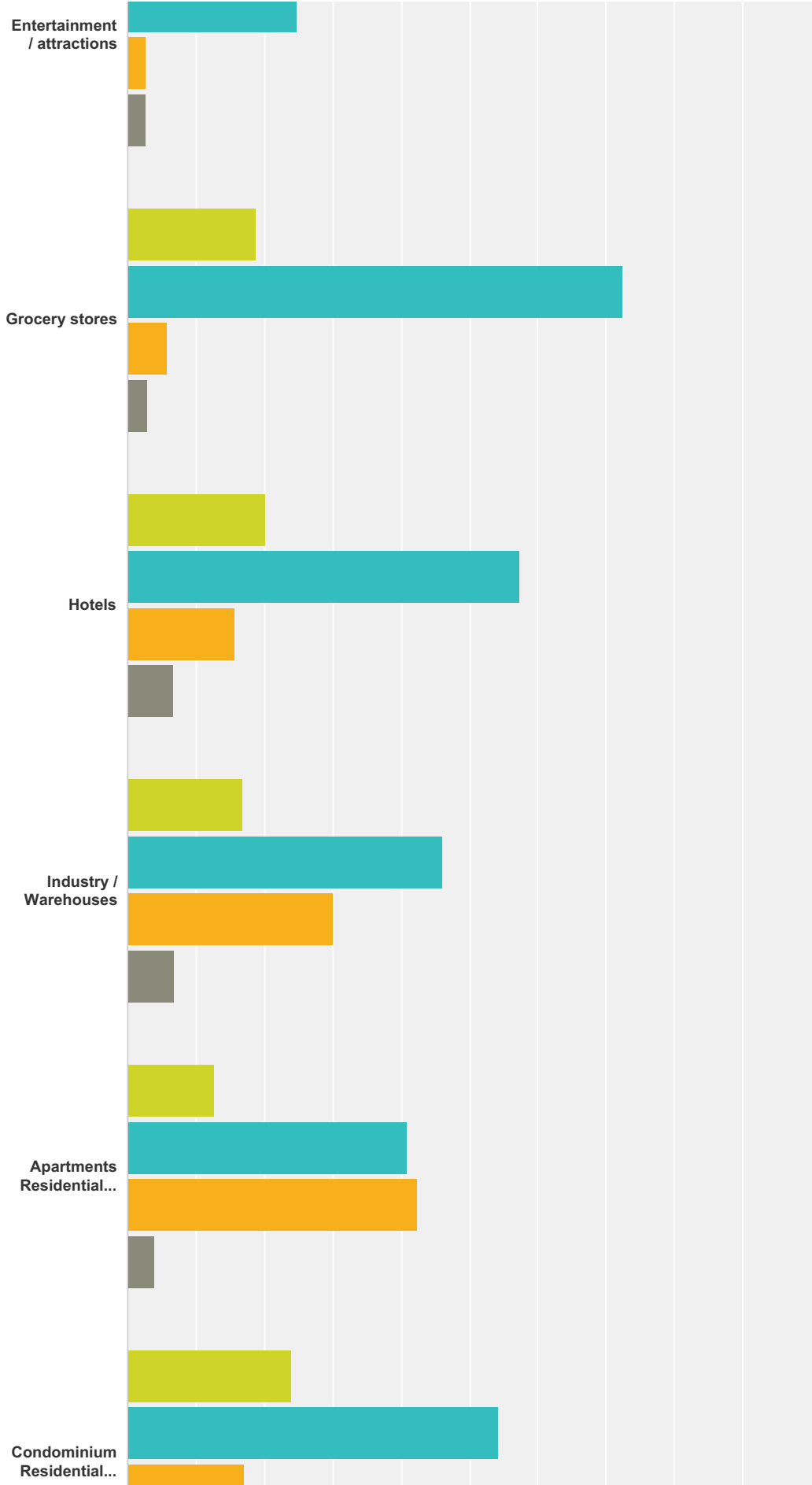
	Strongly Support	Support	Oppose	Strongly Oppose	No Opinion	Total
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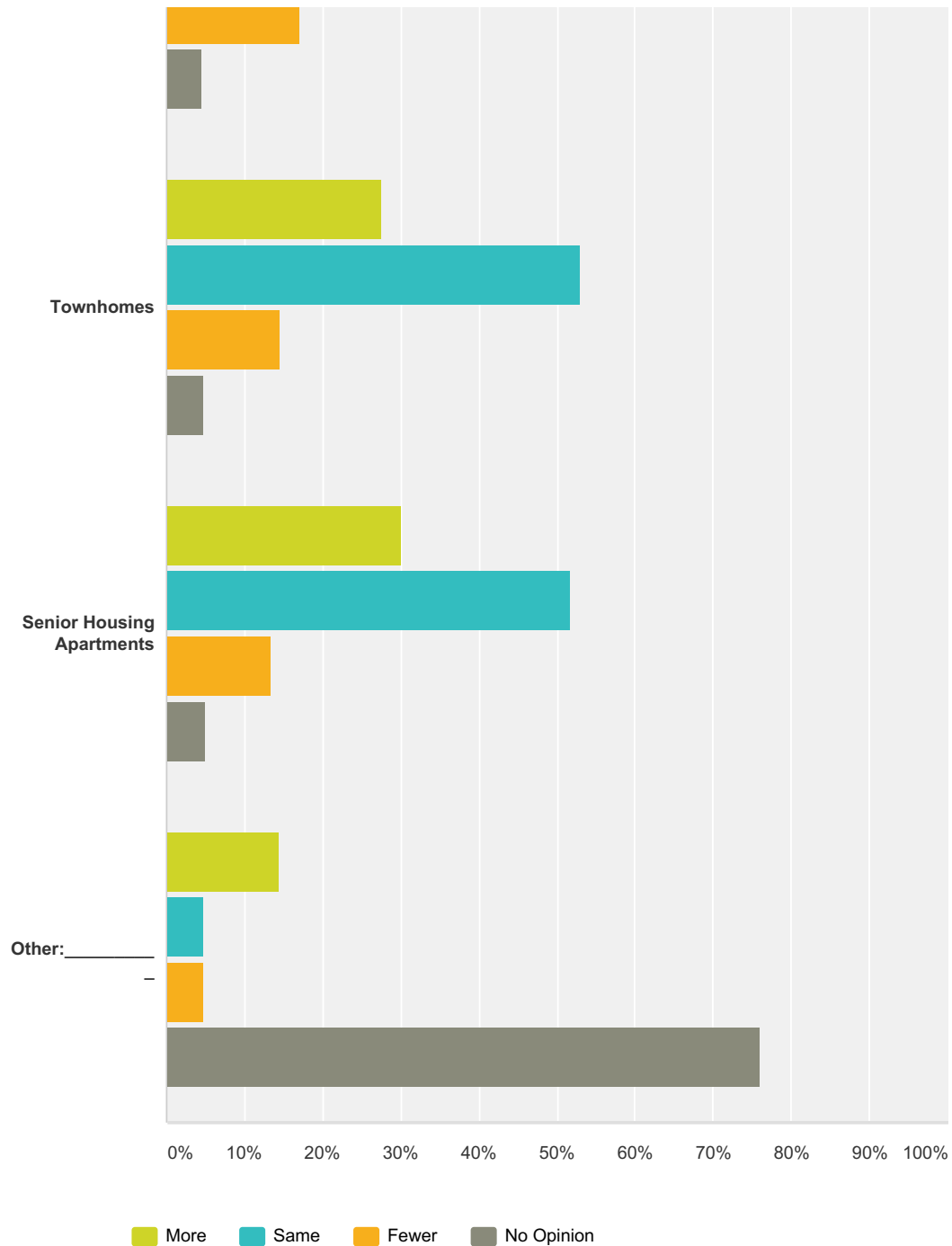
Policies that limit growth	6.05% 31	39.45% 202	31.64% 162	12.70% 65	10.16% 52	512
Policies that pace growth in targeted areas	20.92% 109	62.57% 326	7.49% 39	3.84% 20	5.18% 27	521
No Policies, unlimited growth	3.61% 18	9.22% 46	34.47% 172	42.89% 214	9.82% 49	499

Q10 Which of the following types of development would you like to see more, the same, or fewer in the Village of Arlington Heights

Answered: 535 Skipped: 1





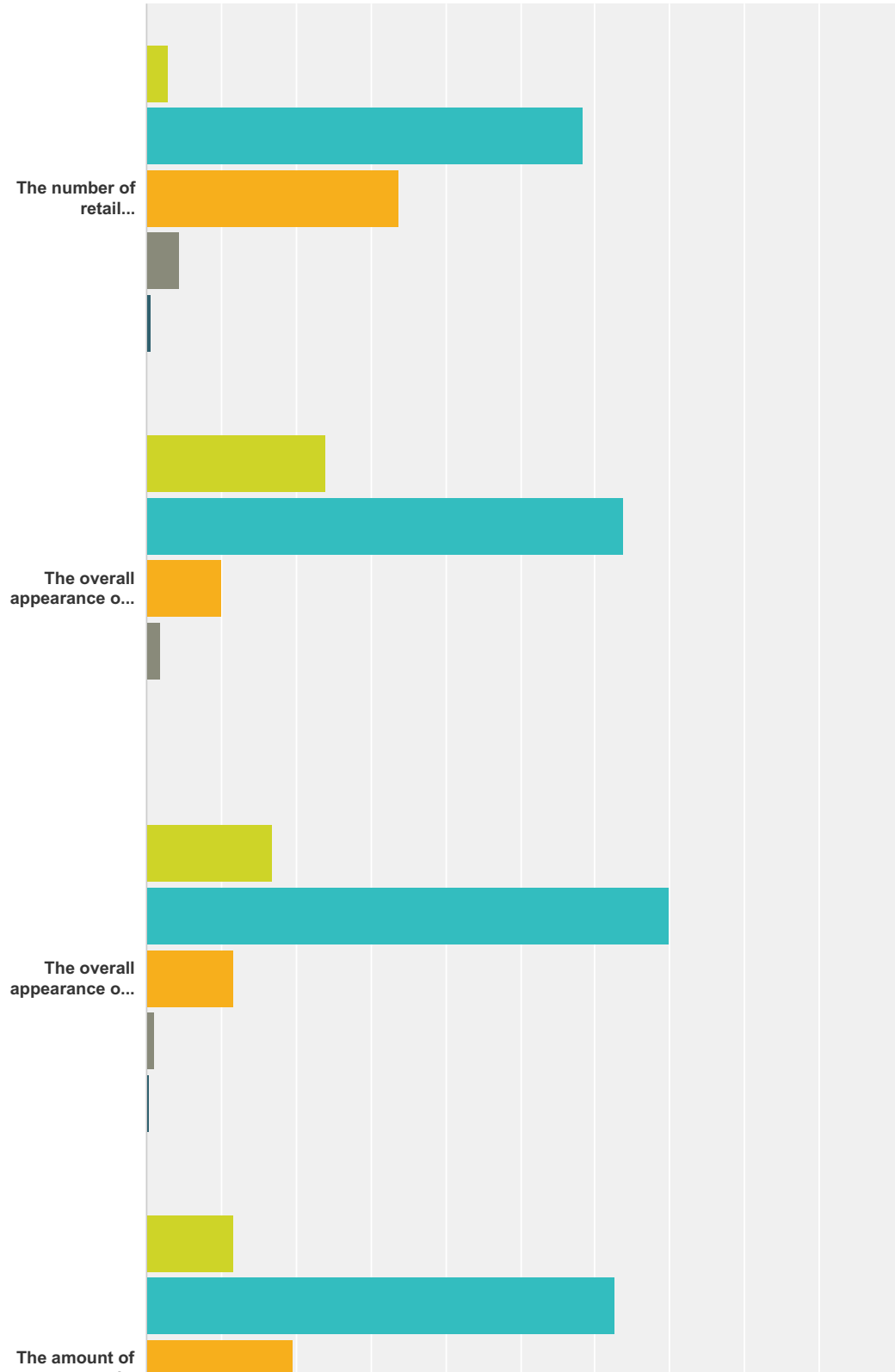


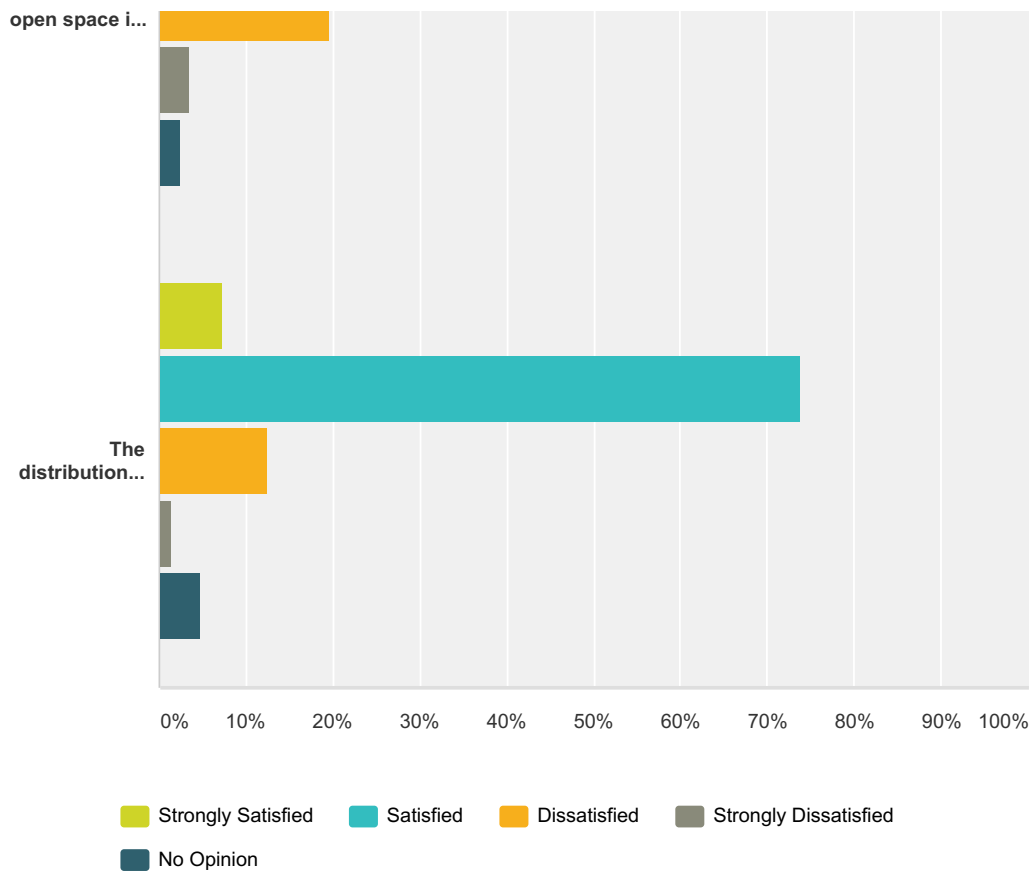
	More	Same	Fewer	No Opinion	Total
Office Buildings	21.58% 109	52.87% 267	17.82% 90	7.72% 39	505
Retail Shopping Centers	31.91% 165	46.62% 241	19.15% 99	2.32% 12	517
Mixed Use Developments with retail on first floor and residential above (4 to 5 floors total)	48.94% 254	33.14% 172	13.49% 70	4.43% 23	519
Restaurants	71.32% 378	25.66% 136	1.51% 8	1.51% 8	530

Entertainment / attractions	69.87% 364	24.76% 129	2.69% 14	2.69% 14	521
Grocery stores	18.88% 98	72.45% 376	5.78% 30	2.89% 15	519
Hotels	20.35% 105	57.36% 296	15.70% 81	6.59% 34	516
Industry / Warehouses	16.89% 88	46.07% 240	30.13% 157	6.91% 36	521
Apartments Residential (Rental)	12.67% 66	40.88% 213	42.42% 221	4.03% 21	521
Condominium Residential (Owner)	24.09% 126	54.30% 284	17.02% 89	4.59% 24	523
Townhomes	27.59% 144	53.07% 277	14.56% 76	4.79% 25	522
Senior Housing Apartments	30.00% 156	51.73% 269	13.27% 69	5.00% 26	520
Other: _____	14.44% 27	4.81% 9	4.81% 9	75.94% 142	187

Q11 Presently how satisfied or dissatisfied are you with the following aspects of the Village of Arlington Heights (check one for each aspect listed)

Answered: 534 Skipped: 2

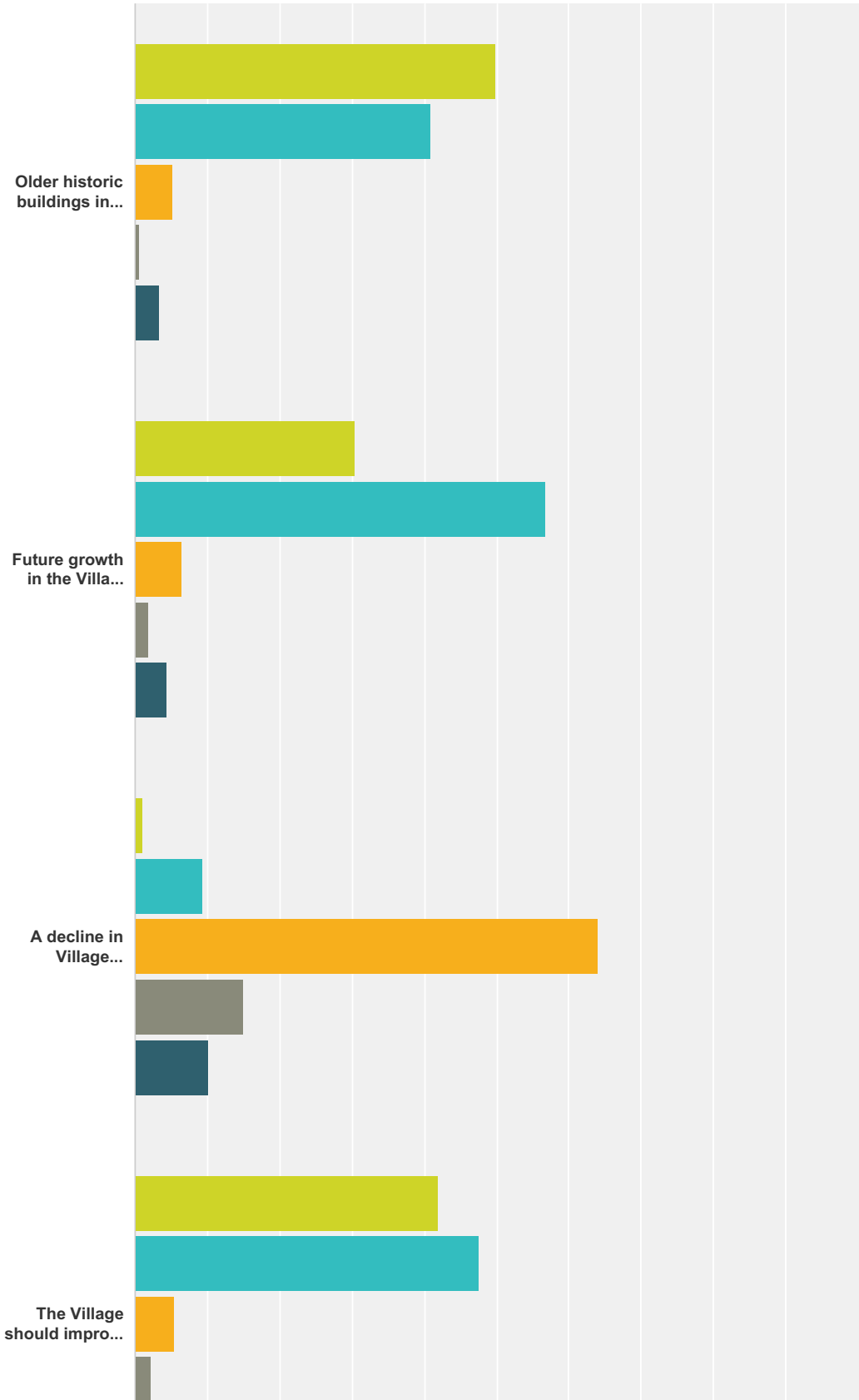


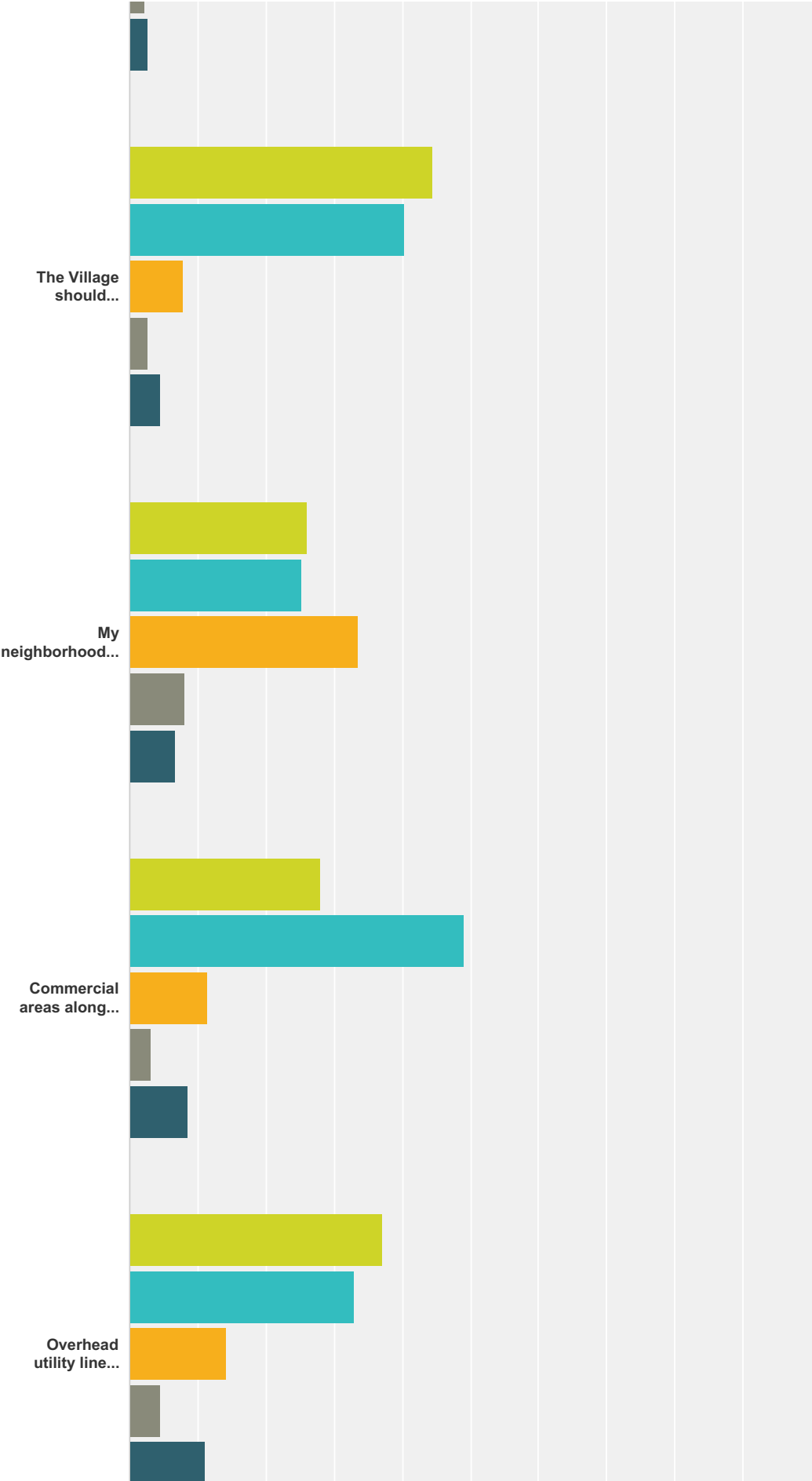


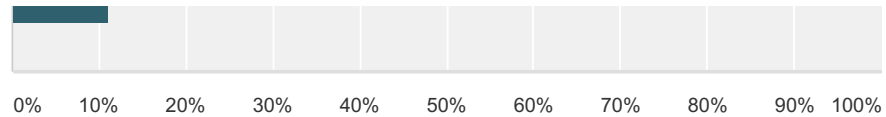
	Strongly Satisfied	Satisfied	Dissatisfied	Strongly Dissatisfied	No Opinion	Total
The number of retail businesses in the Village	2.82% 15	58.46% 311	33.83% 180	4.32% 23	0.56% 3	532
The overall appearance of your neighborhood	23.97% 128	63.86% 341	10.11% 54	1.87% 10	0.19% 1	534
The overall appearance of the Village	16.89% 90	69.98% 373	11.63% 62	1.13% 6	0.38% 2	533
The amount of open space in the Village	11.70% 62	62.64% 332	19.62% 104	3.58% 19	2.45% 13	530
The distribution of commercial and residential property in the Village	7.34% 39	73.82% 392	12.43% 66	1.51% 8	4.90% 26	531

Q12 Please indicate how you feel about the following statements

Answered: 535 Skipped: 1





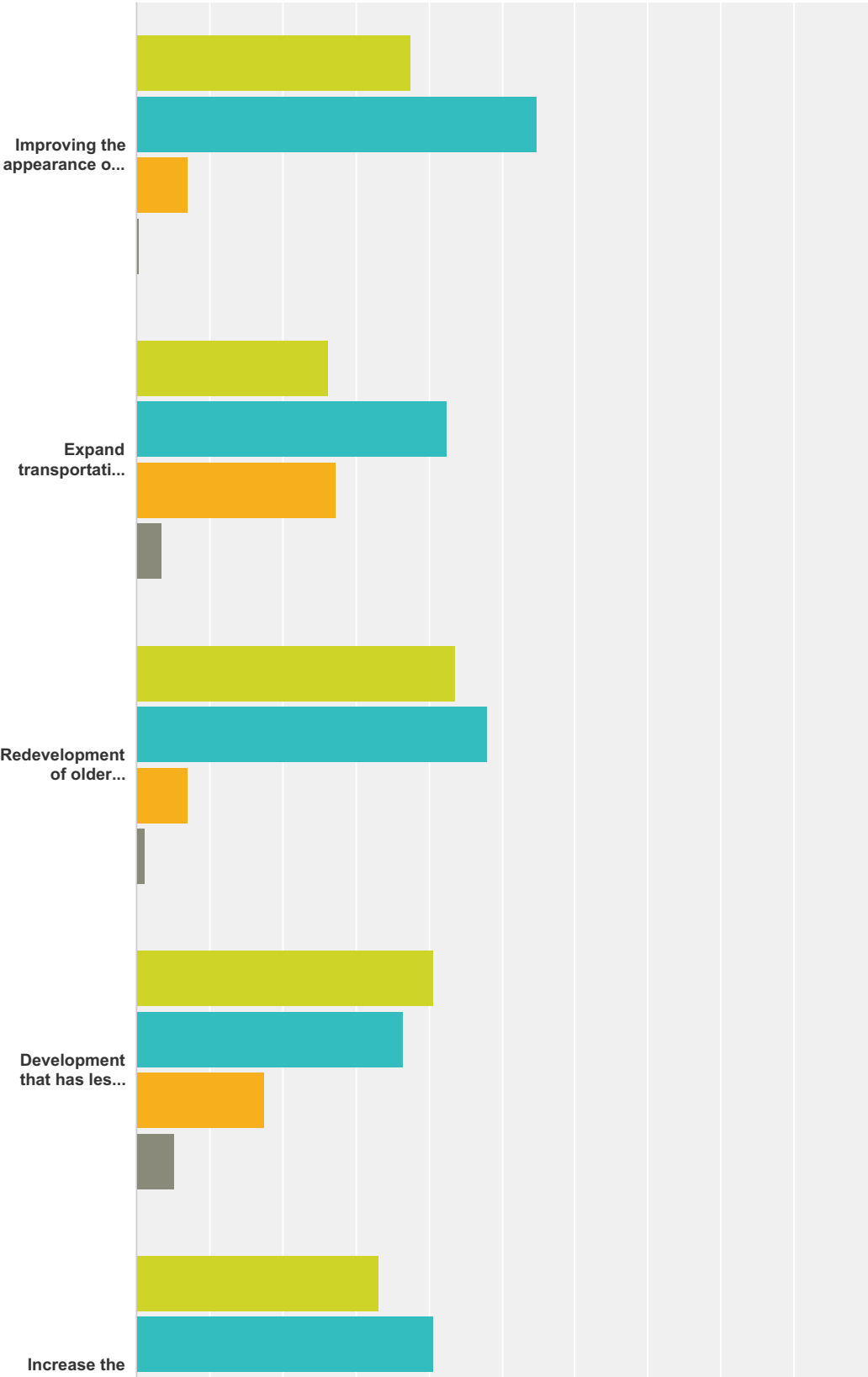


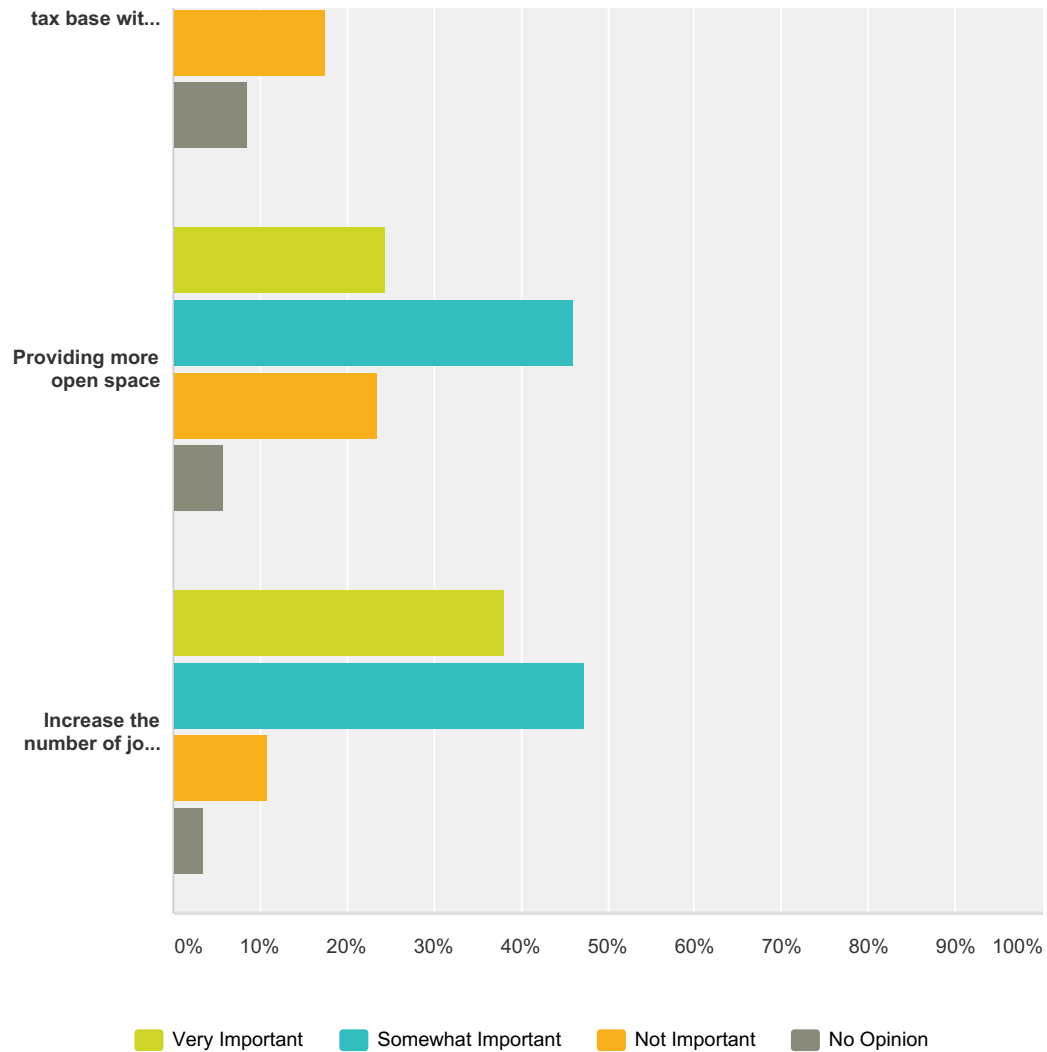
■ Strongly Agree
 ■ Agree
 ■ Disagree
 ■ Strongly Disagree
 ■ No Opinion

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion	Total
Older historic buildings in the Village should be preserved	49.81% 266	41.01% 219	5.24% 28	0.56% 3	3.37% 18	534
Future growth in the Village should be in targeted areas pursuant to an approved redevelopment plan	30.58% 163	56.85% 303	6.38% 34	1.88% 10	4.32% 23	533
A decline in Village population is good for the community	1.13% 6	9.38% 50	64.17% 342	15.01% 80	10.32% 55	533
The Village should improve the appearance of certain "corridors" along major roadways that are showing signs of age	42.06% 225	47.66% 255	5.42% 29	2.24% 12	2.62% 14	535
The Village should encourage sustainable (green) development for new construction by encouraging energy efficient buildings that have less impact on the environment	44.47% 237	40.34% 215	7.88% 42	2.63% 14	4.69% 25	533
My neighborhood has storm water drainage problems	26.18% 139	25.24% 134	33.71% 179	8.10% 43	6.78% 36	531
Commercial areas along some major streets lack landscaping	27.87% 148	48.96% 260	11.49% 61	3.20% 17	8.47% 45	531
Overhead utility lines along certain major streets are an eyesore	37.15% 198	33.02% 176	14.26% 76	4.50% 24	11.07% 59	533

Q13 Please indicate the level of importance for each issue described below as it relates to Arlington Heights

Answered: 534 Skipped: 2

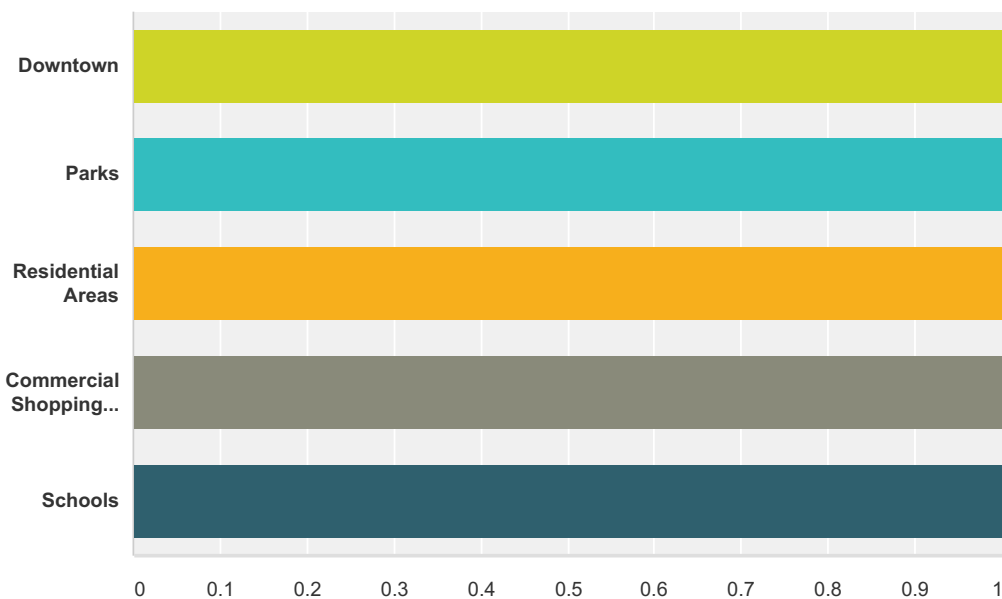




	Very Important	Somewhat Important	Not Important	No Opinion	Total
Improving the appearance of the Village	37.64% 201	54.87% 293	7.12% 38	0.37% 2	534
Expand transportation options	26.32% 140	42.67% 227	27.44% 146	3.57% 19	532
Redevelopment of older commercial areas	43.61% 232	47.93% 255	7.14% 38	1.32% 7	532
Development that has less impact on the environment	40.79% 217	36.47% 194	17.48% 93	5.26% 28	532
Increase the tax base with new, compact mixed use development	33.21% 176	40.75% 216	17.55% 93	8.49% 45	530
Providing more open space	24.39% 130	46.15% 246	23.64% 126	5.82% 31	533
Increase the number of jobs located in the Village	38.16% 203	47.37% 252	10.90% 58	3.57% 19	532

Q14 Please rate the quality of each of the following in the Village on a scale of 1 to 10 (with 1 being highest)

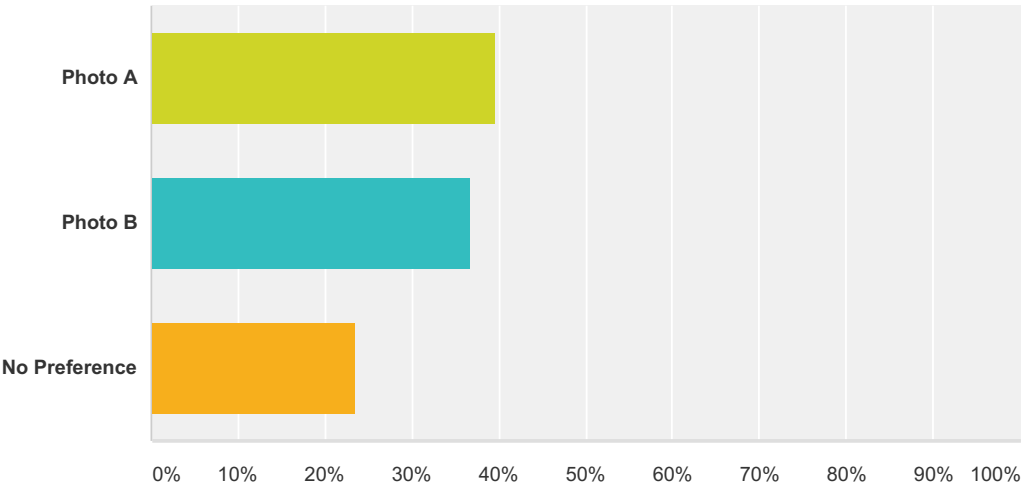
Answered: 533 Skipped: 3



	1	2	3	4	5	6	7	8	9	10	Total	Weighted Average
Downtown	12.38% 66	22.33% 119	18.39% 98	4.32% 23	5.63% 30	6.38% 34	9.38% 50	12.76% 68	6.19% 33	2.25% 12	533	1.00
Parks	16.89% 90	22.33% 119	15.57% 83	6.57% 35	5.25% 28	3.75% 20	5.63% 30	11.82% 63	7.88% 42	4.32% 23	533	1.00
Residential Areas	9.06% 48	19.62% 104	20.94% 111	9.81% 52	6.23% 33	5.47% 29	8.87% 47	10.38% 55	7.92% 42	1.70% 9	530	1.00
Commercial Shopping Centers	3.00% 16	7.50% 40	12.38% 66	21.95% 117	20.64% 110	11.26% 60	12.20% 65	6.57% 35	3.38% 18	1.13% 6	533	1.00
Schools	22.16% 117	24.43% 129	9.28% 49	4.73% 25	4.92% 26	1.89% 10	5.87% 31	7.01% 37	10.98% 58	8.71% 46	528	1.00

Q15 Reviewing photos A and B below, do you prefer buildings closer to the street with parking to the left as shown in Photo A, or do you prefer buildings setback with parking in front as shown in Photo B

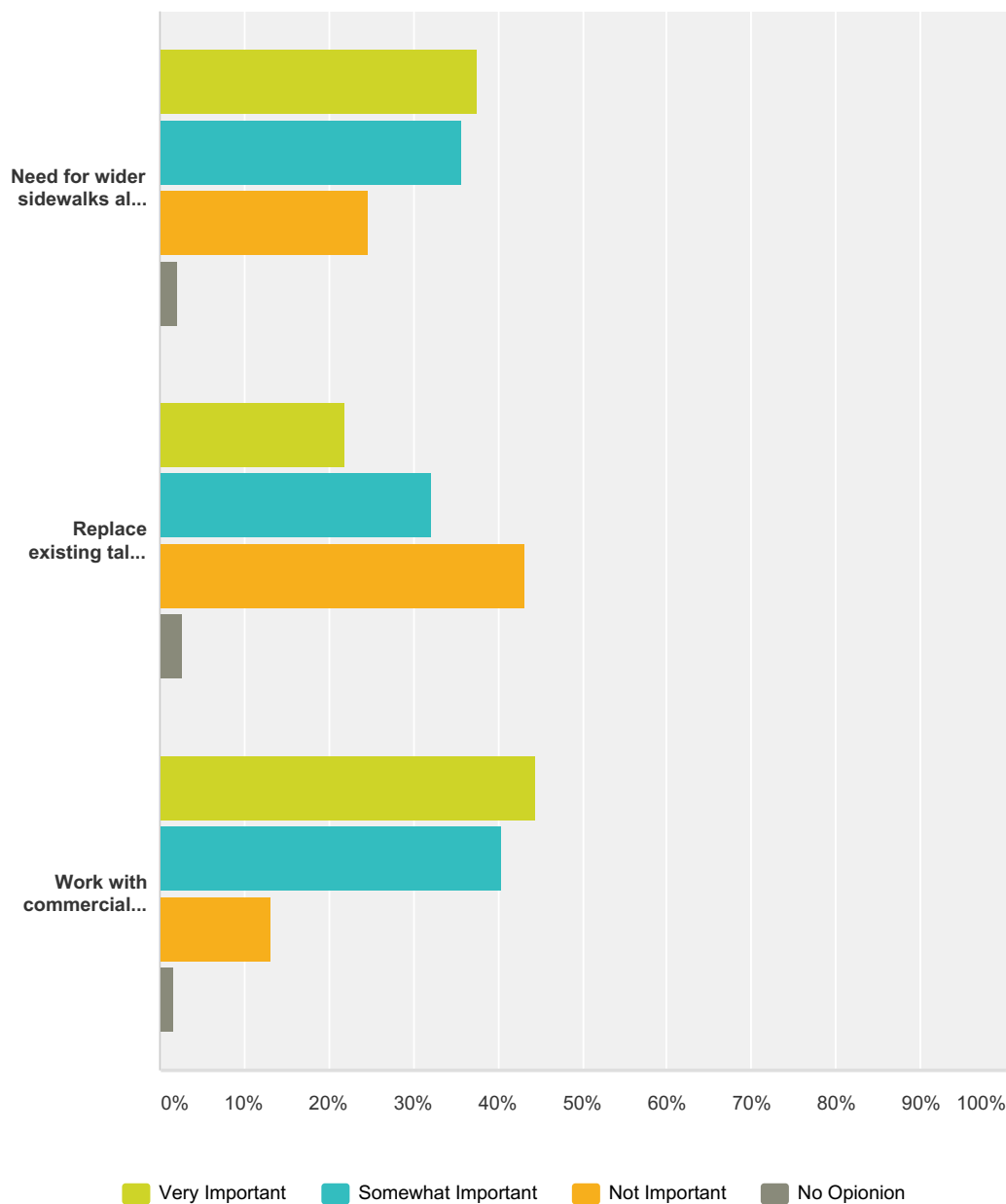
Answered: 532 Skipped: 4



Answer Choices	Responses	
Photo A	39.66%	211
Photo B	36.84%	196
No Preference	23.50%	125
Total		532

Q16 In Photo C below (Arlington Heights Road south of Downtown), please rate the importance for each of the following

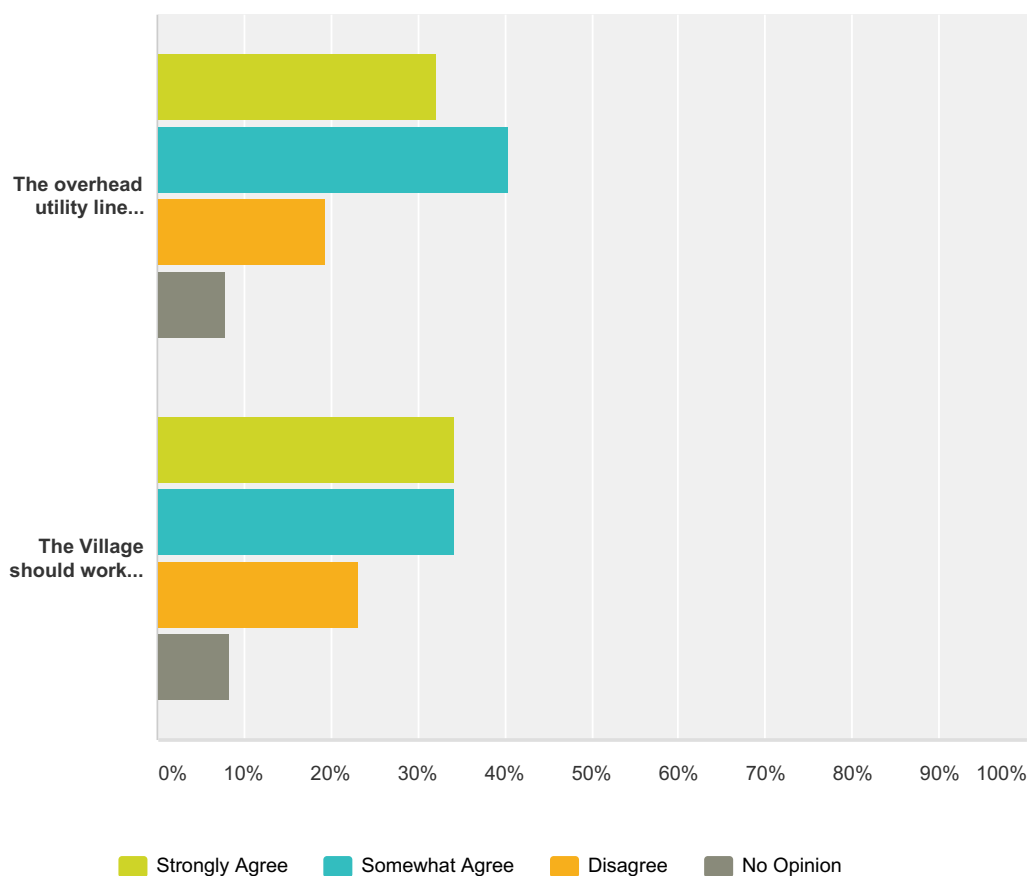
Answered: 533 Skipped: 3



	Very Important	Somewhat Important	Not Important	No Opinion	Total
Need for wider sidewalks along Arlington Heights Road	37.59% 200	35.71% 190	24.62% 131	2.07% 11	532
Replace existing tall street lights with more decorative streetlights similar to Downtown	21.95% 117	32.08% 171	43.15% 230	2.81% 15	533
Work with commercial property owners to provide landscape screening of their parking areas	44.53% 236	40.57% 215	13.21% 70	1.70% 9	530

Q17 In Photo D below (Arlington Heights Road north of Algonquin Road), please rate the following

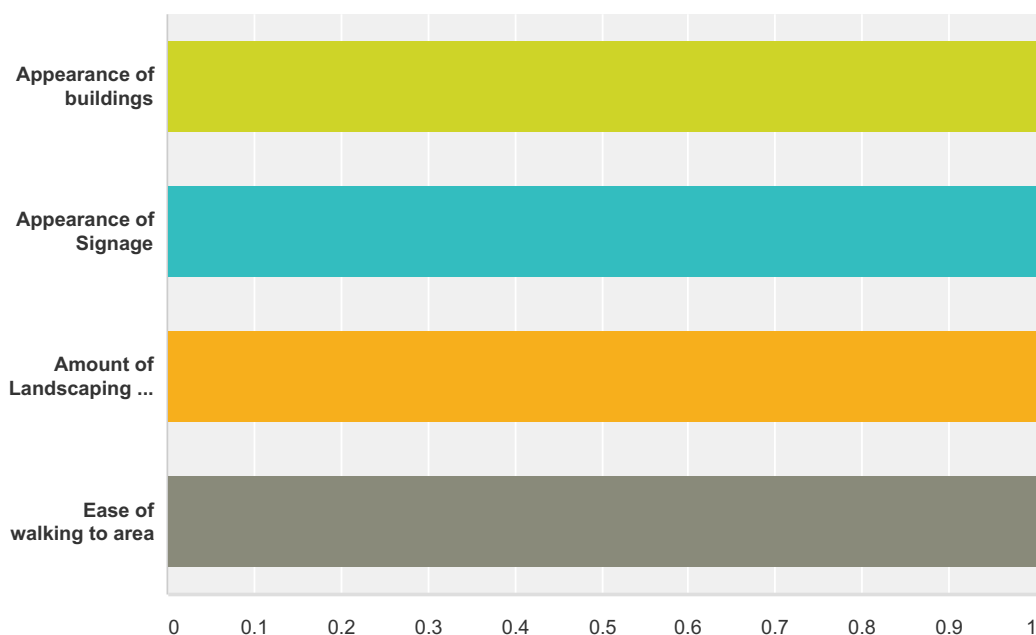
Answered: 534 Skipped: 2



	Strongly Agree	Somewhat Agree	Disagree	No Opinion	Total
The overhead utility lines to the left along Arlington Heights Road are a visual blight	32.08% 171	40.53% 216	19.51% 104	7.88% 42	533
The Village should work with the Illinois Department of Transportation to provide medians with landscaping in the center of the road where possible	34.34% 182	34.15% 181	23.21% 123	8.30% 44	530

Q18 Please rate the following for the corridor along Arlington Heights Road from Sigwalt Street south to Park Street utilizing the photos below and your own personal familiarity with this area (1 being the most positive perception)

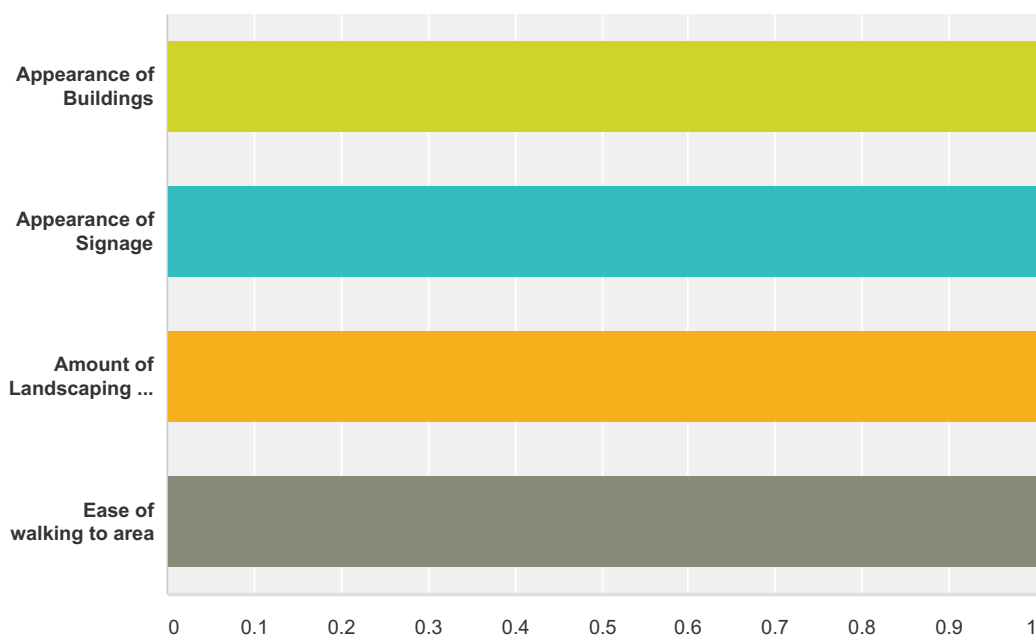
Answered: 518 Skipped: 18



	1	2	3	4	5	Total	Weighted Average
Appearance of buildings	3.68% 19	18.96% 98	41.97% 217	24.95% 129	10.44% 54	517	1.00
Appearance of Signage	3.47% 18	17.95% 93	43.82% 227	25.48% 132	9.27% 48	518	1.00
Amount of Landscaping / Greenery	4.25% 22	12.16% 63	33.98% 176	30.31% 157	19.31% 100	518	1.00
Ease of walking to area	7.35% 38	22.24% 115	31.53% 163	23.98% 124	14.89% 77	517	1.00

Q19 Please rate the following for the corridor along Arlington Heights Road from Central Street south to White Oak Street utilizing the photos below and your own personal familiarity with this area (1 being the most positive perception)

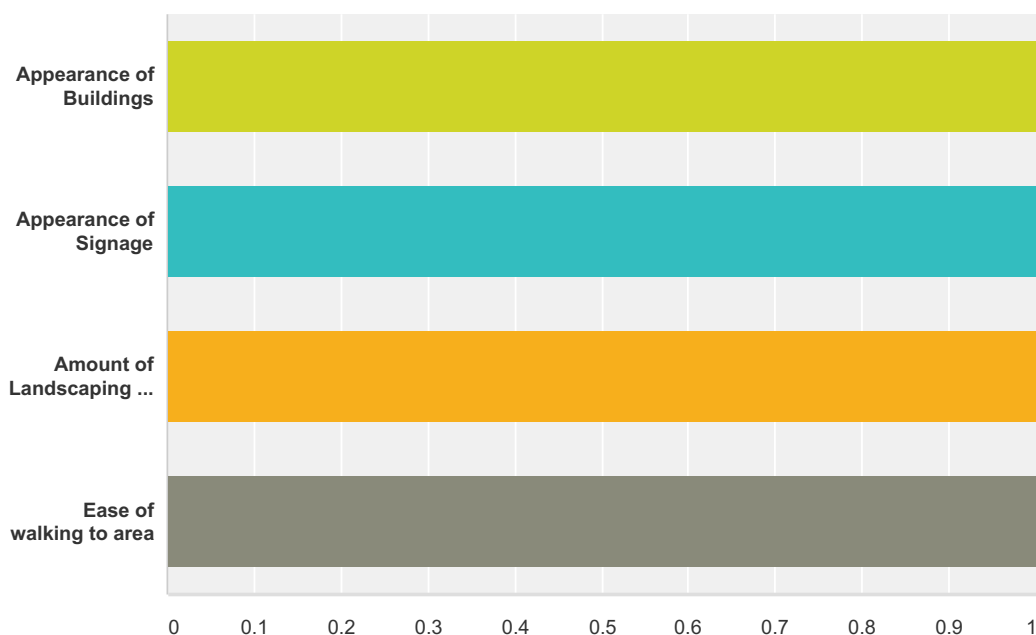
Answered: 517 Skipped: 19



	1	2	3	4	5	Total	Weighted Average
Appearance of Buildings	3.48% 18	17.79% 92	37.72% 195	26.69% 138	14.31% 74	517	1.00
Appearance of Signage	2.90% 15	14.89% 77	41.97% 217	26.11% 135	14.12% 73	517	1.00
Amount of Landscaping / Greenery	2.91% 15	13.20% 68	31.84% 164	32.04% 165	20.00% 103	515	1.00
Ease of walking to area	4.47% 23	14.37% 74	31.26% 161	27.38% 141	22.52% 116	515	1.00

Q20 Please rate the following for the corridor along Arlington Heights Road from Golf Road south to I 90 Tollway utilizing the photos below and your own personal familiarity with this area (1 being the most positive perception)

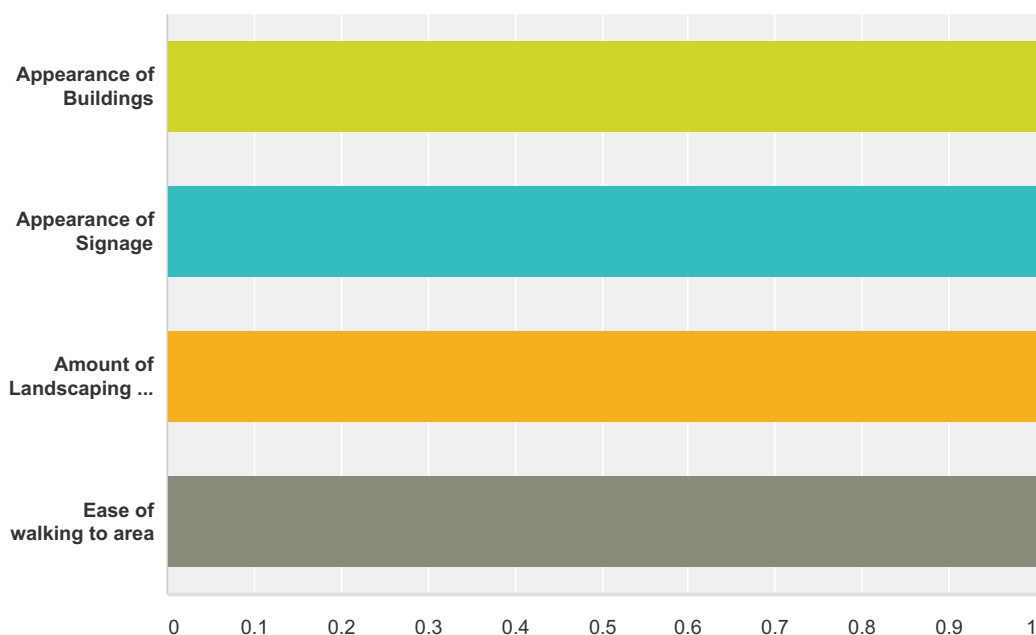
Answered: 516 Skipped: 20



	1	2	3	4	5	Total	Weighted Average
Appearance of Buildings	4.28% 22	19.26% 99	42.02% 216	22.96% 118	11.48% 59	514	1.00
Appearance of Signage	3.69% 19	19.61% 101	45.24% 233	21.75% 112	9.71% 50	515	1.00
Amount of Landscaping / Greenery	3.88% 20	13.40% 69	31.84% 164	31.84% 164	19.03% 98	515	1.00
Ease of walking to area	4.48% 23	12.09% 62	27.10% 139	26.32% 135	30.02% 154	513	1.00

Q21 Please rate the following for the corridor along Northwest Highway from Chestnut Avenue west to Wilke Road utilizing the photos below and your own personal familiarity with this area (1 being the most positive perception)

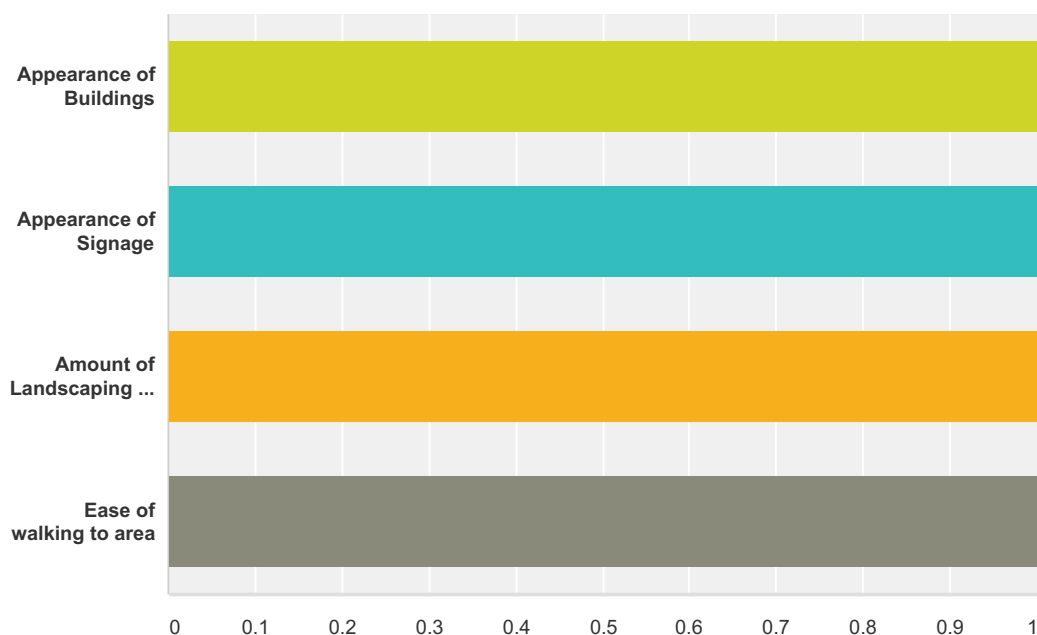
Answered: 500 Skipped: 36



	1	2	3	4	5	Total	Weighted Average
Appearance of Buildings	3.61% 18	14.83% 74	40.28% 201	26.85% 134	14.43% 72	499	1.00
Appearance of Signage	3.21% 16	16.87% 84	41.57% 207	26.31% 131	12.05% 60	498	1.00
Amount of Landscaping / Greenery	4.82% 24	12.65% 63	34.14% 170	30.32% 151	18.07% 90	498	1.00
Ease of walking to area	6.43% 32	16.87% 84	30.32% 151	26.51% 132	19.88% 99	498	1.00

Q22 Please rate the following for the corridor along Rand Road from Camp McDonald Road west to Hintz Road utilizing the photos below and your own personal familiarity with this area (1 being the most positive perception)

Answered: 501 Skipped: 35



	1	2	3	4	5	Total	Weighted Average
Appearance of Buildings	4.41% 22	19.04% 95	42.08% 210	22.65% 113	11.82% 59	499	1.00
Appearance of Signage	4.01% 20	18.64% 93	43.69% 218	23.65% 118	10.02% 50	499	1.00
Amount of Landscaping / Greenery	5.02% 25	14.66% 73	33.53% 167	31.12% 155	15.66% 78	498	1.00
Ease of walking to area	4.45% 22	8.91% 44	33.40% 165	27.13% 134	26.11% 129	494	1.00

Q23 Please provide any additional comments about the Village with respect to land use and development

Answered: 226 Skipped: 310

#	Responses	Date
1	Good job downtown. Rest of village mostly generic strip malls. On separately topic, trash pickup. I like pickup twice a week. I do not like dealing with the landscape stickers. Also would like curb side leaf pickup like palatine.	6/27/2015 4:43 PM
2	More mixed used buildings like downtown with more bars and things to do after dinner.	6/18/2015 8:10 PM
3	Less antique & jewelry stores in downtown, too cyclical.	6/1/2015 8:16 PM
4	There are currently two buildings being built on Arlington Heights Rd, both medical buildings, memory care etc. that are being built with cheap materials and are extremely unattractive. There should be higher standards for companies that want to build in our village and I would like to see some architectural uniformity. An overall cohesiveness that you'd find on the North Shore.	5/20/2015 5:54 PM
5	The Village should update the comprehensive plan and zoning code to encourage commercial buildings, industrial development and multi-family housing closer to the street to ease pedestrian access and make transit use more feasible. 1960s style development with large parking lots in front of large buildings is outdated and should be discouraged. The pictures and maps above are perfect examples of potential areas for redevelopment with a more pedestrian friendly design.	5/19/2015 4:22 PM
6	I live in Rec Park and would love to see the few houses that don't have sidewalks be encouraged/incentivized to add them. Also would be great to have the electric lines buried where they have not already done so.	5/15/2015 1:26 PM
7	Streets need to be tended to near the new memory loss building at Arlington Hts. Rd. and Council Trail. Maybe a stoplight should be installed.	5/14/2015 8:01 PM
8	Street lighting, public parks, sidewalks, and accessibility for walking and biking is terrible in Arlington Heights. Besides resale stores such as Goodwill, Salvation Army, Community Thrift and Lucille's there is no retail shopping in Arlington Heights for clothing or home needs. I must travel to Mt. Prospect or Schaumburg for my retail needs. How many restaurants and abandoned strip malls do we need? There are no quality hotels, B&B's or unique experiences to make this a vibrant city for spending a weekend in especially if you are a young professional adult, empty nester or single.	5/11/2015 2:51 PM
9	Stop supporting the Metropolis Performing Arts Center. The theater has been a huge drain on village financial resources with no positive gain and no hope of being self-sufficient in the future.	5/11/2015 1:47 PM
10	More place for walking and biking more green space make Arlington Heights look like a town rather than a suburb re-design major arterials to be complete streets	5/10/2015 8:01 PM
11	Consider offices incubators downtown for small businesses that normally work from home and can not afford a building or office. There are many vacant office space near Arlington Heights train station e.g. Hancock Apartments and across the tracks. I'm sure if the space was divided into rooms with a receptionist at the front door with a conference and small training room, it could be rented to small businesses that work at home that could not afford the rent AH and have a place to see clients. It would also give them an opportunity to increase profits to move into a larger space e.g. provide a strategic plan to grow their business if this is what they want to do.	5/9/2015 12:54 AM
12	open space needed, if you must have strip malls require landscaping	5/6/2015 8:29 AM
13	Needed housing for aging baby boomer, nice one level small open concept housing, All new construction is geared toward crowding in as many units as possible. Not intended for people who do not want stairs any longer. Taking better care of the exiting remodeling that was done not too long ago. Bricks in downtown falling apart, sidewalks, roads. We cannot ask our business to be worried about appearances if you don't take care of yours.	5/5/2015 12:12 PM
14	Overall, things a good, over head power lines need to be buried	5/5/2015 10:59 AM

15	You've selected great areas in which to focus, but would like to see success build success - and we may not be there yet. I believe that the main downtown area - train station neighborhood - needs to remain the Village's primary economic focus. If that community hub cannot thrive and support successful businesses/restaurants, while attracting new residents, Arlington Heights is nothing special.	5/5/2015 10:18 AM
16	I think all the questions had a purpose mainly to be answered in a negative way. Because we all know that there isn't a lot of green, the sidewalks are terrible, how about biking? Take Belgium and The Netherlands as an example to make things more cozy and less commercial but the coziness will attract more people to business. Please add shelter bike trails to your plans!!!! Easy to do with dividing lanes with green and trees. Like I said learn how bike countries do it. And ask business to have bike racks. How many do you have at stores or in the city? Thank you for listening. Joy	5/5/2015 10:06 AM
17	would love to see more visually appealing buildings and landscape with significantly better walking and biking paths!	5/5/2015 9:04 AM
18	My input is that I don't want to spend excessive amounts of money, AH or County, State or Federal, for AH window dressing. We need to be fiscally conservative in our spending on ourselves. I enjoy living in AH, but will retire in ~4 years and I don't want to have to leave AH due to the taxes being too high.	5/1/2015 9:38 AM
19	No TIFs please	5/1/2015 6:53 AM
20	I'd like to see safer connections between the areas near downtown to cross AH Rd. and NW Hwy., plus more restaurants north of downtown near Dunton, etc. The parks are great but it was disappointing the referendum failed to work on enhancing some of the older parks. Preserve the old bldgs. and build green, plus incentives for small business to get their workers near downtown would be good. I struggled to find decent affordable office space in town so I work in Schaumburg.	4/30/2015 11:55 PM
21	I would rather have wider sidewalks, and clearly marked bike lanes and/or routes than median landscaping. Every time I see someone riding a bicycle on Arlington Heights Rd out of economic necessity, I cringe at the danger they are stuck with. Fancy streetlights are just bling if the sidewalks and building access are almost exclusively for cars, instead of being built to human scale. I am a strong proponent of Chuck Marohn, and his Strong Towns principles. http://www.strongtowns.org	4/30/2015 4:36 PM
22	In the 8 years I've lived here, the thing i hate the most is the water main break and 2 floods that hit me. I read all about helping businesses and nothing to help us homeowners. I went to a planning meeting and heard more concern over developer hardships than what's best for the neighborhood. I drive down Campbell and Campbell Pl. confuses and irritates me, what kind of plan and development committee do we have and what are they getting out of it!!	4/30/2015 4:13 PM
23	I find that the village is overly concerned with the appearance of things at the expense of neglecting basic infrastructure. The parking garage, the new police station, metropolis theatre, all in the downtown area btw and many of the later questions all relate to how things look in the village and mostly all relate to retail concerns. Where are the questions about resident wants and needs? These questions are all tailored to meet the expectations and agenda the board has set for itself. Then you leave this tiny little box for comments. I don't think the board conducted this survey to find out resident wants so much as they want a rubber stamp for the ideas they have already chosen to implement. I don't find that the board is responsive to resident needs and is very defensive when citizens appear before it offering suggestions and or criticism. The last time I appeared before the board at a March or February board meeting I asked three simple questions. Mayor Hayes stated that those questions would be looked into and answers provided to me. Since that time nobody from the village has contacted me to follow up or provide any information on my request. I wish I could say I was surprised, but given my experiences before the board, more than a half dozen appearances with the village board and trustees, this is pretty much how the board always acts, non responsive.	4/30/2015 3:44 PM
24	We still would like to see more family-friendly (both from an environment and cost standpoint) restaurants uptown. Palatine is the closest "real" pizza place. Not looking for fast-food, but affordable.	4/30/2015 3:07 PM
25	It seems challenging at times for the village to keep businesses and restaurants open in the downtown area. Please commit to keeping these businesses and restaurants. It makes a big difference to the downtown appearance and for the members of the community. Redevelopment of certain shopping areas would be in order as well. Continuing to provide landscaping and lighting improves the appearance of the village.	4/30/2015 2:51 PM
26	I really wish we could get walls or trees along the tracks like all the other cities have. We are one of the few towns that do not shield their residents from the look of tracks.	4/29/2015 5:14 PM
27	The curb cuts in downtown AH, north of NW Highway, are in disrepair and should be fixed.	4/29/2015 3:37 PM
28	Lots of green cheaply covers up a lot. :)	4/29/2015 1:06 PM

29	I would like more fast food restaurants along Arlington Heights Rd. between Golf and Northwest Highway. I can only think of a Subway near George St.	4/29/2015 10:08 AM
30	Downtown area at signals and evergreen needs business improvement. That area is so open I would like to see more cafes, restaurants, pubs put in with outdoor areas to drive foot traffic to the area. That area has jewelers, real estate offices, financial planning offices are extremely boring and drive very little foot traffic to the area. Take example with European cities like Amsterdam, creating businesses that have foot traffic and easy pedestrian walkways and downtown will bloom!	4/29/2015 7:52 AM
31	Something as basic as continuous sidewalks would be an easy fix that would make a huge impact. Certain houses along areas like North Dwyer have no sidewalk in front, forcing kids, walkers, runners, etc to take to the street in a high traffic area.	4/29/2015 6:56 AM
32	Let's clean up south Arlington heights rd between white oak and downtown. A lot of those businesses look like crap. I'm for what ever it takes I like the idea of condos and shopping along that area first floor commercial or just creating ordience for this property owners either get them out or make it nicely landscaped	4/29/2015 6:36 AM
33	Sewage & water back up have become a major issue for residence south of Memorial Gardens & should be addressed sooner then later	4/29/2015 12:10 AM
34	Would like to see an option to cross train underpass on nwhwy btwn s Forrest and Prindle by foot or bike.	4/29/2015 12:02 AM
35	Please fix the sewer problems south of downtown area	4/28/2015 11:43 PM
36	Draining of storm sewers should be a higher priority than corridor and villGe appearance!	4/28/2015 10:40 PM
37	Can we bury the powerlines, make sure all retail signs are in good condition (no broken signs), cleanup the garbage along sides of road, where possible along each road there should be parkways and then the sidewalks further away from the road. Has a multi use sports facility similar to libertyville sports complex been considered? It could hold tournaments for basketball, wrestling, soccer, lacrosse, etc.	4/28/2015 10:00 PM
38	It would be nice to have a dog park since you can't take resident dogs to any of the village parks.	4/28/2015 9:21 PM
39	Please do not bite off more than you can chew. Tend only things that need attention and do not throw money at any wish list projects that are not necessary.	4/28/2015 8:20 PM
40	Thank you for asking for our input. I hope that all areas of Arlington Heights will considered for improvements, not just downtown! Also, change the parking time limit to three hours vs two hours...can't shop, and dine without getting a ticket!	4/28/2015 8:01 PM
41	Please address biking to areas within the village. Consideration for route to Busse Woods. The amount of available retail space in downtown arlington heights is disappointing.	4/28/2015 7:53 PM
42	Do not implement policies that would increase taxes.	4/28/2015 7:13 PM
43	I am a small business owner who wants to buy land or a building to re-build ecologically and beautifully for my business near the CBD. I have called but don't get any help. Wouldn't this be something positive for the village? Thank you for the survey, Kate Leipprandt	4/28/2015 6:37 PM
44	Please develop slowly and with restraint.	4/28/2015 6:12 PM
45	some of the parks should be dog friendly on leash. Would be nice to have more stop signs in residential areas and more sidewalks.	4/28/2015 5:55 PM
46	You approved plans for the building up of the area Northwest of Kensington & Dryden and then you CAVED-IN to the changes made by the developer. You approved plans for the high-rise downtown to have balconies and then you CAVED-IN to the changes made by the developer. No penalties to the developers - - no ownership by the trustees !!!!! Fix the process before you move forward with any plan for the future.	4/28/2015 3:42 PM
47	wrong picture above. I don't see Camp McDonald Rd!	4/28/2015 3:12 PM
48	The chase bank next to the tracks downtown is horribly ugly and needs to be updated.	4/28/2015 1:33 PM
49	The area of Paltine/AH Rd especially the tow yard is an eyesore. Also, crossing as a pedestrian or not in a car is extremely dangerous.	4/28/2015 12:51 PM
50	Students need a walkway to cross rand at olive. Also, oakton needs more police presence at night during the summer as it becomes a speeding corridor. Great park option would be at Carlyle court, Windsor. Two open lots!	4/28/2015 12:34 PM

51	Locations of building next to busy streets i.e. downtown AH, should have guard rails on the sidewalks so if a car or truck approaches the pedestrian sidewalk, guard rails will avoid or stop a pedestrian from getting hit and / or killed. Lets use preventive action before reactionary measures after something happens.	4/28/2015 12:19 PM
52	I've lived at Sigwalt and Walnut for 4 years and have never had a sewer/water problem until this past year. I had black sludge sewer water come in my basement twice last summer (2014), which resulted in my insurance carrier dropping me for 2 claims. I have alsonumerous neighbors throughout the area install flood control systems this past year. I've had plumbers AND Village water employees come out and admit there is a sewer problem in my area. I would suggest fixing this problem first before worrying about appearances in the village. Sewer issue are much more important for health reasons of the residents. Maybe the village would consider offering more than 50% cost to residents you are forced to get the flood control systems, as I am a single mother of 2 small kids and cannot afford the \$8,000+ to install such a system, even with your flood control rebate program.	4/28/2015 12:12 PM
53	It's always nice to make the community look better. You're not going to get much disagreement there, so I'd be shocked if your survey results suggest anything else. But there is a cost to everything, it's all a trade off. Yes, it would be great to have more landscaping and nice lightpoles, and generally improve the corridors, but who pays? Do we want to make it more costly to open and operate businesses in AH? Any survey that doesn't include those realistic tradeoffs and choices and discussions around costs should not be relied upon for making these important decisions. It seems as though we're trying to steer the results in a certain direction here. Aside from the budget issues, I'm concerned that we're not including some important development issues in the survey such as affordable housing, TIF, etc. Unfortunately, without including these issues, I must presume the development staff does not believe the results would align with its viewpoint.	4/28/2015 11:37 AM
54	In all the pictures but the Rand Rd area, the appearance of buildings and signage could be improved. There are a handful of buildings and signs in each area that are fine but overall they need to be improved. The downtown does not need any more salons, there are way too many and it deteriorates the perception of the retail that exists in the downtown. Sidewalks in the areas listed in the survey need to be widened. I will walk on side streets to get closer to my destination on AH Rd, rather than walk on AH Rd. At times I'd prefer to walk on AH Rd so I can window shop along the way, but not with my dog or baby in tow.	4/28/2015 10:43 AM
55	This is a very general and subjective survey. While I think it is good for taking the pulse of the community I do not feel the information gathered is sufficient to support specific decisions. Almost all of the answers could change when reviewing specific proposals. Residents should continue to have input during each step of the process.	4/28/2015 10:25 AM
56	Need to be careful. I don't think downtown development has paid off, has it? Rents for commercial space way too high down there. Can't keep tenants often.	4/28/2015 10:25 AM
57	I would "encourage" green building practices, but not burden homeowners or business owners by requiring it as part of the code.	4/28/2015 9:52 AM
58	less low income housing.	4/28/2015 9:37 AM
59	Green development and improvements should be considered while redeveloping AH.	4/28/2015 7:20 AM
60	In the winter when the snow covers the sidewalks on Arlington Heights Road south of Central down to I90, people walk in the street. This is an area of major concern for me!	4/28/2015 5:27 AM
61	We strongly believe in preserving historic buildings in Arlington Heights.	4/27/2015 11:40 PM
62	Walking path completion around Rec Park baseball field would be very nice for families. Bridge or underpass at Palatine and Windsor to connect more neighborhoods to Lake Arlington. Thanks!	4/27/2015 11:20 PM
63	Modernization is good but there has to be a good balance between that and the preservation, better still adding of greeneries in our village. This ensures a healthier environment for healthier and happier population.	4/27/2015 10:13 PM
64	Please limit the teardowns of older homes. Demolition is not green and we must preserve our architectural history. These old homes are irreplaceable!!!	4/27/2015 10:05 PM
65	Something should be done about the vacant stores and poorly cared for parking lots by laser quest	4/27/2015 9:38 PM
66	more taxpayer type buildings (retail on street level and condos above) need to be brought to Arlington. The failing strip malls are an eye sore and quite frankly a waste of otherwise very useful space. Speaking of empty lots, the empty lot that borders Sigwalt and Campbell is also an eye sore. Either turn it into practical space or build on it. It would be nice to have walking and biking trails which lead into the downtown and major park areas.	4/27/2015 8:48 PM
67	Revitalize concentrated areas rather than new construction and empty crumbling buildings. We moved to this city for a vibrant downtown and community (similar to Libertyville and Highland Park)	4/27/2015 8:44 PM

68	I live on the south end of AH and love it, but I often feel like we are forgotten when it comes to development. I feel that this end of the village is the entrance to AH, especially from 90. I really think we should improve the south end and make it more welcoming and reflective of the development and care that have been put into other areas, like the downtown. I would love to see a major change at International Plaza at AH Road and Golf, either a complete overhaul or at least improvements to the existing structure. That has been an eye sore in the area for many years. Thank you for reading!	4/27/2015 8:27 PM
69	Commercial areas along Arlington heights need work for sure. More landscping, better looking buildings. Time for an upgrade. Thanks for asking the questions.	4/27/2015 8:22 PM
70	Any chance we could have a design review board that has actual taste and a sense of aesthetic? Or is t doomed to political hacks?	4/27/2015 8:04 PM
71	Arlington Heights has many wonderful ammenities that are not easily accessible by walking or biking. It would be helpful to improve accessibility.	4/27/2015 6:17 PM
72	Lower rent costs for businesses in the downtown so they don't close.	4/27/2015 5:36 PM
73	This is the 21st century....our businesses need to step up and get a face lift, add green spaces or at least interest and modern signage. With the internet and younger people utilizing that mode of shopping, the Village needs to be stealth in attracting 'attractive' services that are not available on the internet to populate our community, support it's continued growth and redefine what storefront commerce is in this century.	4/27/2015 5:27 PM
74	Business' that use vans or vehicles as signage and park them in the front parking lot so that they are visible should be ticketed and fined for having improper signage.	4/27/2015 4:47 PM
75	You are going to be having tens of thousands of adult millenials living in Arlington heights within 10 years. Please develop Arlington heights with that in mind and seriously improve energy efficiency and being green coupled with embracing technology and LED lights very seriously just as we do. (Millenials)	4/27/2015 3:49 PM
76	First survey with 1-10 with 1 being best... hope it doesnt mess up your results	4/27/2015 3:36 PM
77	Need a soccer/baseball facility like they have in many city to hold tournaments!! Need to attract families!	4/27/2015 2:43 PM
78	please no more useless construction or TIFF areas to raise my taxes for new business to get a break	4/27/2015 2:11 PM
79	Although downtown has a lot of great restaurants, it lacks that community gathering destination that communities like Naperville & Elmhurst have. Where do you go for a stroll or gather after dinner? I'd like to see more of a community gathering space in that area.	4/27/2015 12:37 PM
80	Based upon the questions asked in this survey, you have captured each of the areas I believe have a lot of opportunity for improvement.	4/27/2015 12:09 PM
81	The amount of vacant retail spaces in downtown Arlington Heights is concerning. We need a few more anchor (especially now that paper a closed)	4/27/2015 11:23 AM
82	Would love to see more restaurants and stores to fill up the vacancy downtown AH and around Marianos.--but quality retail/stores/restaurants. What about a Potbelly downtown AH? Also a bar/restaurant by Marianos? Also, the sidewalk on Kensington next to Marianos to cross NW Hwy to downtown is not appealing or really safe (uneven).	4/27/2015 11:05 AM
83	1. Improve access to USABLE handicapped street parking in downtown area 2. Replace dangerous ribbed curb cutouts (wheelchair) 3. Improve traffic and speed controls in residential areas by use of (carefully planned) traffic signage, choke points, dead ends, one way streets and speed bumps - where appropriate).	4/27/2015 9:48 AM
84	One question about true infrastructure and is to ask if there is a problem with the sewer problem, not should it be upgraded TO CODE. This survey seems to be about appearances and not about substance.	4/27/2015 8:41 AM
85	Develop the corner of Golf and Arlington Heights Road. It is an eyesore.	4/27/2015 7:22 AM
86	Try to get more stores and casual restaurants and less nail salons, dry cleaners, and exercise/PT places. We need more sales tax dollars. New places like Sweet T's and Charisma really reflect well on the types of shoppers that we have. Get something similar to Panera into that open spot. Thank you.	4/26/2015 9:49 PM
87	It seems there are no gas stations around A.H. any longer. It was a shame to see the Citgo on the corner of AH road and Maude be replaced by another commercial bank. Why do we need another bank?	4/26/2015 9:38 PM
88	Less cement and bricks, more plants and drought resistant ground cover	4/26/2015 5:57 PM
89	better trees	4/26/2015 5:33 PM

90	pedestrian access is very poor any time you have carriage walks adjacent to the street. With snow, it becomes impossible to walk in those locations. Plant more trees EVERYWHERE. Fix the trip hazards in the down town area.	4/26/2015 3:08 PM
91	Streets are a mess. Ex. Campbell from Downtown West to Wilke. Main corridor coming into Downtown and it is embarrassing. Riding a road bike on that street is impossible.	4/26/2015 12:36 PM
92	The amount of homes flooding in the north end has increased drastically, leading to many homeowners leaving. These homeowners sell at low prices to get out, and lower everyone's property values. Something must be done immediately to address the storm sewer flooding problem. This is a civic issue, not an individual issue. This should be the number one priority!	4/26/2015 11:46 AM
93	The problem of storm water drainage is the most pressing problem in Arlington Heights. The appearance of specific corridors or more landscaping does not matter when home flooding occurs to the residents of the village. Why would I care what the landscaping looks like when all I am concerned about is whether storm water is going to flood my home every time it rains. I don't have the luxury of worrying about the appearance of signage or landscaping. I have never seen flooding like this in any other village. If an action plan for fixing the flooding in the village is developed I am leaving Arlington Heights. Not addressing the problem of storm water flooding before aesthetic updates to village property is inappropriate.	4/26/2015 10:31 AM
94	There are 3 psychics within a mile of each other. They make AH look trashy and scary.	4/25/2015 10:31 PM
95	We need a high-end restaurant like Wildfire close to downtown. I often go dinner in other suburbs and would rather spend that money in Arlington Heights. The buildings across Arlington Heights road from Village Hall looks unappealing as you drive by.	4/25/2015 9:23 PM
96	Concentrate on the north and south side for development and forget about the downtown area.	4/25/2015 7:32 PM
97	The more landscaping the better. Clean up eyesore areas.	4/25/2015 6:32 PM
98	I am disappointed there are no questions covering any area north of Hintz. I live in the far north of the village and it seems we are always an after thought. There are questions about the far southern border of the village and nothing about the 2 miles of the village north of Hintz.	4/25/2015 5:02 PM
99	I would Love for a more Urban feel in the downtown area that brought in some boutique shops and more high end dining to make it more of a destination off the metra. I think there is a good start, but a lot of room to improve to keep up with other suburban downtown areas.	4/25/2015 1:55 PM
100	Rather than redeveloping commercial strips or in the north end industrial area since we only get more of the same kind of stores or vacant buildings, that land can be used for mix use for more senior housing.	4/25/2015 1:25 PM
101	be careful how you spend our money	4/25/2015 11:31 AM
102	It would be spectacular if we had something similar to Southport Ave (in Lakeview). I love how they mix restaurants, bars, shopping. Highland Park and Evanston have something similar. Downtown Arlington Heights is very pretty and we certainly have the beginnings of it. Would be great if we were a destination downtown that people made the trip to spend time in!	4/25/2015 11:20 AM
103	Allow dogs in the parks. More green space. More diversity in our population.	4/25/2015 11:10 AM
104	Village must work on drainage issues throughout village as that issue can destroy all other work done.	4/25/2015 10:51 AM
105	Need better parking downtown on Campbell. The tall buildings have ruined the feeling of a home town. If you look at other cities that have not put up tall buildings and kept the original buildings they have more character and have not tried to make their villages look like Chicago and more people from other areas visit and shop there. We are, or use to be, a family village. We still have many events that attract families.	4/25/2015 10:16 AM
106	Fix the streets in the Northgate development and the sewer drainage problems as well. I have been flooded twice in the last 4 years in the area of Hintz and North Dryden Place. Thank you.	4/25/2015 9:55 AM
107	Spending on what is needed first	4/25/2015 9:36 AM
108	We have too many parks -- and not enough industry. Our tax base is needs to be lowered - more industry would help.	4/25/2015 9:36 AM
109	Fewer high rises!	4/25/2015 8:53 AM
110	Increase of greenery and parking lots behind buildings would be an improvement overall	4/25/2015 8:52 AM

111	Planning needs to be more consistent, particularly in outlying areas. Businesses along major roads must be required to plan parking and landscaping appropriately, according to a master plan.	4/25/2015 8:14 AM
112	Tax increase not an option. Cut salaries.	4/25/2015 7:51 AM
113	How about spending more funds on our terrible roads as a higher priority. they not only look unsightly but cause constant debris from breakup of surface, like Verde drive north of Palatine road.	4/25/2015 7:46 AM
114	Snow removal along northwest highway and arl Hts road is poor. I have to walk down the middle of northwest highway if it snows more than 4 inches due to poor plowing. Whomever did the brick sidewalk along Nw highway near egg harbor should be fired. It's uneven with big gaps in it and it is terribly icy in winter. More trees should be planted in rec park near the tennis courts, it's a mess and people,park on the grass.	4/25/2015 4:59 AM
115	It is such a shame to see so many vacant buildings in downtown Arlingotn Heights. Businesses are forced to move out because the rent is too high. It would be nice to if the village could do something about that.	4/24/2015 9:33 AM
116	I would like to see deeper involvement with the affected residents and businesses in any given area up for review rather than staff making the lions share of decision for usage and design	4/23/2015 4:38 PM
117	Many of these questions REALLY bother me. The idea that you can plan or "encourage" how a community grows is ridiculous. The market will dictate economic balance and density with or without your version of the 10 year plan. Run ith Village efficiently and at a low cost and people will choose to live and work here and THAT will drive appearance improvements.	4/23/2015 3:20 PM
118	There is a definite argument to look at building at least one turf field at Sunset Meadows park.	4/23/2015 2:51 PM
119	The parks are beautiful except where you have the tall grass growing. It is an eyesore, especially if you live across from one of the parks.	4/23/2015 2:07 PM
120	Eliminate the restriction on not having bars/taverns	4/23/2015 11:03 AM
121	Village should focus on infrastructure and security. Please continue to push for private commitment up front if pursuing TIF redevelopment. And lesson learned on what Palatine was able to do with their blighted area with the placement of its new Police Station.	4/23/2015 10:15 AM
122	The village needs to do something about retaining retailers. The rent is too excessive for favorite restaurants and shops to stay in business. It's shameful!	4/23/2015 10:05 AM
123	There needs to be more attention to efforts of getting commercial/retail businesses in the downtown area that will stay more than 6 mos to a year. There also needs to be AFFORDABLE entertainment for the young school age people in the village that they can safely walk to with friends. The theater was a great loss for the community. New housing should be better monitored so houses are not intrusive to the neighborhood.	4/22/2015 12:55 PM
124	More green landscaping is always welcome and we need more condos downtown, NOT more apartments. There is NOT enough parking ever, even in the lots. Love downtown Libertyville where the parking is located behind the commercial corridors. Think there is great demand for a townhome development downtown. But of course, property taxes are too high. Good luck!	4/22/2015 10:51 AM
125	Not a single dime should be spent on beautification projects until the village's flooding problems have been addressed. The Board must serve the residents. The appearance of the village is irrelevant if people's lives are continually harmed by regular flooding. Fix this before anything else.	4/22/2015 9:32 AM
126	Plan commissioners have allowed less landscaping and variances for YEARS- I have been here 30 years.....TIME to put the landscaping back- Move the parking behind or to the side of the buildings and STOP ALL THE RESALE SHOPS- I moved into the village in 1982 and there was NOTHING but resale- we are back to that. LOOK AT RAND RD- 5 of them HORRIBLE in a one mile stretch Why can't we upgrade the quality of shops and restaurants. AH used to be a place of destination- Now I leave to go to other towns to eat and shop SAD	4/22/2015 7:31 AM
127	all powerlines/telephone poles should be underground. And we need more sound barriers along route 53 to make neighborhoods quieter	4/18/2015 11:18 PM

128	The auto shop on the Northeast corner of Arlington Heights Road and Palatine Road is a big eye sore. It has been a big eye sore for the 24 years I have lived in Arlington Heights. Why haven't they had to clean up their facility? It looks like a junk yard. The other problem with the facility is when they are delivering a vehicle. they back up traffic on the main road by blocking the right lane while they wait to go in with a vehicle. Is the house even being used? It looks like it could fall at any time. I remember when the person by the off ramp from route 53 going east on Palatine Road had the airplane in their yard. His property didn't look half as bad as the body shop facility. If the person with the airplane had to clean up his property, why doesn't the body shop have to clean up their facility. It seems that there have been the same vehicles parked inside the fence along Arlington Heights Road forever. Why doesn't the village clean up the areas out side the downtown area? Image isn't only in the downtown area. The village needs to monitor these type of problems are address them with the property owners.	4/16/2015 10:23 AM
129	Used car lots (Japan Auto) should be highly regulated when in residential areas. They are almost always over the allowed cars in the parking lot. Plus their string of LED holiday light just make the corner look cheap.	4/14/2015 12:32 PM
130	There are still too many empty storefronts in downtown Arlington Heights. Not sure why, but it does affect the overall appearance of the area. Also, I feel that the new developments along Dryden at the site of the former Arlington Market are unsightly. Tiny houses built so close together make one wonder why they weren't built as townhomes instead. The whole concept looks way too crowded and seems to beg for a more balanced use of open land and residential buildings	4/14/2015 12:05 PM
131	Would like to see a park in the land off S. Beverly just one block parallel to oakton.	4/14/2015 11:13 AM
132	The south end of town is a total eye sore and wasted space. It's the step-child of the Village and needs attention! Getting off I-90 doesn't make you feel welcome or 'at home'. A single community center with a real fitness center would also benefit all residents.	4/14/2015 3:49 AM
133	keep as much green space as possible. residents should be held responsible for the upkeep of their property,	4/13/2015 9:08 PM
134	The priority for this city should be the water/sewer problems. I live in Scarsdale subdivision and have experienced water issues for 20 years with zero help.	4/13/2015 8:58 PM
135	The priority for this city should be the water/sewer problems. I live in Scarsdale subdivision and have experienced water issues for 20 years with zero help.	4/13/2015 8:58 PM
136	Stowater management should be more seriously considered, both in terms of modernizing/upgrading existing infrastructure and also in future planning/development policies. Likewise for sustainability initiatives.	4/13/2015 8:13 PM
137	#1 concern is the large number of vacant retail spaces in downtown area. Rents must be too high if no businesses can afford to be here - IMHO more important to ensure some "core" attractions in the village than to worry about overhead phone lines!	4/13/2015 8:06 PM
138	Commercial areas along some major streets lack landscaping - SO WHAT!!! It's time for infrastructure improvements. Spending money once again on appearances like the Taj Mahal instead of long term improvements to an aging infrastructure. To bad the sewers weren't above ground, then you would do something about it. Out of site out of mind is that the philosphy you guys are following.	4/13/2015 5:46 PM
139	It seems like somebody resurfaces Hintz road every year. Whose job is it to keep track of how often they pave that street? They seem to do it in six foot strips.	4/13/2015 5:09 PM
140	Provision for Section 8 housing...so as not to become an isolated upper middle class enclave.	4/13/2015 4:14 PM
141	How about redeveloping the old shopping center on Rand road where laser quest is? There are currently only one or two tenants and it is an eyesore. I live near there and that whole end old town is historically neglected. We pay a lot of property taxes, too.	4/13/2015 3:44 PM
142	I would love to see: more green areas, more plants in the medians & fewer closed-up buildings. I would love more coffee shops—specifically better meeting places for the community. Currently, downtown AH lacks good places that offer big tables and WiFi (the Starbucks is tiny and crowded). A local book store, flower shop or even a new pub would be fun too.	4/13/2015 1:39 PM
143	There are too many vacant stores/offices in too many abandoned-appearing strip (and even larger) malls and office complexes. Rather than new development, village efforts should be concentrated on repurposing the vacant commercial properties in the village or building new on such sites. Nothing like abandoned buildings to start a community's downhill slide.	4/13/2015 12:48 PM
144	Any redevelopment / change in land use should be paid for by the new use of the land development without raising property taxes - which are already too high.	4/13/2015 12:10 PM

145	Parking in the downtown area needs to be increased. Would be nice to increase more open recreational outdoor space in the downtown area, perhaps with a playground for children who live in the downtown area. Try to purchase that large open area next to the parking garage, and across from Peggy's.	4/13/2015 11:22 AM
146	Westgate subdivision's storm sewers overflow into people's homes and needs to be fixed. Separate pipes for sewage waste, not combined.	4/13/2015 10:29 AM
147	Westgate subdivision's storm sewers overflow into people's homes and needs to be fixed. Separate pipes for sewage waste, not combined.	4/13/2015 10:28 AM
148	We need to quit screwing with the brewery that wants to open in our village	4/13/2015 9:16 AM
149	I love our village...glad to see we are going to address some of the areas that need some improvements. We need to invest in our parks and green space!!!	4/13/2015 8:10 AM
150	The Village has become business bland... There are very few unique businesses that draw people to the Village. What would compel me to drive to AH when I can spend money at the exact same chains in my own town, or any town along the train line? AH offers very few reasons for folks to travel here. It seems the Village is very willing to bend over backwards for national chains & franchises (how many Subway restaurants does a town of +72k really need?), but does nothing to cultivate the types of innovative small businesses that would make AH a destination vs just another also-ran town. We own a small business in AH, and the Village makes it very difficult to get started, and then does very little, if anything, to offer support. I also think the Village needs to do more to attract young people of diverse backgrounds. This town is OLD and it acts stodgy. Decisions seem to favor viewpoints of people 60+. Finally, the AHPD needs to get some leadership, organization and a strategic plan. There is a tremendous amount of unproductive organizational behaviors at the AHPD -- turf issues, a "Culture of No", a program guide full of redundant and tired and boring classes, and a seeming inability to present a cogent and persuasive plan to update facilities. There is absolutely no reason why -- other than failed leadership at the Board & senior staff level -- that AH park facilities are not a revenue-generating, self-sustaining entity, much like Scaumburg, Buffalo Grove and other neighboring communities. The AHPD is a big missed opportunity for the Village.	4/13/2015 7:45 AM
151	Removing or displacing established companies with a long history in Arlington Heights for commercial and residential tax dollars is very disappointing. Work your plans around current businesses.	4/13/2015 7:40 AM
152	Let development occur in a natural way. Quit trying to create new and fill the empty stores,condos, and apartments that already exist.	4/13/2015 7:19 AM
153	We need to have a building that can have multiple gyms and work out areas... The little one building gyms are nice but don't work well. A lot of buildings on Arlington heights road are nice but a lot need updating and are an eye sore. Storm drains and infrastructure need to get fixed, everyone in the town is unhappy with it and it would make everyone a lot happier if it would just be resolved.	4/13/2015 6:51 AM
154	Please do something with the black sign at Campbell and Wilke shopping mall. It's been empty/covered for years!	4/13/2015 5:00 AM
155	Can you please consider changing the mulch in the parks to rubber? Thanks!	4/13/2015 4:25 AM
156	need a dog park! And more pet-friendly areas everywhere!	4/12/2015 11:41 PM
157	More trees! More green! Buildings and plants can coexist!	4/12/2015 11:36 PM
158	We would like to see an indoor ice rink built in AH. There is a huge population of children from AH that skate in Rolling Meadows, Glenview, or Barrington. We should have our own ice rink! I think the skating and hockey programs would bring good money back to the community (park district).	4/12/2015 9:33 PM
159	Move the tow truck company at Arlington Heights and Palatine road. Building is an eye sore and they block traffic all the time.	4/12/2015 9:13 PM
160	Please focus on flooding issues within the village. Eau more important than any of these topics.	4/12/2015 9:12 PM
161	Realize that our aging community and the millennial generation will both require and want a community that is not designed around the automobile. Glad that this survey acknowledges walking as an option, but the village needs safer and more complete bike lanes.	4/12/2015 8:27 PM
162	The game of musical stores is ridiculous, the side walks and streets look old and run down. Downtown AH has no uniqueness. AH schools and parks are great.	4/12/2015 8:04 PM
163	little league baseball stadium would be great to see developed even making it multi use for pop warner football and other special events	4/12/2015 7:34 PM

164	Too much commercial blight and blue collar transient residents!!!!!! Attract and cater to young white collar families more. Diversify the park facilities better. Build a real fitness center. Build a real golf course. Also try to attract a major corporation to settle here since Motorola and Sears are dead.	4/12/2015 5:47 PM
165	NO more TIFFS. Schools and the park district are doing a far superior job with our money than the Village. VAH should recognize shopping competition at Deer Park and other areas that are dog friendly.	4/12/2015 5:14 PM
166	Please stop allowing restaurants to expand onto the sidewalks in downtown AH. There is no room to walk for those of us who live in downtown AH. I am very unhappy that you allowed the wine store on Wing to expand onto the sidewalks because it effects our property value for those of us who live in the building and did not anticipate that would ever happen since the sidewalk is not a court yard.	4/12/2015 4:49 PM
167	It's a bit misleading to ask about the importance of growth to the Village without addressing residual effects. I'd support growth and think it good for the community if traffic flow was better managed, parking was improved. To build new shops, etc. while we let other original areas Roy - and stand vacant, does not improve the overall image or appeal of the downtown area. Work on improving the terrible condition of neighborhood streets! Quit approving monstrosities of overly sized homes in the smaller neighborhoods.	4/12/2015 2:51 PM
168	The overall appearance of Algonquin and Arlington Hts. intersection should be dramatically improved. 5 of 10 Arlington Heights hotels are located here. Since there is absolutely nothing to do within walking distance – all of those hotels are sending their guests to the surrounding communities for shopping and upscale dining experience (loss of sales tax). Developing that intersection would retain sales tax and draw additional tax traffic from Elk Grove Village.	4/12/2015 1:48 PM
169	The bulk of the invesent dollars should be spent on downtown improvements and tax credits to attract better retail and restaurants. Also the parks, baseball fields, football/soccer fields should be better maintained and improved. Put in some artificial turf fields.	4/12/2015 11:41 AM
170	We love our town but the entrance to ah from 90 along ahr is awful, bare and dirty. The area south of central doesn't have the same feel as the rest of the town. People coming off the tollway cannot have a good impression.	4/12/2015 9:17 AM
171	Fix the drainage issues and replace the trees. The loss of mature trees is a tragedy and a blight. Spend money here first.	4/12/2015 8:04 AM
172	Fix downtown before there are no more businesses left!	4/12/2015 8:02 AM
173	Fix lake arlington and start burying power lines	4/12/2015 7:08 AM
174	The redevelopment of the ridge park area deeply concerns me. I do not care for the new home popping up because of their garages in front design. One of the aesthetics that makes this area unique is the look of an older home without the ugly garage in front. As a youngster I saw this change in development in Hinsdale, and to this day I believe they ruined a nice upper middle class town to become an only for the truly wealthy town. We moved to Arlington Heights because of it's feel and charm of old and new. We moved her for the schools and we moved here because we believed it would be an opportunity for our children to grow in an area where people valued families, people and experiences over money and big houses. Please please be careful when approving new development. Thank you.	4/12/2015 6:51 AM
175	We need to have the empty malls and storefronts cleaned up and greened up. They are a blight. The owners of these properties need to maintain the appearance and make the available stores more appealing and rentable. There are a lot of empty retail spaces that look terrible. The Village also needs to do more to fix the potholes and side streets. My Cul de Sac needs replacing. I've lived here 20 years and it has yet to be replaced. Potholes are terrible. Also a lot of sidestreets have a ton of potholes that need to be filled. We shouldn't have to call the Village to get them filled. The weather has been nice and the Village should actively be out driving the streets and filling those holes. Need to replace the trees that were cut down. Putting 1 tee in the parkway where there were 2 or 3 is not acceptable.	4/12/2015 5:59 AM
176	I live north of Dundee. I feel this area is completely ignored in terms of future development, park services, and road maintenance.	4/12/2015 2:11 AM
177	Please add more time to the stop lights in the downtown area and library for people to cross the street. It's dangerous and discourages people from walking downtowns from their homes. Also consider adding timers to the stop lights for walkers. The area near the race track train station could also use better crossings. Look up Mark Fenton- walkable communities. Good info for city planning.	4/12/2015 1:49 AM
178	We want more townhouse that has nice space back yeard	4/12/2015 12:29 AM
179	No need to develop for the sake of development. If don't have funds don't do it. Don't take federal grants for mixed income housing developments!	4/11/2015 10:47 PM

180	Would like to see a beautification of north side of NWHwy from AH Rd. to Walnut, similar to downtown.	4/11/2015 10:22 PM
181	Make a better balance of land use rather than building cookie cutter housing developments. All the towns along Northwest Highway look the same. Stay within budget & keep building heights down. Keep our community the same. Don't try to compete with the north shore. We don't need brick sidewalks or majestic municipal buildings!	4/11/2015 10:16 PM
182	Why not a mini Buckingham Fountain style park in that blighted field west of the parking garage downtown? Something really beautiful could go there - maybe a play off of a Chicago park, or a garden, or an indoor year round greenhouse/butterfly house. Or how about a community center? I'm assuming that it's privately owned ... But surely someone could be contacted.	4/11/2015 10:03 PM
183	It's funny that this survey came out, I drive from the south end of town, down Arlington hts rd, multiple times a day and there certainly is room for improvement. Small businesses need your support to make some upgrades. Good luck!	4/11/2015 9:32 PM
184	I'd like to see more shops in the downtown area and also busses that take you from the residential neighborhoods to the station or randhurst mall or schauburg etc	4/11/2015 9:31 PM
185	Arlington Heights has a great mix of neighborhoods and business areas. Continue to invest in the downtown as opportunities present themselves. Try to maintain connections between neighborhoods through protected crossings, pedestrian/bike bridges, etc., to promote non-auto transport.	4/11/2015 9:22 PM
186	Replace sewer and storm sytem to one that meets code	4/11/2015 6:41 PM
187	Too many questions for one survey . Keep it short or people won't click on your mect survey ;). I know , it's terrible buy likely true .	4/11/2015 5:00 PM
188	The Village should look like One Village from Siuth to Central to North...equally good and visually defining to people that they are in AH. Thanks for your efforts and for seeking feedback.	4/11/2015 3:58 PM
189	The Village does a pretty good job overall balancing all of the planning goals in the comprehensive plan and the competing interests that necessarily come with a town of this size and makeup. But a few things to consider moving forward. One, controlled population growth and will help the grow the property tax base, and will in turn increase the attractiveness of the village to prospective retailers and office users. This may mean greater density in some spots, especially in the neighborhoods nearer to downtown. But most vibrant communities have considerable density near downtown cores. Two, careful thought should be given as to how to make the community more attractive to both millenials and baby boomers through a variety planning techniques. There are some great assets here already (schools, transportation, etc.), and more that can be improved to continue to attract these desirable demographics. Three, the village should give some real thought to economic diversity amongst its population and how to promote that with its housing policies. Yes, it is great to have residents with high disposable incomes, but a village this size needs to have an economically diverse workforce, all of which have a chance to be a true part of the community.	4/11/2015 3:55 PM
190	Less multi- family housing, expand green space when possible. Fix flooding issues!!!!	4/11/2015 3:52 PM
191	Need more upscale retail stores. More landscaping. The empty patch of land at Golf and Arlington Hts road is an eye sore. Something needs to be done with the strip mall on Golf just East of AH road (Elly's). Very unappealing and shady looking. I thought a Target was supposed to move in. What happened?	4/11/2015 3:41 PM
192	Please no more townhomes or apartments!	4/11/2015 2:56 PM
193	EXTREMELY dissatisfied with the theater. Haven't bee to th "bar" after first visit. Also can't believe Panera closed. How is it we can't even keep a Panera in our town? Two family type places for a supposedly family town gone.	4/11/2015 2:35 PM
194	Please consider green infrastructure and sustainable development.	4/11/2015 2:11 PM
195	Add charging ports for electric cars.	4/11/2015 1:54 PM
196	Please add levels to the parking ramp for more public parking in downtown AH.	4/11/2015 1:29 PM
197	I would like to see the village work harder to fill vacant spaces in the downtown area with attractive viable businesses - it is such a shame that we lost Panera, and even the GAP years ago.	4/11/2015 1:29 PM

198	After living in Schaumburg all my life then having to move to Arlington Hts after I got married I have noticed w dated Arlington Hts was! I do love that we can walk to downtown Arlington and its quaint town but you have to start getting rid of the overhead utility wires and lines that are such an eyesoar throughout the neighboring streets not just the main streets. That was the one thing that bothered me most about looking to buy a house in Arlington . The board needs to get input from neighboring cities such as Schaumburg to get complete overhaul of the town. Just drive around all over town of Schaumburg and you'll notice they even have brighter, reflective stop signs! (I had a car almost crash into mine the other night here on Saint James Street because he shouted he didn't see the stop sign!) You can make your main roads more attractive and appealing all you want but you got to start paying attention to neighboring curve appeal too to increase future buyers and increase population!	4/11/2015 1:24 PM
199	Although I travel all these streets frequently, it would have been more accurate and easy to respond to this survey if I could see street level pictures...difficult to see in my mind! Love A.H.! Limit growth, improve south A.H. Rd. areas visually, fill up unused retail space i.e. Southgate, strip malls, etc.	4/11/2015 12:29 PM
200	While I feel it is important to improve appearance and foot traffic (for environmental concerns), we need to balance those needs with an increase in property or sales taxes. The Village should also weigh the need for increased revenue via new business with the quality of the new business. Does it reflect the needs/wants of the residents.	4/11/2015 11:39 AM
201	I would like to see the light industrial area near the Mariano's where Heller lumber is stay as it is, with a number of successful businesses there and potentially a brewery coming to the area, it seems silly to tear it down and build more condos/retail when plenty are available nearby. I understand the desire to make the empty lots and businesses in the area look nicer, but taking over the whole area and kicking out current and future businesses to do it seems extreme. I have no problem with the way that the current street lights and medians in AH look. Adding fancy ones seems like an unnecessary expense. I can't imagine anyone choosing not to live here or locate their business here due to the appearance of the streets.	4/11/2015 11:39 AM
202	I'm surprised there are no questions surrounding the TIM area near marianos. I have mixed feelings about adding more retail since downtown has so many vacancies now. I am also concerned about adding more residences since Windsor is at capacity already.	4/11/2015 11:34 AM
203	If taxes increase, we will leave Arlington Heights. You are concerned with land use but will threaten us with loss of essential services so you can increase taxes to pay for this development. You have squandered our tax dollars for years on the Metropolis, yet want credit for finally waking up and paying attention to it. If I behaved that irresponsibly at work, I would get fired.	4/11/2015 11:31 AM
204	I commented on many areas but I would ask the village to focus on removing or updating old commercial buildings that are an eyesore in the photos above and doing it in a tax efficient way.	4/11/2015 11:11 AM
205	Should not ticket people after two hours in the Evergreen complex (by Starbucks)	4/11/2015 10:47 AM
206	Crosswalks at rand and palatine for people to access shops!!!	4/11/2015 10:39 AM
207	I'm most concerned with creating a DIVERSE (racial/socioeconomic) community where opportunities exist for all to live (affordable housing), work (local opportunities) and play (parks/open space).	4/11/2015 10:25 AM
208	EXTREMELY dissatisfied with the theater. Haven't bee to th "bar" after first visit. Also can't believe Panera closed. How is it we can't even keep a Panera in our town? Two family type places for a supposedly family town gone.	4/11/2015 10:15 AM
209	Businesses in Arl Hts need to take ownership of sidewalks in the winter and clean them--including street corners, where snow is piled up from removal of snow from the streets.	4/11/2015 10:10 AM
210	Green initiative needed! No chains in the downtown. Put chains on the perimeter of the village. More foot traffic downtown. More dense population downtown to support businesses.	4/11/2015 10:06 AM
211	The Northeast corner of Palatine and Arlington Heights Rd. (auto body/ collision) is a real eyesore. The buildings are run down and the landscaping or lack thereof, definitely needs to be addressed and taken care of. It's a DUMP! It's at a major intersection and something we see as we come into the village off of 53. The property with the airplane at 53 and Palatine road was not as bad as this and that had to be cleaned up years ago or be fined. Why hasn't something been done with property?	4/11/2015 9:16 AM
212	This planning seems to focus heavily still on areas near downtown instead of areas of blight such as the strip malls along Rand road with ugly parking lots, empty store fronts, disconnected sidewalks and intersections that are dangerous for cyclists and pedestrians.	4/11/2015 9:15 AM

213	We really need some more family restraints and entertainment options. A Dave & Busters and/or Arcade/Restruant would be great. I am planning a graduation party and looks like I'll be having it in Schamuburg. We need a Red Robin - no more Breakfast places. A Portillos near the downtown area would be great. Go Roma would be a great replacement for the Panera that left.	4/11/2015 9:14 AM
214	leave the light industrial area with Beverly Lanes in it alone!	4/11/2015 9:12 AM
215	We'd appreciate more street lights along residential streets. We also have really low hanging utility lines in our backyard. They are an eyesore and interfere with recreational play (volleyball, catch, etc.) We hope the Village will become more bike friendly. Please consider adding walk buttons to the lights on major streets. For example, the lights at Kennicott/Dundee and Rand/Dryden. Thanks for the opportunity to provide feedback.	4/11/2015 9:09 AM
216	Really, where are the questions about infrastrucre. I counted just one. People dealing with flooding really don't care about visuals. Are water mains and sewers need major upgrading and you want to work on appearance. WTF.	4/11/2015 8:58 AM
217	Taxes really are too high, but the parks and schools are important. Keep the downtown area bustling - that's why we live here.	4/11/2015 8:51 AM
218	Please fix the storm sewers before you spend money on anything else!	4/11/2015 8:45 AM
219	I would like to see more businesses added to downtown. Naperville has done a great job with their downtown space.	4/11/2015 8:37 AM
220	Don't spend tax dollars for "pretty" places.	4/11/2015 8:05 AM
221	Hard to access/cross Rand/Palatine/AHR area with anything other than a car.	4/11/2015 7:57 AM
222	I did not think that this survey was especially worthwhile. Some of these areas are just older. I am more concerned with the condition of the streets.	4/11/2015 7:36 AM
223	Please please please, do something with the open spaces no businesses in downtown! There's such amazing potential to make our downtown a great place for retail shopping and restaurants. But instead we have a bunch empty store fronts and few pubs, restaurants, and bars. There's so much disposable income in our area, why should I drive to Schaumburg or Mt. Prospect? Also, our farmers market is a joke compared to others in the area. Allow more vendors at the market to sell food and vendors at the Christmas events and other public events, food trucks and such. Open arlington Hts up yo more friendly business policies. A brewery that CAN sell good items too, why not? Survey the community, everyone I know with a lot of income and young kids, are truly disappointed with our downtown restaurants and lack of real retail. Even Panera left! It can be such an amazing place. Like Glenviews shopping area. Thank you. Less restrictions on food vendors, trucks. Booths at the market, better retail in downtown is all I'm saying.	4/11/2015 7:28 AM
224	I would be delighted to see improvements in the South AH Road area, especially the sidewalks. There's too much traffic to ride a bike in the street, but the sidewalks are full of obstacles, like light posts and fire hydrants. But if I had to single out one top priority issue, it would be drainage improvements and flood mitigation in the area south of downtown.	4/11/2015 7:20 AM
225	The survey missed the ALGONQUIN and ARLINGTON HTS question! We live in this area and it has really declined in scene/view. Many stores are gone and buildings vacant! The south end of town needs much attention!	4/11/2015 1:03 AM
226	preservation of older buildings is a good idea, but should not be done by penalizing existing owners with excessive costs to maintain and remodel those buildings nor impacting there value.	4/9/2015 10:38 AM

June 5, 2015



Mr. Bill Enright
Deputy Director Planning & Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Mr. Enright:

As we discussed on May 12, 2015, the Arlington Heights Park District prepared a short statement for each of the reservation sites requested by the Park District but not by the Village for the new Comprehensive Plan.

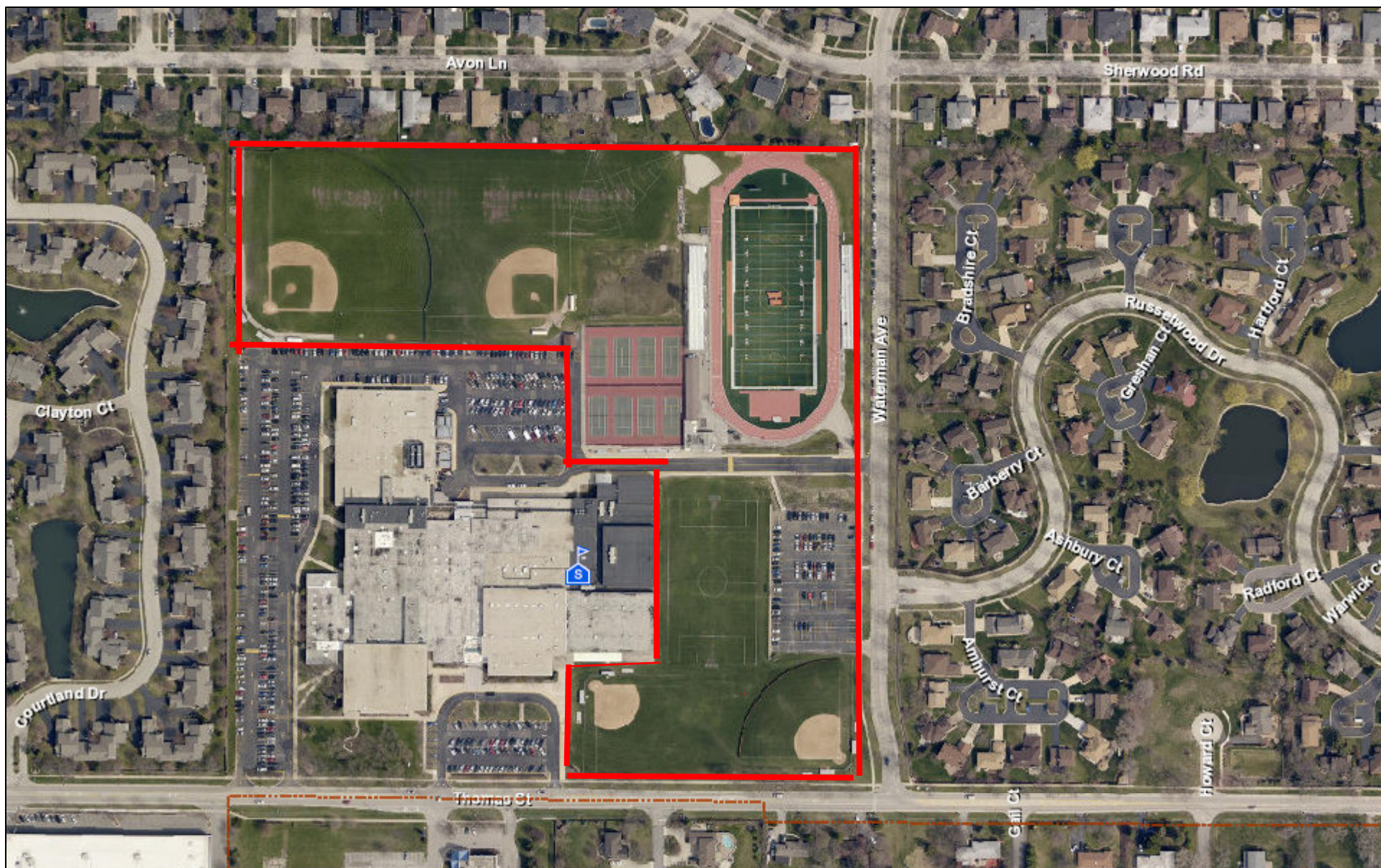
- **John Hersey High School** – This 17 acre site has existing athletic fields, tennis courts and parking lots. If the site was ever available, it would make an excellent location for a large community park.
- **University Dr. Industrial Property** – This 12 acre site could provide the Park District with a site for an indoor training facility or north side service center,
- **St. Peter Lutheran Church/School** – This 10 acre site could be developed into a neighborhood park.
- **Forest View Ed. Center** – This 15 acre site could be used for a variety of purposes on the south side of the District. If the site was ever available, it could be used to expand the existing Forest View Racquet and Fitness Club operated by the Park District. The site could also be developed into a community park.
- **Christian Liberty Academy** – This 8 acre site could be used to expand the existing Olympic Park operated by the Park District.
- **East Rockwell Street Property** – This .5 acre site could provide better access and expansion to the existing Dryden Park operated by the Park District.
- **St. Viator's High School** - This 20 acre site has existing athletic fields and parking lots. If the site was ever available, it would make an excellent location for a large community park.
- **406 E. Northwest Highway** – This .4 acre site would be used as an expansion to the existing Recreation Park operated by the Park District.
- **Viatorian Novitiate** – This 20 acre site could be developed into a large community park.

Please contact me with any questions or comments.

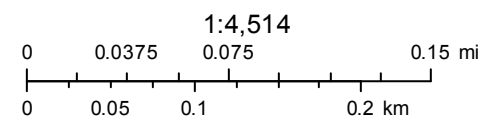
Sincerely,

Alann Petersen
Director of Parks & Planning

Hersey High School



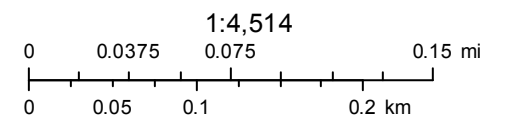
July 22, 2015



University Drive Industrial Properties



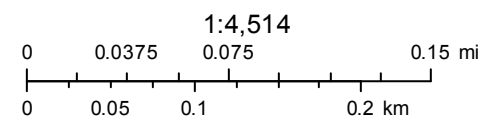
July 22, 2015



Forest View Educational Center



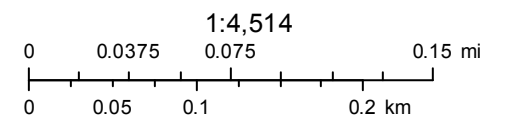
July 22, 2015



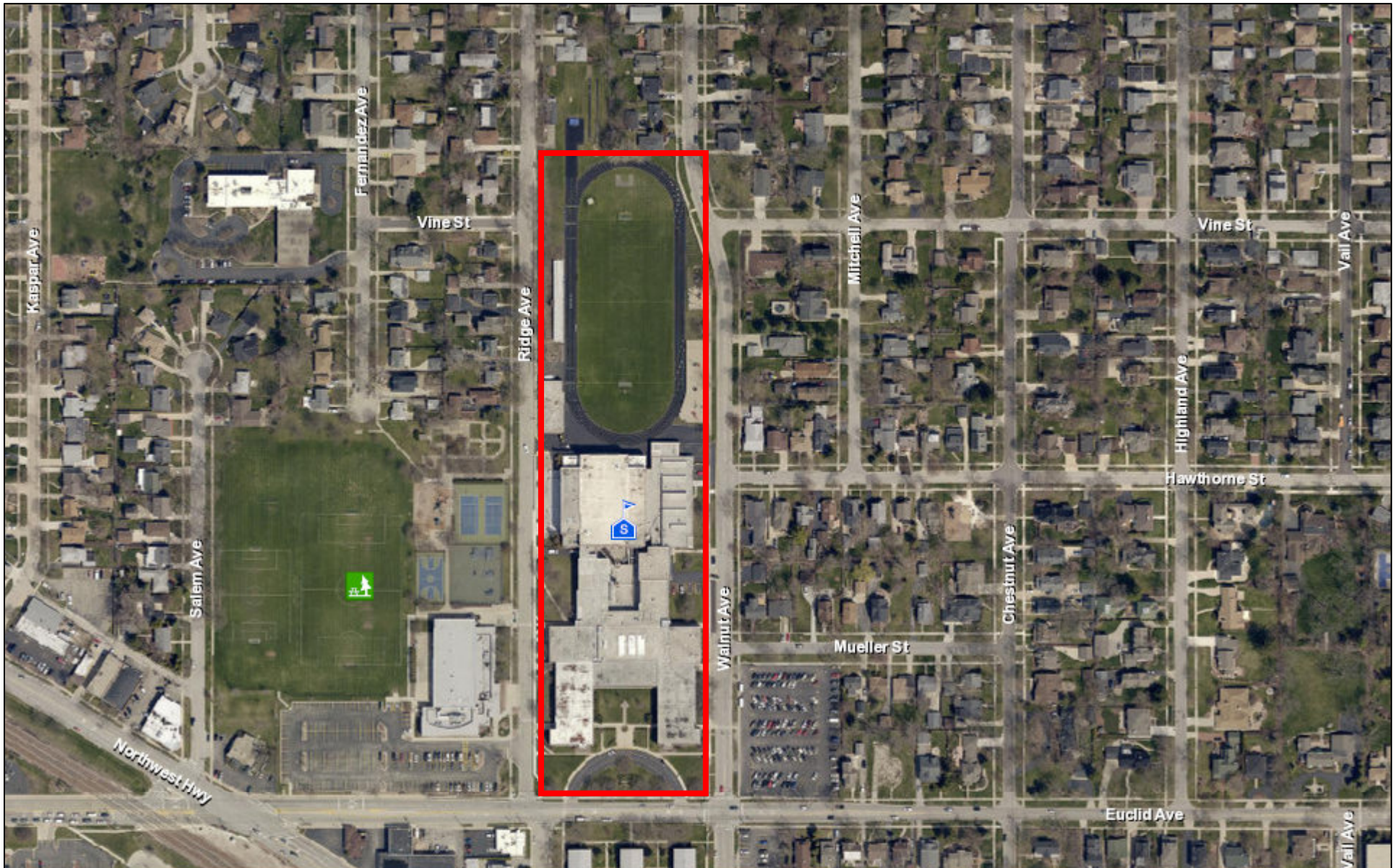
St. Peter Church/School



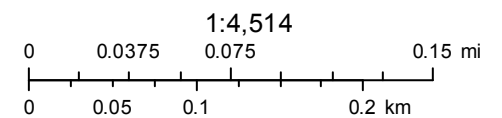
July 23, 2015



Christian Liberty Academy



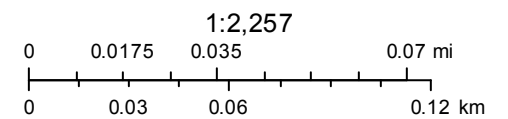
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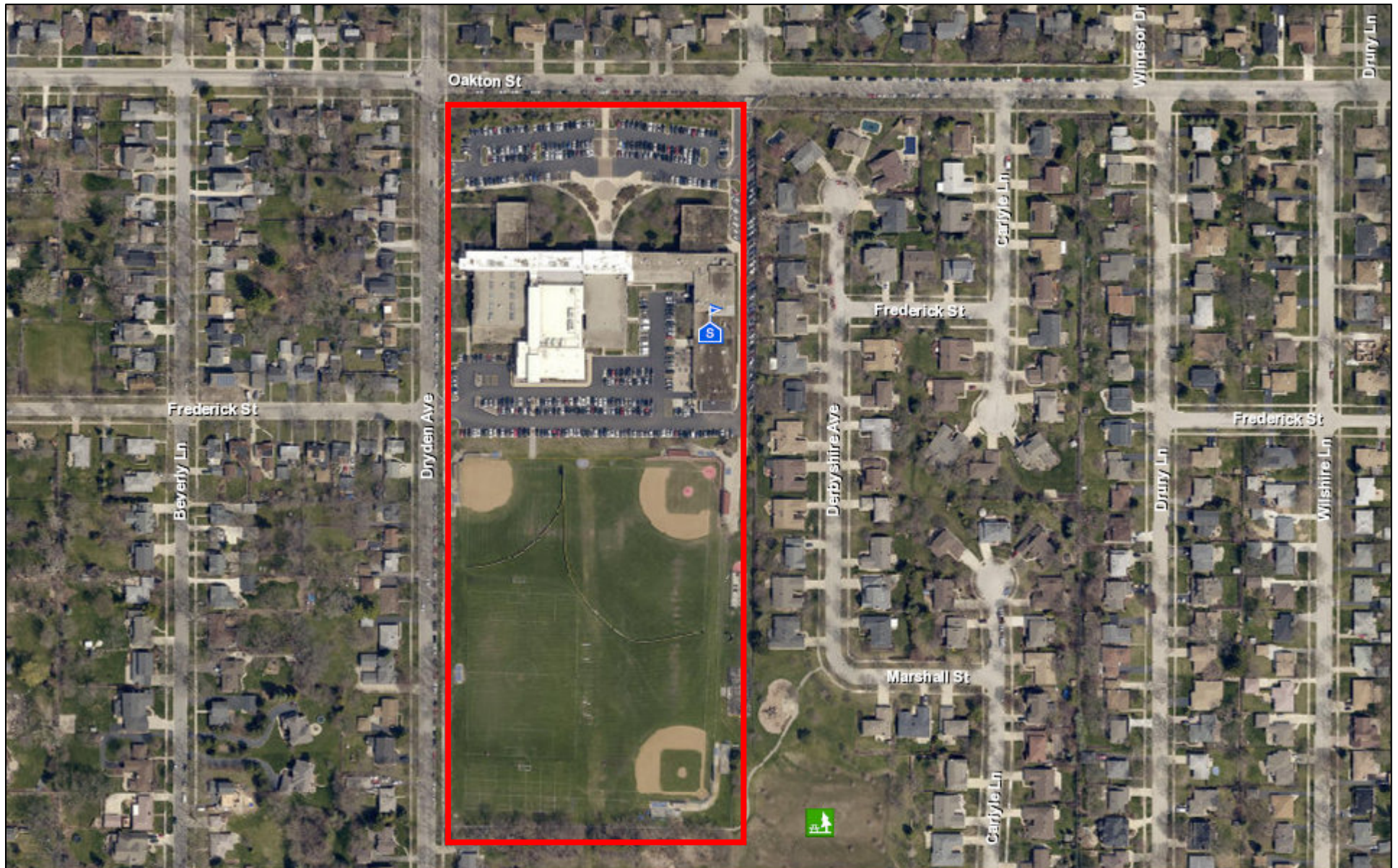
E. Rockwell



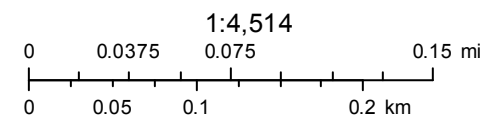
July 22, 2015



St. Viator



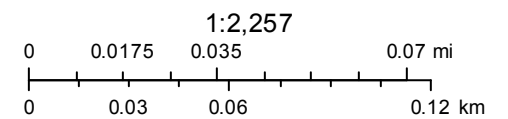
July 23, 2015



406 E. Northwest Hwy.



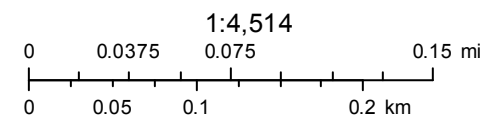
July 22, 2015



Viatorian Novitiate



July 22, 2015



Ryan L. Greely
Writer's Direct Dial:
(312) 506-4462
Writer's Email Address
rgreely@koponairdo.com

August 18, 2015

VIA EMAIL/PDF, FACSIMILE AND FED EX OVERNIGHT

FedEx Tracking No. 8088 9866 6894

Bill Enright
Deputy Director Planning and Community Development
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005
(847) 368-5988 (fax)

Re: *The Clerics of St. Viator's Objection Letter to Arlington Heights' New Comprehensive Plan and the Park District's Park Site Reservations*
Our File No: 149-1-2-31-48

Dear Mr. Enright:

I am writing on behalf of my client, Clerics of St. Viator ("Viatorians"), in response to your July 7, 2015, letter regarding the Village of Arlington Heights' ("Village") and the Arlington Heights Park District's ("Park District") request to place a Park Site Reservation on the Viatorian Novitiate site and the St. Viator High School site (collectively hereinafter "the properties"). The Viatorians have enjoyed a mutually beneficial relationship with the Village for the past 67 years, and look to continue this relationship for many years to come. That said, as set forth in detail below, the proposed designations could significantly impact the economic value of the properties and, if the Village opted to exercise the rights under the Park Site Reservation, it would result in a violation of the "Takings Clause" under the Fifth Amendment to the United States Constitution, which is applicable to all states and local governments through the Fourteenth Amendment. Accordingly, this letter will serve as the Viatorians' objection to the Village's and Park District's Park Site Reservation being placed on the properties.

According to Illinois law, a regulation on property can amount to a "takings claim" if such regulation has an economic impact on the owner's property, particularly if the regulation interferes with distinct investment-backed expectations of the property owner. *David v. Brown*, 221 Ill.2d 435 (2006), citing *Penn Central Transportation Co. v. City of New York*, 438 U.S. 104, 124 (1978).

The Village's and Park District's Park Site Reservation would place the properties on the Village's Official Map and provide public notice that if the properties were to be subdivided for

residential purposes, the Park District would either exercise a right of first refusal to purchase the entire property or request a portion of the properties' land as payment in lieu of a fee pursuant to the Village's Land Contribution Ordinance, Chapter 29, entitled "Subdivision Control Regulations." Without the Viatorians' consent, or without providing proper compensation to the Viatorians, both of the above options will amount to a takings claim, should the Viatorians decide to sell the land, because either request will significantly devalue the properties and interfere with the Viatorians' investment expectations as the landowner.

A right of first refusal would permit the Park District the ability, if the properties were ever sold, for first right to purchase the land. This right to purchase would be permitted even if the Viatorians had a prior agreement with a private purchaser or developer. Such a right places an encumbrance on the properties which makes them less attractive to potential buyers and, consequently, will cause the properties to lose value.

Illinois property law classifies a right of first refusal as a negotiable condition which requires proper compensation in order to be enforceable. See *Crestview Builders v. Noggle Family Ltd. Partnership*, 352 Ill. App. 3d 1182, 1135 (2d Dist. 2004). Article I, Section 15, of the Illinois Constitution, and the Fifth Amendment of the United States Constitution, prohibit the taking of private property for public use without just compensation. *Morton Grove Park Dist. V. American Nat. Bank and Trust Co.*, 78 Ill. 2d 353, 362 (1980). Therefore, without proper compensation, the right of first refusal provision places an unjust economic restraint on the properties and damages the Viatorians' ability to receive expected value for the properties.

Furthermore, the Village's and Park District's request to take a portion of the land upon the sale of the properties is also a violation of the Takings Clause. Illinois law specifically states that "the transformation of private property into public property on a bare assertion of authority is the very kind of thing that the Takings Clause of the Fifth Amendment was meant to prevent, and that Clause stands as a shield against the arbitrary use of governmental power." *Canel v. Topinka*, 212 Ill. 2d 311, 332 (2004).

Not only does this provision allow the Village and the Park District to arbitrarily take a portion of the properties from the Viatorians, but it further violates the Takings Clause because it reduces the value of any potential purchase price and compromises the Viatorians' bargaining power as the seller of the properties. *Penn Central Transportation co.*, 438 U.S. at 124. The provision places a cloud on the title and over the properties by permitting the Village or Park District to take a portion of the properties from any potential sale and dedicate it according to the Village's wishes. Such a cloud will certainly concern potential buyers because it may affect a private developer's or entity's plan for the properties or may ruin whatever aspirations a private party has for the land altogether.

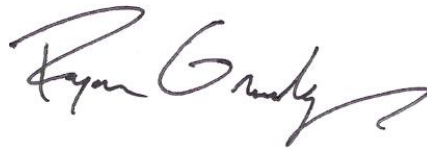
In effect, Park Site Reservation would act as a *de facto* lien on the properties by clouding the title to the properties to any future developers if the Viatorians were ever inclined to sell the properties or any portion thereof. With these types of liens and encumbrances in place, this effectively decreases the properties' values and interferes with the Viatorians' investment expectations as a land owner. As a result, if the Park District decides to exercise its right under

Mr. Bill Enright
August 18, 2015
Page 3

the Park Site Reservations, the actions will amount to an unlawful takings claim under Illinois law. *See Canel*, 212 Ill.2d at 332.

For the foregoing reasons, the Viatorians respectfully object to the Park Site Reservation being placed on the properties. Given the longstanding relationship between the Viatorians and the Village of Arlington Heights, we hope that you respect the Viatorians' wishes in this regard, and omit the Viatorian properties from the proposed Park Site Reservation.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ryan Greely", with a stylized flourish at the end.

Ryan L. Greely

RLG/MAA/LJS

cc: Fr. Thomas von Behren, CSV
James Thomas
Michael A. Airdo, Esq.



Township High School District 214
2121 South Goebbert Road
Arlington Heights, Illinois 60005
847-718-7600 ■ www.d214.org

Dr. David R. Schuler
Superintendent

VIA EMAIL AND HAND DELIVERED

August 24, 2015

Mr. Bill Enright
Deputy Director Planning and Community Development
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499

Re: Park Site Reservation Request-School District Objection

Dear Mr. Enright:

Thank you for the August 10, 2015, notification regarding the petition filed by the Village to consider amending the Village Comprehensive Plan to consider a request of the Arlington Heights Park District to place a Park Site Reservation on John Hersey High School and Forest View Educational Center. The purpose of this letter is to inform the Village and the Plan Commission that the School District is opposed to the proposed designation.

At this time, the School District has no current intention of selling either property. Such a designation, however, would create a cloud on the title of these properties and adversely impact the value of the properties should the School District attempt to market them for sale. School properties are a school district's (and by extension its taxpayers') most valuable assets. Also, keep in mind that the School District's taxpayers include residents of municipalities other than Arlington Heights and the interests of those taxpayers must also be considered. The School District must make every effort to protect the value of these taxpayer assets. Placing such a reservation on these properties would likely impact the number of potential buyers that may be interested in the properties should the properties ever be made available for sale. As a result, the School District cannot support such a designation.

The School District has also reviewed St. Viator's letter of objection to the designation. At this time, the School District has not requested that its counsel review St. Viator's counsel's conclusion that the designation would constitute a takings but would consider making such a request should the Village proceed further with the Park District's request.

While the School District cannot support the Park District's request, the School District is mindful that should it ever decide to sell either property, any redevelopment would significantly impact the community. The School District has a long history of working with its fellow local government partners on matters that impact the community and would certainly have an interest in such a partnership should it decide to sell either property. The School District objects to unnecessary restrictions being placed on either property as that could adversely impact the value of these significant community assets.

Respectfully,

David R. Schuler, Ph. D.
Superintendent

1577917.1

Buffalo Grove High School ■ Community Education ■ Elk Grove High School
John Hersey High School ■ Newcomer Center ■ Prospect High School ■ Rolling Meadows High School
The Academy at Forest View ■ Vanguard School ■ Wheeling High School

RICHARD C. BAKER
WHITMAN H. BRISKY
JOHN W. MAUCK
NOEL W. STERETT

MAUCK & BAKER, LLC

ONE NORTH LASALLE STREET, SUITE 600
CHICAGO, ILLINOIS 60602

WWW.MAUCKBAKER.COM
TEL: 312.726.1243 FAX: 866.619.8661

SORIN A. LEAHU

Writer's Direct Line:
312-853-8708
rbaker@mauckbaker.com

August 25, 2015

VIA EMAIL: benright@vah.com

The Comprehensive Plan Subcommittee
Attn: Bill Enright
Deputy Director Planning and Community Development
Village of Arlington Heights
33 South Arlington Heights Road Arlington Heights, Illinois 60005

Re: *Christian Liberty Academy's Letter of Objection to the Arlington Heights' Park District's Site Reservation for 502 W. Euclid Ave, Arlington Heights, IL. Pursuant to the New Comprehensive Plan 2015.*

Dear Chairman Drost and Commissioners:

Thank you for allowing the landowners to make their concerns known before the Board takes further action with regard to the Park District's Request to place Park Site Reservations on 9 additional sites in Arlington Heights. Christian Liberty Academy ("Academy") objects to the Park District's request to place a Park District Site Reservation on its property located at 502 W. Euclid Ave, Arlington Heights, Illinois ("the property"). The basis for Academy's objection is twofold: 1) the Park District's Site Reservation would negatively impact the value of the property; and 2) the Site Reservation will not significantly advance the goals of the Village or the Park District so as to justify the harm to the landowners.

1. The Park District's Site Reservation Would Negatively Impact the Value Of The Landowner's Property

While Academy has no plans to sell its property and move its school, the Park District's proposed Site Reservation, if placed on the property, could effectively decrease the property's value were it to sell its property in the future. In this regard, the Academy shares the concerns raised not only by other affected property owners, but by members of this Subcommittee at the last meeting on July 28, 2015. There Chairman Drost raised concerns about the Park District's proposed reservations in that they could "taint the property," or, as Trustee Tinaglia agreed, put a "black mark on a property."

The black mark tainting the property by imposition of the Site Reservation includes the power it would confer on the Park District to purchase the property a whole year after subdivision. 65 ILCS 5/11-12-8 provides in relevant part:

... Whenever a final plat of subdivision, or part thereof, has been approved by the corporate authorities as complying with the official map and there is designated therein a ... park site ..., the corporate authorities ... be it a ... park board or other authority, such authority shall acquire the land so designated by purchase or commence proceedings to acquire such land by condemnation *within one year* from the date of approval of such plat; and if it does not do so within such period of one year, the land so designated may then be used by the owners thereof in any other manner consistent with the ordinance including the official map and the zoning ordinance of the municipality. (*Emphasis Added*)

As was pointed out on page 50 of the 2015 Comprehensive Plan Draft B, Chapter 5, Recreation ("Comprehensive Plan"):

Illinois statutes permit municipalities to designate land in the Village for school, park or other public land on the Village Comprehensive Plan map... The Village Official Map, however, serves notice to property owners that the Village or Park District may consider acquisition of all or part of the subject property in the future. Should a subdivision plat be approved for property having this designation, the Park District or Village has one year in which to negotiate a sale or land donation or commerce condemnation proceedings to acquire the property.

This one year Reservation from the time of subdivision approval is, in many respects, tantamount to a right of first refusal and could have the same effect; discouraging potential buyers knowing the gauntlet they would face if they attempted to acquire the property subject to Site Reservation. Accordingly, Site Reservation places an encumbrance on the reserved properties making them less attractive to potential buyers and, consequently causing the properties so designated to lose value.

2. The Reservation Would Not Significantly Advance Goals Of The Park District So As To Justify The Harm To The Landowners.

The Park District doesn't need the additional acreage that would be provided by the additional 9 properties it seeks to reserve. Section 29-401(a) of the Arlington Heights Village Code sets the acreage criteria for acquiring park and recreational land dedication requirement at 9.0 acres of land per 1000 of ultimate population. Using the acreage standards set for in Section 29-401(a) the Park District requires 742.5 acres of land for its activities based on a projection of a population of 82,500. ($82,500/1000=82.5 \times 9= 742.5$ acres.)

However, the Park District's stated goal in listing the additional 9 properties for Site Reservation is to bring its acreage into line, not with Arlington Heights' standards, but with national standards. "Using national standards, the desirable future park acreage in the Village is 825 acres or 10 acres per 1,000 population (assumes population of 82,500 in 2030)." (Comprehensive Plan, p.45) More specifically, the

Park District states:

It is the goal of the Arlington Heights Park District to maintain a ratio of 10 acres of park land for every 1,000 persons in the Village. Thus the Park District needs to increase its land inventory from 716 acres to 825 acres to achieve this goal by the time the population is expected to peak at 82,500. (Comprehensive Plan, p. 46)

As is also pointed out in the Memorandum to the Plan Commission from Bill Enright dated August 21, 2015, the Park District already has 43 Site Reservations, located throughout Arlington Heights and many of which are sites adjacent to existing parks. While the Park District indicates that it seeks to add up to 110 acres of land, it has already reserved approximately 470 additional acres, or more than 4 times the acreage necessary to meet national standards or approximately 22 times the acreage necessary as set by Arlington Heights' standards. (Comprehensive Plan, Draft B, Figure 21, pps.47-48) Given the amount of acreage already reserved, the additional Site Reservation of 9 sites is unnecessary. Moreover, of the sites already reserved by the Park District, a number of those sites are in close proximity (1/2 to 2 miles) to Academy's property. (See Comprehensive Plan, Figure 22, p.49) Those properties (including some that are adjacent to parks) are identified as:

PO8	Kensington School
P06	South Junior High School
P03	Festival Park
P05	Our Lady Of The Wayside Church
R15	Thomas Junior High School
R 11	Olive School
R06	Green Slopes Park
R05	Greens Park
R 07	Hickory Meadows Park

It should be noted that the Academy's property, though near, is not adjacent to Olympic Park, the very basis given for including it in the list of Site Reservations.

From the taxpayer's perspective, given these other factors, the Park District's policy on reserving land for acquisition is not the best use of tax dollars. According to the Comprehensive Plan, the Village's population growth has stabilized and growth over the next 20 years is expected to be minimal. Not only is growth minimal, but demographics are changing as the average age of Village residents continues to rise. This has admittedly impacted Park District programs and facilities which now place an emphasis on providing programs not only for youth, but for adults and seniors. (Comprehensive Plan, p.43) Further, the Comprehensive Plan points out that in addition to the Arlington Heights Park District, neighboring Park Districts serve portions of the Village.

The Arlington Heights Park District has reciprocal agreements with the Mount Prospect Park District, Buffalo Grove Park District and Rolling Meadows Park District which allow non-residents to use facilities and programs in the other Park Districts subject to certain conditions. These agreements are renewed periodically and permit the participating park district to concentrate on the facilities and programs it can best provide,

thus avoiding costly duplication of facilities, programs and administration.
(Comprehensive Plan, p.44)

Given that other municipal and county park districts also serve the Village, there is less need for acreage by the Arlington Heights Park District, even using the national standards. Thus, by sharing facilities, the Park District is lessening the demand for increased acreage based on population as well as reducing the burden to tax payers that is incurred through purchase and maintenance of facilities, thereby leaving more revenue available for programing, keeping taxes lower and not encumbering land owners unnecessarily. Again, as stated on page 44 of the Comprehensive Plan:

These relationships benefit the taxpayer by making available new facilities and programs at lower economic and social cost. The local governmental jurisdictions should explore additional applications of this cooperative approach towards providing public recreation opportunities.

Moreover, Site Reservation of 502 W. Euclid Ave. is not in line with the Overall Corridor Map being proposed in the 2015 Comprehensive Plan Update.(See Overall Corridor Map, Comprehensive Plan, p. 61) According to Draft E, attached to the Comprehensive Plan, the Academy's property at 502 W. Euclid is located in Corridor E2: Northwest Highway West: Chestnut to Wilke. As set forth on page 62, the Comprehensive Plan calls for Commercial, Moderate Density Manufacturing and Single Family Residential in B-2, B-3, R-3 and R-6 zoning districts in the E2 Corridor. In contrast, Corridor E1 east of Arlington Heights Rd. on Highway 14 specifically calls for parks. (Comprehensive Plan, p.62) Finally, as is also pointed out in the Comprehensive Plan, if and when it is determined that the property is needed in light of a specific project, the Park District has the power to acquire all or part of the land without the Site Reservation. As stated in the Comprehensive Plan:

An alternative to the outright purchase of land for park purposes is the Village's land contribution requirement in connection with land subdivision and residential development. In short, the contribution requirement requires residential builders in the Village to contribute land in an amount proportionate to the estimated population of the development, or cash in-lieu of land to the Village, according to a prescribed formula. The contributions are used to acquire or assemble the park sites designated on the Comprehensive Plan map or Official Map. *Much of the Arlington Heights Park District's land inventory and physical improvements thereon have been acquired in this manner.* (Comprehensive Plan, p.50)

As the Code reflects, Site Reservation should not be the norm for acquiring land since it diminishes the value of the land thereby encumbered. In light of the fact that the Park District has already put Site Reservations on between 4 and 22 times the amount of land it needs for recreational purposes, and in light of the fact that under both 65 ILCS 5/11-12-8 and Section 29 of the Arlington Heights Village Code, the Park District can acquire land that was not reserved, the encumbrance and its harm to the land owners in this case is not justified.

In sum, Site Reservation of the site by the Park District would cloud the title to the property subject to it with regard to any prospective buyer wishing to subdivide the property for development. Site Reservation thereby effectively reduces the value of the property and infringes upon the legitimate financial expectations of the land owners burdened by it. It should be therefore used sparingly.

Additionally, given the factors listed in the proposed revisions to the Comprehensive Plan, the Park District does not need the additional acreage that it seeks by encumbering 9 additional properties through Site Reservation. For the foregoing reasons, Christian Liberty Academy respectfully joins with the Clerics of St. Viator and other land owners in objecting to the Park District's Site Reservation of 502 W. Euclid Ave, as well as to the other properties in question.

Very truly yours,

MAUCK & BAKER, LLC

A handwritten signature in black ink, appearing to read "Richard C. Baker", followed by a horizontal line extending to the right.

Richard C. Baker

RCB:rcb

Cc: Ken Kramer



Item: Christina Court - Final Plat of Subdivision - PC#15-001

Department: Planning & Community Development

BACKGROUND

The Village Board approved the Preliminary Plat of Subdivision for Christina Court on June 15, 2015.

The Village Board directed staff and added a condition to the Ordinance approving the Preliminary Plat that "Prior to Final Plat approval, the Petitioner will work with Staff to come up with a method to provide a contribution to the Village to cover costs related to ongoing maintenance of the detention basin."

Staff is recommending two conditions be added as part of the final plat approval:

1. A stormwater maintenance fee totaling \$68,250 is required. The fee shall be paid on a per lot basis paid at the time of the issuance of a Building Permit for each home in the amount of \$5,250 per home/lot.
2. The Village will not accept ownership and maintenance of the stormwater detention until such time as the total stormwater maintenance fee is paid and the detention area established and acceptable to the Village.

RECOMMENDATION

A public hearing was held by the Plan Commission on September 9, 2015 where Commissioner Green moved and Commissioner Sigalos seconded:

A motion to recommend approval to the Village Board of Trustees of the Final Plat of Subdivision for Christina Court, PC#15-001.

Roll Call Vote: Commissioners Green, Sigalos, Jensen, Warskow and Chairman Lorenzini voted in favor. Motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Staff Memo

PC Minutes 9/16/15

Final Plat of Subdivision

Type

Memorandum

Minutes

Exhibits

MEMORANDUM

TO: Randy Recklaus, Village Manager

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

DATE: September 28, 2015

SUBJECT: *Christina Court – Detention Maintenance Fee PC #15-001*

In June 2015, the Village Board approved a preliminary Plat of Subdivision for Christina Court, a proposed 13 lot residential development located on the North side of Olive Avenue, east of Dryden Avenue. As a result of discussion and concern over the potential maintenance costs for the stormwater detention area, the following condition was added to the preliminary plat of subdivision.

“Prior to Final Plat approval, the Petitioner will work with Staff to come up with a method to provide a contribution to the Village to cover costs related to ongoing maintenance of the detention basis.”

Negotiations

As a result of the Village Board direction, the Public Works Department obtained a cost estimate for 10 year maintenance from Christopher B. Burke Engineering Limited (CBBEL). The Village/CBBEL cost estimate was adjusted for inflation and estimated at \$68,250.

In June Village Staff met with the developer who presented an estimate from their landscape contractor. Estimates and bids for 10 year maintenance provided by the developer's consultants ranged from \$31,000 to \$43,000.

On September 15, the developer responded they were in general agreement with the Village's/CBBEL estimate but requested that the inflation factor be eliminated due to the fact that the entire fee would be paid up front. Developer, K Hovnanian indicated they were agreeable to \$60,100 or \$4,354 per home. Staff responded back to the developer that our recommendation to the Village Board would be \$68,250 or \$5,250 per lot. On Friday, September 18 the developer responded that they are in agreement the amount as recommended by Staff.

Recommendation

Based upon the above summary, it is recommended that the following two conditions be added as part of the final plat of subdivision approval.

- 1) A stormwater maintenance fee totaling \$68,250 is required. The fee shall be paid on a per lot basis paid at the time of the issuance of a Building Permit for each home in the amount of \$5,250 per home/lot.
- 2) The Village will not accept ownership and maintenance of the stormwater detention until such time as the total stormwater maintenance fee is paid and the detention area established and acceptable to the Village.

PLAN

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

COMMISSION

RE: CHRISTINA COURT SUBDIVISION; PC# 15-001

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
9th day of September, 2015, at the hour of 9:56 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
BRUCE GREEN
JOHN SIGALOS
MARY JO WARSKOW

ALSO PRESENT:

LATIKA BHIDE, Development Planner

CHAIRMAN LORENZINI: Other business, there's one final Plat of Sub-division for Christina's Court. Latika, do you want to give us a briefing on this?

MS. BHIDE: Sure, so this is, the Village Board did approve the preliminary plat and subdivision for the 13 lots, Christina Courts subdivision --

CHAIRMAN LORENZINI: Let's let them leave. If you could take your conversations in the hall, please. All right. Okay, go ahead Latika, I'm sorry.

MS. BHIDE: So, the 13 lot preliminary Plat of Sub-division for Christina Court was approved by the Village Board on June 15th and at that time, the Village Board did add a condition to the ordinance, approving the preliminary plat, stating that prior to final plat approval, the Petitioner will work with staff to come up with a method to provide a calculation to the Village to cover costs that are related to the ongoing maintenance of the detention basin. So staff has met with the developer we had requested some information in July, which we received this last week.

And so it's, the petition was not ready to go the Village Board because staff is still determining what that, reviewing that information and determining what that calculation amount should be. However we do recommend that Plan Commission recommend approval of the final plat because it is in substantial compliance with the preliminary plat approval and subject to negotiating an acceptable fee for the maintenance of the detention area.

CHAIRMAN LORENZINI: So do we need a motion or any questions on this? Do we need a motion to approve this?

MS. BHIDE: I think we do.

CHAIRMAN LORENZINI: Any of you who would like to make a motion?

COMMISSIONER GREEN: I'd like to make a motion for approval and accept, I need the number, do I need a number on here?

CHAIRMAN LORENZINI: Oh no, there's just a --

MS. BHIDE: I know this was 15-001.

COMMISSIONER GREEN: For 15-001, the Christina Court final plat and subdivision.

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: Role call vote, please.

MS. BHIDE: Commissioner Green?

COMMISSIONER GREEN: Yes.

MS. BHIDE: Commissioner Jensen?

COMMISSIONER JENSEN: Yes.

MS. BHIDE: Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes.

MS. BHIDE: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes.

MS. BHIDE: Chairman Lorenzini?

CHAIRMAN LORENZINI: Yes. Congratulations you are approved. Is there any other business?

(No response.)

CHAIRMAN LORENZINI: Can we get a motion to adjourn?

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER WARSKOW: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Thank you.

(Whereupon, at 10:01 p.m., the hearing was concluded.)

STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, ROBERT LUTZOW, depose and say that I am a direct record 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.

ROBERT LUTZOW

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF _____

_____, A.D. 2015.

NOTARY PUBLIC

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Item: Holy Nation Presbyterian Church - 2501 N. Chestnut Ave. -
PC#15-010

Department: Planning & Community Development

Requested Action

1. Parking variation associated with a church, synagogue and other places of worship.
2. Comprehensive Plan Amendment from Schools to Institutional.

Variations Required

1. Chapter 28, Section 11.4, Schedule of Parking Requirements from the requirement to allow 97 parking spaces, 62 existing parking spaces and 35 land banked spaces instead of the required 308 spaces, a variation of 211 spaces.

Recommendation

A public hearing was held by the Plan Commission on September 16, 2015 where Commissioner Dawson moved and Commissioner Drost seconded:

A motion to recommend to the Village Board of Trustees approval of PC# 15-010, a Parking Variation associated with a church, synagogue, and other places of worship; a Comprehensive Plan Amendment from Schools to Institutional; and a Variation from Chapter 28, Section 11.4, Schedule of Parking Requirements, from the requirement to allow 135 parking spaces, 62 existing parking spaces and 73 land-banked spaces instead of the required 308 spaces, a variation of 173 spaces.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated September 11, 2015:

1. Provide parking data and information for Glenkirk on-going operation at this site.
2. The maximum capacity shall not exceed 200 people.

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

4. No overlapping services/events shall be permitted that negatively impact available parking.

5. The Petitioner shall enter into a shared parking agreement with the Park District to allow the public to park in the Petitioner's parking lot when church activities are not scheduled. The Petitioner shall work with the Village and Park District to implement shared parking lot expansion if deemed feasible.

6. The gymnasium space cannot be leased to an outside entity when the church is being used.

7. The Petitioner must provide landscaping adjacent to the north parking lot on the north side. The landscaping must be layered and include a mix of evergreen shrubs in order to provide a dense layered buffer between the parking area and the residential district.

8. The Petitioner shall maintain the landscaped "arboretum" area on the north end of the subject property.

9. New lighting shall be installed in the existing parking lot. All photometrics shall meet all Village requirements. All parking lot lighting shall have automatic timers that turn the lights off no later than one hour after the last scheduled event of the day.

10. If the parking lot is expanded towards the playground, appropriate fencing shall be installed as a safety precaution.

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

Roll Call Vote: Commissioners Cherwin, Dawson, Drost, Ennes, Green, Sigalos, Warskow and Chairman Lorenzini voted in favor. Motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:**Description**

PC Staff Report
PC Minutes 9/16/15
Additional Parking Lot Options
Location Map
Plat of Survey
Overview
Floor Plans
Parking Analysis
Parking Plans
Glenkirk Information
Justification
Department Comments
Petitioner Response to Department
Comments
Resident Comments
Resident Petition presented at 9-16-15
Plan Commission
PC Timeline Tracker

Type

Board or Commission Report
Minutes
Exhibits
Exhibits
Exhibits
Correspondence
Exhibits
Exhibits
Exhibits
Correspondence
Correspondence
Correspondence
Correspondence
Correspondence
Exhibits
Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: September 16, 2015
Date Prepared: September 11, 2015
Project Title: Holy Nation Presbyterian Church
Address: 2501 N. Chestnut Avenue

BACKGROUND INFORMATION

Petitioner: Holy Nation Presbyterian Church
Address: 407 Main Street
 Mount Prospect, IL 60056

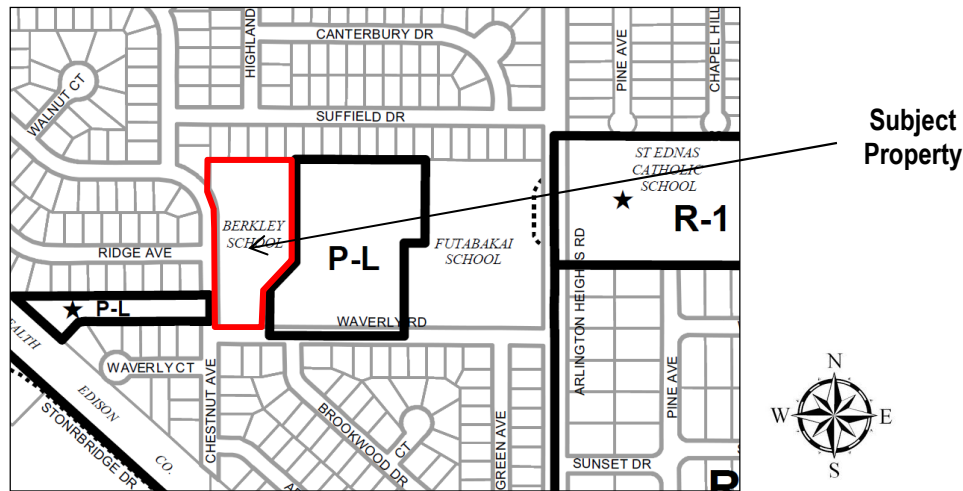
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

1. Parking variation associated with a church, synagogue and other places of worship.
2. Comprehensive Plan Amendment from Schools to Institutional

Variations Required:

- Chapter 28, Section 11.4, Schedule of Parking Requirements from the requirement to allow 97 parking spaces, 62 existing parking spaces and 35 land banked spaces instead of the required 308 spaces, a variation of 211 spaces.



Surrounding Properties

Direction	Current Zoning	Land Use	Comprehensive Plan
North	R-3	Single Family Residences	Single Family Detached
South	R-3	Single Family Residences	Single Family Detached
East	P-L	Park	Parks
West	R-3 & P-L	Single Family Residences & ComEd ROW	Single Family Detached

Project Background

The subject site which is located on the east side of Chestnut Avenue, north of Waverly Road, is approximately 4.2 acres in area and is zoned R-3, One Family Dwelling District. There is an existing building on the property that is approximately 29,424 square feet in area. In 1993, the property was rezoned from P-L Public Land District to R-3 One Family Dwelling District and a special use permit for a private school was approved for Glenkirk to operate a school serving people with intellectual and developmental disabilities.

The existing parking lot is located on the south and northwest sides of the building and there a total of 62 parking stalls on-site. The south parking area is accessible via a driveway along Waverly Road and the northwest parking area is accessible via two driveways along Chestnut Avenue.

Holy Nation Presbyterian Church is looking to acquire the property at 2501 Chestnut Avenue and convert it to a place of worship that will serve their parishioners. The Church is currently located in Mount Prospect. The petitioner has indicated that the Church employs one pastor and three assistant pastors. The congregation size is currently 80 people and anticipated to grow to 160 people over the next 10 to 15 years. The petitioner has provided a summary of the worship services to be held. Worship services will be held as follows:

- Wednesday Night Service 8:00 pm to 9:30 pm
- Friday Night Service 8:00 pm to 9:30 pm
- Saturday Discipleship Training 9:00 am to 12:00 pm
- Sunday Early Morning Prayer Service 6:00 am to 7:00 am
- Sunday Prenatal and Infant Worship Service 10:00 am to 10:55 am
- Sunday Kindergarten and Youth Worship Service, 10:30 am to 12:30 pm
- Sunday 1st. Worship Service, 11:00 am to 12:30 pm
- Sunday 2nd. Worship Service 1:30 pm to 3:30 pm

As depicted on the proposed floor plan, the Church will lease back an approximately 3,769 square feet space to Glenkirk to be used as an educational space. The remaining area will be occupied by the Church. The petitioner is proposing an immediate plan which will include a sanctuary (100 seats), classrooms, infant room, all purpose room, media room, office, storage and lunch room. The future floor plan includes a sanctuary (While the physical space is not increased, the sanctuary is proposed to have 200 seats), two chapels (50 seats each), fellowship hall (156 seats with tables), kitchen, storage, lobby, office, lunch room, storage, utility room, boiler room and gymnasium (The gymnasium is the same physical space occupied by the all purpose room in the immediate plan, but is labelled as a gymnasium). The petitioner has stated that they do not have other regularly scheduled functions or services.

Zoning and Comprehensive Plan

To proceed forward, the Plan Commission must review and the Village Board must approve the parking variation. Churches, synagogues, and other places of worship are permitted by right in the R-3, One Family Dwelling District. All but one church in Arlington Heights are located within Residential Zoning Districts.

According to the Village's Comprehensive Plan the subject site is designated as Schools given that the historical use has been for a public school and then private school. Along with the parking variation, the petitioner is requesting a Comprehensive Plan amendment from Schools to Institutional, if the variation is granted, which would be appropriate given the proposed use. The site is a park site reservation indicating that that the Park District has an interest in the site, however that only applies when subdividing property. Planning Department staff informed the broker marketing the site that the Park District may be interested in the site and asked that the broker contact the Park District.

Plat and Subdivision Committee Meeting

The Plat and Subdivision Committee reviewed the project at the April 8, 2015 meeting. The Committee felt that the site was under parked as-is for the proposed use. The Committee felt that the petitioner should provide a plan to accommodate future parking.

Neighborhood Meeting

The petitioner held a neighborhood on September 4, 2015, which was attended by 63 residents. Residents expressed several concerns including the existing traffic between Arlington Heights Road and Chestnut and Waverly Roads, a church use at this location (residential character), Comprehensive Plan Amendment, concerns with the high number of variation from Code required parking spaces, parking lot lighting, property values, future expansion plans.

The resident concerns are being addressed in the following way:

- Use at this location (residential character): Recommended conditions include that the petitioner must provide landscaping adjacent to the north parking lot on the north side in order to provide a dense layered buffer between the parking area and the residential district. The building has historically been used as a school, which is a non-

residential use permitted in the R-3 zoning district.

- **Parking Variation:** The recommended conditions require that if parking beyond what is provided for the church and its ancillary functions is insufficient as determined by the Village, then the Petitioner shall have 6 months to install the land banked parking. Also, the petitioner will be required to work with the Village to develop and implement a parking mitigation plan that may include, but shall not be limited to, operational restrictions, and/or the installation of additional parking accommodations located elsewhere on site. It is recommended that overlapping services/events that negatively impact available parking not be permitted. Also, it is recommended that the Gymnasium space cannot be leased to outside entity when Church is being used. Lastly, it is recommended that the maximum capacity of the facility be limited to 200 people.
- **Lighting:** Recommended conditions include that if any new lighting is proposed, the photometrics shall meet all Village requirements. Staff is recommending that all parking lot lighting have automatic timers that turn the lights off no later than one hour after the last scheduled event of the day.

Building, Site and Landscape Issues

The petitioner is not proposing any exterior modifications; therefore a Design review is not required. Any interior improvements must meet all applicable Code requirements.

Per Chapter 28, a three-foot high continuous row of shrubs is required to screen the parking lot from the public view (Waverly Dr. and Chestnut Ave.), and curbed islands with shade trees at the end of each row of parking and after every 20 parking stalls are required for the parking lot. There are some dead Junipers along Waverly Road that must be replaced. Also, 4" caliper shade trees within the four existing islands on the north parking area are required. The petitioner has indicated that if approved they will install the landscaping as required by Code.

Traffic & Parking Issues

With respect to parking, the Code required parking demand is based on the collective parking requirement for each of the different uses within the facility (Chapter 28, Section 11.2-6, Collective Provision). This parking methodology has been consistently applied to other projects within the Village, including but not limited to 1st United Methodist Church, St. James, St. Edna's, Mision Juan Diego, and Our Lady of the Wayside, Frontier Park, Olympic Park, Camelot Park, etc.

Therefore, a total of 308 parking stalls are required. At this time, the site has a total of 62 parking stalls and the petitioner has agreed to add 35 parking spaces as land banked parking, if required, thereby resulting in a deficit of 211 parking spaces (see Table 1).

Table 1: Parking Summary

Use	Size (SF)	Parking Ratio	Required Parking
Sanctuary	3,398 SF (200 seats)	1/5 seats	40 spaces
Chapel 1	517 SF (50 seats)	1/5 seats	10 spaces
Chapel 2	517 SF (50 seats)	1/5 seats	10 spaces
Fellowship	2,426	30% of capacity (15 net SF per occupant)	49 spaces
Class Room	481	30% of capacity (20 net SF per occupant)	7 spaces
Gymnasium/All purpose room	2,253	30% of capacity (5 SF net SF per occupant for assembly without fixed seats – standing space)	135 spaces
Office	1,381	1/300 SF	5 spaces
Other spaces (including, but not limited to: infant room, media room, kitchen, lunch room, storage, lobby, boiler room, utility room)	7,247	1/300 SF	24 spaces
Space leased by Glenkirk	3,769	2/1 employees + 1 space/classroom	28 spaces

	(12 employees + 4 classrooms)	
Total Required		308 spaces
Total Provided		62 spaces
Land Banked parking		35 spaces
Surplus / (Deficit)		(211 spaces)

The following variation is required:

- Chapter 28, Section 11.4, Schedule of Parking Requirements from the requirement to allow 97 parking spaces, 62 existing parking spaces and 35 land banked spaces instead of the required 308 spaces, a variation of 211 spaces.

Comparison with other Church and Park parking variations

As stated above, the Code required parking demand is based on the collective parking requirement and therefore, several Churches and Parks have requested and received a parking variation. Below is a comparison of the variations granted for other churches and parks and the requested variation by this petitioner.

Facility	Code Required Parking	Parking Provided	% Variation
HNPC	308	97	68 %
St. James (west side only)	717	291	59 %
St. Edna's	590	362	39 %
St. Peter's	716	313	56 %
Frontier Park	729	272	63 %
Olympic Park Pool	318	191	40 %
Camelot Park	300	72	76 %
Heritage Park	247	57	77 %

The Church is currently located at 407 N. Main Street in Mount Prospect. At their current location, there are 49 parking spaces. The petitioner conducted parking counts at this location over a three week period. Counts were conducted on Wednesday, Friday and Sunday when there would be worship services. The maximum numbers of spaces occupied were on Sunday at 2:30 pm, when 24 parking spaces were occupied. On an average, 9.33 parking spaces were occupied on Wednesday night, 13 parking spaces were occupied on Friday night and 21.33 spaces were occupied on Sunday afternoon.

The petitioner has stated that at the Mount Prospect location, the maximum occupancy for the main sanctuary is 283 people. The petitioner has stated that the average attendance for the Wednesday service ranges between 15-25 people, for the Friday service ranges between 25-35 people and for the Sunday (main) service ranges between 70-80 people.

Peak Parking Day	Spaces Occupied	Building Occupancy at the time	Ratio
Sunday, 2:30 PM	24	90 (including children)	0.267

Based on the information above provided by the petitioner, the ratio of parking spaces occupied to the building occupancy is 0.267 or 3.75 occupants per vehicle.

Using the 0.267 ratio, the existing 62 parking spaces translate to a maximum capacity for the sanctuary of 232 spaces

Using the 0.267 ratio, the 97 parking spaces (including the land banked parking) translate to a maximum capacity for the sanctuary of 363 spaces

Ratio = 24 spaces/90 = 0.267

Maximum Capacity =

62 spaces/ratio = 62/0.267 = 232

97 spaces/ratio = 97/0.267 = 363

However, information and data on the existing and remaining Glenkirk operation is needed. On Friday, September 11, 2015 at 1:00 PM, parking occupancy by Glenkirk was 32 vehicles in the east lot and 6 vehicles in the west lot. This included a

number of passenger vans. Data on ongoing Glenkirk demand (daytime, evening and weekend) is needed including any overnight and weekend passenger van parking.

A maximum capacity of 200 is recommended due to the fact that there is no break out of children from adults and capacities vary at different times of the year, where the parking counts are just a snap shot of limited data.

The petitioner has provided a future parking plan with 35 land banked spaces. The land banked spaces are proposed to be added both in the south parking area and by reconfiguring the north parking area.

There are currently no on-street parking restrictions on Waverly Street from Arlington Heights Road to Chestnut Avenue. Similarly, there are no on-street parking restrictions on Chestnut Avenue from Rand Road to Kingsbury Drive. The Village has not received any complaints regarding on-street parking at or near this intersection. However, several residents have expressed concerns regarding the increased traffic in the evening hours when services are held concurrently with Park District activities as well as the events at the Japanese school. It is also acknowledged that on-street parking occurs as a result of Park District and School activities. The petitioner did not provide parking counts for existing on-street parking demand.

The Special Use approval for Glenkirk required that the petitioner enter into a shared parking agreement with the Park District to allow the public to park in the petitioner's parking lot after hours. Staff is researching if the agreement was entered into and if there is an opportunity for adding additional shared parking by the petitioner and the Park District.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** subject to the following conditions:

1. Provide parking data and information for Glenkirk ongoing operation at this site.
2. The maximum capacity shall not exceed 200 people.
3. If parking beyond what is provided for the church and its ancillary functions is insufficient as determined by the Village, then the Petitioner shall have 6 months to install the land banked parking and work with the Village to develop and implement a parking mitigation plan that may include, but shall not be limited to, operational restrictions, further capacity limitations and/or the installation of additional parking accommodations located elsewhere on site.
4. No overlapping services/events shall be permitted that negatively impact available parking.
5. The petitioner shall enter into a shared parking agreement with the Park District to allow the public to park in the petitioner's parking lot when Church activities are not scheduled. The petitioner shall work with the Village and Park District to implement shared parking lot expansion, if deemed feasible.
6. The Gymnasium space cannot be leased to outside entity when Church is being used.
7. The petitioner must provide landscaping adjacent to the north parking lot on the north side. The landscaping must be layered and include a mix of evergreen shrubs in order to provide a dense layered buffer between the parking area and the residential district.
8. The petitioner shall maintain the landscaped "arboretum" area on the north end of the subject property.
9. If any new lighting is proposed, the photometrics shall meet all Village requirements. All parking lot lighting shall have automatic timers that turn the lights off no later than one hour after the last scheduled event of the day.
10. The petitioner shall comply with all applicable Federal, State and Village codes, regulations and policies.

_____, September 11, 2015

Charles Witherington-Perkins, AICP
Director of Planning and Community Development

C: *Randy Recklaus, Village Manager*

PLAN

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

COMMISSION

RE: HOLY NATION PRESBYTERIAN CHURCH - 2501 N. CHESTNUT - PC# 15-010

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
16th day of September, 2015, at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

LATIKA BHIDE, Development Planner

CHAIRMAN LORENZINI: I'd like to call to order the
meeting of the Plan Commission. Would you all please rise and stand
and say the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Roll call please.

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MS. Bhide: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Here.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Here.

MS. Bhide: Commissioner Jensen.

(No response.)

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay, there's no meeting minutes to approve this meeting? Okay, thank you.

All right. There's two public hearings on the agenda, one for Holy Nation Presbyterian Church, and one for Northwest Crossings. For those of you here in the public, just if you haven't been here before, the way this works on public hearings, we have the Petitioner come forward, give a brief description of what the project is about. Then Latika from the Plan Commission, she gives a presentation of the project. Then the Commissioners go around and each of us will ask questions. Then after that, we will come up to the audience for comments and questions, and we'll do that for each of these hearings.

So, the first item on the petition is the Holy Nation Presbyterian Church, PC# 15-010. Have all the proper notices been given, Latika?

MS. Bhide: They have.

CHAIRMAN LORENZINI: Okay. Is the Petitioner here? Would you please come forward? You and anybody else who may testify on your behalf.

MR. PATTERSON: Yes. For right now, we think it will just be me.

CHAIRMAN LORENZINI: Okay, would you raise your right hand? I'll swear you in.

(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Could you please state your name and spell it for the court reporter and give your address?

MR. PATTERSON: My name is Steve Patterson. I'm the attorney for Holy Nation Presbyterian Church. My address is 2 North LaSalle, Suite 1250, Chicago, Illinois 60602.

CHAIRMAN LORENZINI: Thank you. Have you read all the conditions the Village put in your petition?

MR. PATTERSON: We have.

CHAIRMAN LORENZINI: And do you agree with them?

MR. PATTERSON: We do.

CHAIRMAN LORENZINI: Okay, thank you. Okay, would you give us a brief presentation and overview of your project?

MR. PATTERSON: Thank you very much, and on behalf of Holy Nation Presbyterian Church including Pastor Joshua Shin who is with us here tonight, we're very grateful for this opportunity to present the project to you.

Holy Nation Presbyterian Church is a very small organization. It's been in existence since 1987. It's grown during that time from 40 parishioners to 90. Originally, the church was located at 3434 West Foster, but within the last two years relocated to a site in Mount Prospect and they are currently leasing a portion of the building along with two or three other parishes. It's an under-utilized church facility and other parish groups are kind of sharing.

So, Holy Nation has been looking for the last two to two-and-a-half years for a new facility, one that they can call home. Within the last year, they found this facility at 2501 Chestnut, and brought it to the attention of Village Staff within the last few weeks and months. If it's okay with you, I'm just going to try and stick to the scope of the PowerPoint that I've made so we can try and get through this as quickly as possible. If not, I'll ramble on for 15-20 minutes and we'll be --

CHAIRMAN LORENZINI: We appreciate that.

MR. PATTERSON: HNPC, Holy Nation Presbyterian Church, has proposed a variation to the parking requirements. The existing facility at 2501 Chestnut currently has 62 parking spaces which includes three handicapped spaces. The Village Code requires that the parking calculation assume that the entire improved facility on the property is fully occupied and fully utilized in order to calculate the parking requirement. That results in a parking requirement of 308 parking spaces.

At the present time, we really only need the existing 62 parking spaces. We've been working with the Village Staff to create a land-banked parking arrangement that would allow for 35 additional spaces in the event we reach the point where, at some point in the future, we exceed our parking capacity. That variation from 308 spaces down to 62 plus 35 land-banked spaces is a 211 space variation. Again, this is kind of a unique feature of the Arlington Heights Zoning Ordinance where the parking requirements are driven by the fully occupied, fully utilized space. Later on in the presentation, I'll show you a parking chart which I believe is in your package where the code actually requires us to have a parking space for the boiler room and the storage room and lobbies, typically spaces in buildings that don't have full-time employees standing in and throughout the course of the day that would require a parking space. It's just the nature of the way the code is drafted in Arlington Heights.

In addition, the Comprehensive Plan will need to be amended to change the designation of the property from School to Institutional.

The proposed site, again the address is 2501 North Chestnut, the zoning district is R-3. Church is a permitted use in the R-3 Zoning District. It's a 4.2 acre lot and the building includes

29,424 square feet. Again, there are 62 parking spaces which includes three handicapped spaces.

As I've already discussed, the Village Code requires all floor area and improvements to be considered fully occupied and utilized when calculating the parking requirements. At the request of Village Staff, HNPC conducted its own parking study. We examined the parking demand at the current facility that HNPC operates in Mount Prospect. During our peak demand period which is Sunday afternoon, we only needed 21.33 spaces which is an average taken over three weeks. If we were to install a parking lot that fulfills the 308 parking space requirement, it would require 3.1 acres of parking in an area that has a lot of open space.

One of the attractions, I assume, to the area is that there is a park there and there's green space surrounding the existing facility which is currently occupied by Glenkirk. So, to put in 308 parking spaces would leave very little green space and would ultimately require storm water detention in underground storage tanks because there would be so little green space to absorb storm water. Glenkirk, which is the current operator of the property, received its own parking variation for the subject property in 1993. So, the current use is in place subject to a parking variation that was granted by the Village Board in 1993.

We're going to have testimony from HNPC and Glenkirk's broker in just a few minutes to kind of talk just generally about how Glenkirk went about the process of trying to market the property and how they reached the conclusion that institutional uses might be the best or the most appropriate use for the building rather than perhaps more demanding uses.

The attractive component about this site, in addition to just being able to own their own home or their own church facility instead of leasing or moving around to different facilities over time, the attractive aspect of this site is that 80 percent of the parish lives within a relatively short distance from this site. It's I think, in my experience, a fairly unique circumstance that the church had moved from Chicago, 3434 Foster, to Mount Prospect, and I think their population is fairly scattered. So, they have this one location where it's an easy drive for many of the parishioners which is what makes the site so attractive.

Glenkirk will continue to lease approximately 13 percent of the facility. We'll give you more information on future slides that identifies exactly the burden that is placed on the parking lot and the surrounding streets by Glenkirk. They're going to continue to operate just one module of the existing building. The operations of HNPC and Glenkirk will not overlap. Glenkirk operates Monday through Friday from 8:45 to 3:15; and the church operates a Wednesday night church service, a Friday night church service, some other events during the portion of the week that are small, and then they have three or four different kind of family-oriented church services during the course of a Sunday. They've got a service for infants and toddlers, another for Kindergarten and youth, and then the main service as well.

As we discussed, we'll have a future parking plan

as part of this variation we will utilize in the event the church outgrows the existing 62 parking spaces. As I've already mentioned, between 1987 and 2015, the church had only grown from 40 parishioners of this community to approximately 90 today. The 90 number includes 10 infants.

Back to Glenkirk. Glenkirk is a fairly well-known not-for-profit that is focused on providing education to people with intellectual and developmental disabilities. The issue of the traffic created by Glenkirk came up quite often on a lot of the comments that were made online through e-mail submitted to the Staff. It seemed to be kind of an issue in that some of the people in the public meeting that we held felt that Glenkirk traffic wasn't an issue because it occurred during the day. But many of the people commented that it was a combination of the Futabakai, the Park District and Glenkirk throughout the week that caused some of the issues that they were concerned about. So, we think it's an opportunity for us to step in and reduce the traffic flow during the week and have a relatively minor increase in traffic on the weekend.

Churches are not historically a heavy use. Some churches in some locations are where there's a heavy concentration of a given denomination. You might take any Catholic church in any of the neighborhoods in a city or a metro area, they might cause a significant traffic issue during Sundays. But a church like HNPC which has got a really small population base and a relatively even smaller number of vehicles that are needed during the course of a day or an evening service, whether it's two to three hours that people would be at the facility, then ultimately what we're talking about is a significant reduction or noticeable reduction in the amount of traffic that visits the site on a weekly basis.

A site visit was conducted just last Friday by Village Staff. At that time, there was an all-staff meeting of Glenkirk's at the facility, so they had an increased number of vehicles on the site during the site visit by Staff on Friday. So, they filled it with 38 vehicles on the parking lot at 1:00 o'clock on Friday, September 11th. At this point in time, our peak parking would be 21, vehicles and that's Sunday afternoon, rather than 32 or 23 vehicles everyday throughout the course of the week, Monday through Friday.

I've already touched on the idea that Glenkirk is going to lease approximately 13 percent of the building. The number of clients that are going to be served out of the facility is going to be reduced from 120 to 50. The total number of staff is going to be reduced from I believe 31 to 12, and they expect that the total amount of vehicles that would be there during the day only is going to be reduced to between 6 and 8. Glenkirk has confirmed within the last week that they will not be storing vehicles in the parking lot overnight during the week and they will not be leaving vehicles in the parking lot over the weekend, so there won't be again any overlap between the operations of Glenkirk and HNPC.

HNPC, I've already kind of explained a lot of this information, formed in March of 1987. It originally was located on the north side of Chicago at basically Kedzie and Foster with 40

parishioners. They are currently at 407 Main Street where they are sharing an existing church facility with other parishes, and their current population is 90. For the record, I represented that number as 80 during the public meeting and decided just to include the infants for the public hearing. We weren't going to hide the number for anybody, we just didn't think the infants could drive.

Again, the parking study, we conducted a parking study at 407 Main Street in Mount Prospect and the available parking spaces were 49. So on a Wednesday night service, we focused on the three main services, Wednesday at 8:00, Friday at 8:00, and currently Sunday at 1:30. There were only 9.33 occupied spaces on Wednesday, 13 occupied spaces on Friday, and 21.33 spaces on Sunday. Just focusing on Sunday at the current location, that left nearly 30 available parking spaces at that location.

This is the same analysis for the 2501 North Chestnut. Again, just focusing on the Sunday worship service, 21 vehicles leaves 40.67 available spaces in the parking lot during the course of a given Sunday. I think it's more than enough parking, and to take the extra step to try and construct new parking now, it isn't needed. Or to construct, God forbid, 308 parking spaces in an area that kind of treasures the open space that is included on our property and adjacent to the Park District, it's not necessary and is part of a burden that comes along with this property. That's evidenced by the existing parking variation that was put in place for Glenkirk in 1993.

Then finally, the variation to standards. One of the things I'm going to do after I finish here is first let Terry O'Hara, our broker, speak, but also introduce some exhibits into the record, very simple ones after I finish going through the standards. The whole purpose here is to just try to establish for the record that we have introduced evidence that supports our case in terms of fulfilling the standards for the variation. I'm sure you're all familiar with this, but in order for us to be approved for the variation, we need to show that the property in question cannot yield a reasonable return if permitted to be used only under the condition allowed by the regulation in that zoning.

We've done a quick analysis over the last 48 hours just to try and figure out what it would cost and what it would mean for the property if we were to construct 308 parking spaces. So, that means taking the existing parking and bringing the parking number up to 308. The back of the envelope analysis reveals that the cost would be approximately \$1.23 million just for the parking, and it would take up so much space on the lot that we would be forced to put in underground storm water detention tanks which in itself is very expensive and it would represent as much or more than 50 percent of the actual cost to finish constructing the actual parking lot that's 300 spaces.

So, we would lose the green space that makes the neighborhood feels so open, we would reduce the amount of runoff from storms that is just absorbed by the natural grass, we would be in a position where the cost of the building, the cost to buy the building when coupled with the need to put in the actual parking would make that building unusable. It's too expensive to buy and use at that price.

Even other residential developers at that price wouldn't be able to construct the kind of housing that the municipality would like to see.

The next standard is the plight of the owner is due to unique circumstances. The school, this building was originally constructed for the local township school district. Glenkirk bought it from the township school district in 1993. The building is what it is, it's already been constructed. It's not an issue that's been created by Glenkirk or by HNPC. This is an existing issue, again, as evidenced by the existing parking variation that was issued for Glenkirk.

So, it's a fact that relates to the nature of the building that's already in place. You can't construct more parking than what we can reasonably afford or what the site can reasonably bear. There's a burden that goes beyond the price to putting all that parking in place.

Finally, the variation if granted will not alter the essential character of the locality. I've already mentioned that we believe we're reducing the amount of traffic that's going to be accessing this parking lot during the course of each week. You know, I illustrated on Friday there were 38 vehicles on the parking lot. That's 76 street accesses, 76 times a car left the street to get on the parking lot and came back out just in one day. Glenkirk has that many, just about that many accesses into and out of the parking lot on a daily basis throughout the course of the week. Our numbers will be significantly lower than that, perhaps as much as 30 to 40 percent, and they will be at a time of the week that will not conflict with Futabakai or the Park District or the other institutional uses like St. Edna's that are farther to the east.

We're not going to be changing the essential character of the locality because we're reducing the amount of traffic that's going to be accessing the site ultimately during the course of each week. We're also not changing the facility, and at least for the foreseeable future we're not going to be adding any additional parking or changing the physical structure of the building. We don't need to. Our operations fit very nicely inside the building. It's the nature of the way the code is written that causes a requirement for 308 parking spaces. It's not the nature of the demand that we will put on the building that requires 308 spaces.

Some of the other factors that need to be considered when this Plan Commission is considering approving variations are whether or not the project is going to impair adequate supply of light and air. We're not changing any aspect of the building. We won't have that negative impact. Unreasonably increased congestion in the streets, again we are going to be reducing on a weekly basis the number of vehicles that would be accessing that space. We won't be increasing danger of fire or endanger the public safety.

A church use is significantly lighter in use than any kind of school. Schools are open Monday through Friday. Churches have a limited schedule during which they are open and accessible to their parishioners or the public. So, from a public safety and danger of fire, if anything we're probably going to have to bring the building up closer to code or up to code if it's not there now. We're probably

increasing the level of public safety.

The next standard that is something for the Plan Commission to consider is unreasonably diminish or impair established property values within the surrounding area. We aren't really changing the use. There's an institutional use that's in place right now, it's just called a school. It's very similar in its nature to church although it's more intense in its nature. The church will have a lighter use throughout the course of the week and shouldn't have any impact in a negative way on property values in the surrounding community.

Finally, one of the other aspects that the Plan Commission has to consider is impair public health safety, comfort, morals or general welfare. It's a church, we think that we're going to be a benefit to the community and hopefully we'll be able to have a significant influence on a lot of different physical aspects of the property that make things a little bit nicer.

I don't know if we really need to go through the floor plans at this point. The floor plans and the site plans are fairly simple. Perhaps you can go back to the first site plan and we'll just show you that that's the existing site plan. The next slide shows you what the future parking plan would be if and when we reach the point where we exceed the existing parking on the property. The changes are minimal and are required, again just because the code would have us put 308 parking spaces on this property.

I would like to at this point call up Terry O'Hara who is our broker who is going to talk just a little bit about the process that Glenkirk went through in trying to find a buyer.

CHAIRMAN LORENZINI: Would you please raise your right hand?

(Witness sworn.)

MR. O'HARA: My name is Terry O'Hara, I'm with Lee & Associates.

CHAIRMAN LORENZINI: Can you spell your last name?

MR. O'HARA: Terrence O'Hara, O-H-a-r-a, and I'm with Lee & Associates. I was hired by Glenkirk to, Lee & Associates were hired by Glenkirk to sell 2501 Chestnut.

CHAIRMAN LORENZINI: Is that a yes about telling the truth?

MR. O'HARA: I'm sorry, my hearing isn't that good. Yes, I promise to tell the truth.

CHAIRMAN LORENZINI: And an address please? An address, your address, business or personal?

MR. O'HARA: 608 Courtland, Park Ridge, Illinois.

CHAIRMAN LORENZINI: Thank you.

MR. O'HARA: As I stated, I was hired, Lee & Associates was hired by Glenkirk to sell the property. Prior to marketing the property, we explored a variety of alternatives. After going through a process, we determined that keeping the building as is would be deemed to be the highest and best use for the building.

The lot is unique given it's adjacent to the park. It has an open landscape feel which Holy Nation found is a strength and

desirable. In fact, we feel that Holy Nation's use is lighter in intensity than some of the other uses we considered which were schools and park districts and other social service organizations.

We felt that it was a benefit, it's going to be one of the lightest uses that we could see in marketing the property. Thus, taking the above, you know, we felt that, well, what we found in marketing it, it is a narrow market of potential users and nearly all of whom being a school or a social service organization or Park District we felt, you know, would have a higher intensity use-wise, we feel that Holy Nation is a soft impact, you know. It's a light use and they like the open landscape and we thought that would be good for the community, you know, to leave it as is.

CHAIRMAN LORENZINI: Thank you.

MR. PATTERSON: Latika, could you go to the very last table? I mentioned earlier that the code has the effect of requiring some unique parking calculations which I don't mean to have any disdain for. I actually find it fairly useful in terms of giving the Village the ability to have more control over these kinds of institutional or not-for-profit uses that might take advantage of these kinds of properties, whether they're located on a main thoroughfare or in the neighborhoods.

But I think you'll see in several places there is a requirement for one parking space for a storage room, two parking spaces for a boiler room, our lobby is required to have 13 parking spaces. People don't normally go to a building and hang in a lobby and stay there for several hours and then leave without accessing the main component of the building. There are several places in there, up above, at the top, you'll see another storage space that requires one space, and a vestibule that needs to have a parking space, one single one.

The biggest issue turns out to be the gymnasium which, again the way the code is written, we need to have 135 spaces just for the gymnasium even though the gym isn't open to the public. It's not the gymnasium that would be kind of like a YMCA or some other kind of facility that where the doors are open wide and you just come in and use it. That's limited to the control of the owner of the building. So, this is what generates the huge parking number and the huge variation. Again, this isn't new specifically on this property because when Glenkirk bought the property in 1993, they also needed a variance. That really kind of closes out the presentation. We've gone on for 20 minutes or more and I want to get to your questions and the public comments section, but I did want to get some exhibits into the record. They're nothing unique or unusual, it's really just trying to establish what --

Latika, I've got Exhibit A which is the application. Exhibit B for the record is the Glenkirk parking variation from 1993.

I've got the Articles of Incorporation from the state of Illinois for Holy Nation Presbyterian Church. The reason I'm introducing this in the record is because many of the people who were at the public meeting on September 3rd were very concerned. I don't

know if they thought this was going to be a mega-church or if they thought that somehow this was some kind of a shady operation that might be trying to take advantage of a situation, I don't know. But I thought it would be helpful if we brought the Articles in which go back to 1987, so at least for the record it might be some information for you all to confirm that it's legitimate.

A document from the Illinois Secretary of State, it's called Corporation Final Detail Report, just confirming the status of incorporation is active. That's Exhibit C-2.

The Public Meeting Notification Affidavit which is D-1, and the Public Hearing Notification Affidavit which is D-2, and that's it. Thank you very much.

CHAIRMAN LORENZINI: Thank you. Latika?

COMMISSIONER DROST: Are you going to circulate those?

CHAIRMAN LORENZINI: Just a second. Latika, Staff report please?

MS. BHIDE: Thank you. Good evening. The Petitioner is here tonight, they are seeking a parking variation associated with a church, synagogue and other places of worship; a Comprehensive Plan Amendment from Schools to Institutional. Along with that they are seeking a variation from the parking requirements, from the requirement to allow 97 parking spaces, 62 which are existing spaces, 35 would be land-banked spaces, instead of the required 308 spaces. It's a variation of 211 spaces.

As you can see, the site is located on the east side of Chestnut Avenue. It's north of Waverly Road and it's approximately 4.2 acres in area. It is zoned R-3, One Family District.

There is an existing building on the property. It's approximately 29,000 square feet in area. In 1993, this property was rezoned from P-L, Public Land, to that R-3, One Family District, and a special use for a private school was approved for Glenkirk to operate a school serving people with intellectual and developmental disabilities.

As you can see on the plat of survey, the existing parking lot is located both, there are two parking areas that are located on the south and northwest side of the building. There is a total of 62 parking spaces. The south parking area is accessible by a driveway along Waverly Road, and the northwest parking area is accessible via two driveways on Chestnut Avenue.

Per the information provided by the Petitioner, their current congregation size is approximately 80 people, and their anticipated growth over the next 10 to 15 years is for the congregation to grow up to 160 people. They have provided a summary of the services to be held, and these would chiefly be a Wednesday night service from 8:00 to 9:30, as also on a Friday night. They have Discipleship Training on Saturdays, and then there are several services on Sundays with two main worship services from 11:00 in the morning to 3:30 in the afternoon.

The Petitioner did hold a neighborhood meeting earlier this month. It was attended by several residents, and there

were several concerns that were raised about this proposal. You know, residents raised concerns regarding traffic between Arlington Heights Road and Chestnut and Waverly; the use itself at this location impacting the residential character; the Comprehensive Plan amendment; and concerns with the high number of parking variation from the code required for existing spaces; the parking lot lighting; property values; and the future expansion plan for the church.

The neighborhood concerns and resident concerns are being addressed in the following ways through the recommended conditions. You know, as far as the residential character or the use at this location, once the recommended conditions are met, landscaping provided adjacent to the north parking lot will screen the residential uses. It should be noted that the building has been historically used as a school which is a non-residential use which is permitted in the R-3 District.

The parking variation, if the parking is determined as insufficient by the Village, then the Petitioner shall have six months to provide the land-banked parking. They will have to develop a parking plan, a parking mitigation plan that shall not be limited to operational restrictions and/or installation of additional parking accommodations elsewhere on the site. It is also recommended that overlapping services that negatively impact parking be not permitted and that the gymnasium space cannot be leased to an outside entity when the church is being used. Lastly, the maximum capacity of the facility is recommended to be limited to 200 people.

As far as the lighting, if any new lighting is proposed, then the photometrics have to meet all the Village requirements. Then it is recommended that all parking lot lighting have automatic timers so that lights turn off no later than an hour after the last scheduled event.

I wanted to touch briefly on the floor plan here. The Petitioner provided two floor plans. One is an immediate floor plan and one is their future plan, and I will go back and forth between the two. On the immediate plan, they are proposing the sanctuary to have 100 seats, some classrooms, an infant room, an all-purpose room, you know, offices, storage and lunchroom. The future plan includes a sanctuary which shows 200 spaces. So, to keep in mind is that it is the same physical space in the immediate plan, it just shows a larger number of seats, two chapels, a fellowship hall, kitchen, storage, lobby, lunchroom, ballroom, and a gymnasium. Again, I want to point out that the gymnasium is the same physical space which is occupied by the all-purpose room but it's labeled differently. Now, the parking is calculated based on their future latest plan because we want to make sure that whatever is the maximum variation they require is the one they receive.

I want to talk a little bit about the parking requirement. The code-required parking is based on the collective parking provision, and that methodology has consistently been applied to all other churches or other uses including the First United Methodist Church, St. James, St. Edna's, as well as parks like Frontier Park, Olympic Park, et cetera. So, as you can see in the parking

analysis, the total code-required parking is 308 spaces for the site. There are 62 spaces on site and there are 35 spaces which would be land-banked, so that creates a deficit of 211 spaces. Again, just saying that the parking requirement is a collective parking requirement and that is how it's consistently applied.

I just wanted to point out that HNPC is requesting a parking variation, but it should be noted that, you know, other parking variations have been granted both for other churches and for other parks. So, for example, you know, St. James, the west side only requires, the code-required parking was calculated as 717 spaces. There are only 291 parking spaces on the site, so that's 59 percent variation, and I have some examples which are also in the Staff report.

The Petitioner did conduct parking counts at their existing location in Mount Prospect. The maximum parking spaces occupied during a Sunday service at 2:30 in the afternoon, 24 spaces were occupied, and the building occupancy at that time was about 90 people and this included 10 children. So, what we did was we worked backwards to say if there's 90 people in the building at the time and there's 24 occupied spaces, that translates to 3.75 occupants per vehicle, and then used that number to say, well, if there's only 62 parking spaces on the site, that translates to 232 people given the 3.75 occupants. With the land-banked parking, that would be 363 people.

I wanted to show the plan for the land-banked parking. So, as you can see, the spaces would be added primarily on the northwest side, and then a row of parking in the southern parking lot.

Just a couple of pictures of the site. This is along Waverly Road. This is showing the access, the southern drive into the site, and then along Chestnut.

That being said, the Staff Development Committee recommends approval of the request subject to the following conditions:

That parking data and information for Glenkirk be provided. I would point out that Glenkirk did verbally confirm to Staff last week that there would be no vehicles stored overnight or on the weekends so they wouldn't interfere with the church use, and that there would be six to eight vehicles on the site. We would like that information in writing.

That the maximum capacity of the facility be limited to 200 people.

If parking beyond what is provided for the church and its ancillary functions is insufficient as determined by the Village, then the Petitioner shall have six months to install the land-banked parking and work with the Village to develop and implement a parking mitigation plan that may include but shall not be limited to operational restrictions, further capacity limitations, or installation of parking accommodations elsewhere on the site.

No overlapping services or events shall be permitted that negatively impact parking.

As was the condition with Glenkirk, Glenkirk was, through their special use, required to enter into a shared parking

agreement with the Park District. My understanding now is that that was never entered, but there is a condition that the Petitioner shall enter into a shared parking agreement with the Park District to allow the public to park in the parking lot when church activities are not scheduled, and they will work with the Village and the Park District to implement shared parking lot expansion if feasible. The Village Staff is in touch with and has contacted the Park District to determine if shared parking is possible.

The gymnasium space cannot be leased to an outside entity when the church is being used.

The Petitioner must provide landscaping adjacent to the north parking lot on the north side. It must be layered and include a mix of evergreen shrubs to provide a dense layered buffer between the parking area and the residential district.

The Petitioner shall maintain the landscaped "arboretum" on the north end.

If any new lighting is proposed, all photometrics must meet Village requirements, and all parking lot lighting shall have automatic timers that turn the lights off no later than an hour after the last scheduled event.

Then that they shall comply with all federal, state, Village code regulations. Thank you.

CHAIRMAN LORENZINI: Motion to include the report in the public record?

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER ENNES: I'll second that.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, thank you. Commissioner Cherwin, would you like to start the questioning?

COMMISSIONER CHERWIN: Sure. I'm reviewing the file and I'd like to, you know, wait until we hear the public comments as well. But thank you for the presentation and thank you for the report, Latika.

Clarification. I think, you know, some of the, in reviewing some of the written comments and some of the submitted concerns, I think there were, a lot of what we talked about here today is focused on the parking and variance on the parking on the site. There were also some comments about actually the use of the property as a church.

Can you just clarify, I think it's in your report but this church is a permitted use? There's no question of whether they can have a church in this property in the code, correct?

MS. BHIDE: That's correct. The property is zoned R-3, Single Family, and places of worship are permitted by right in that district. So, if they had the required parking on site, they wouldn't be before you tonight. They could just go in.

COMMISSIONER CHERWIN: Right, they could just go in,

it's just a matter of really trying to isolate just the parking issue as opposed to what is --

MS. BHIDE: That's correct.

COMMISSIONER CHERWIN: Okay, I just wanted to make sure that was clarified. I'll defer to the public comment and reserve other questions after that, thank you.

CHAIRMAN LORENZINI: Thank you. Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes, I have a question regarding one of these requirements for the landscaping. I didn't see a landscaping plan. Is that forthcoming?

MS. BHIDE: Right. So, we will require that and the building permit will ensure that the Petitioner works with our landscape planner and so they have to provide that with the landscape screen.

COMMISSIONER SIGALOS: The other question I had, the Petitioner, is the space analysis, that looks like there could potentially be 456 people there at one time. Now, I know you say you have a congregation of only 80 and you only expect, you know, a slow growth. What do you do with all the space?

MR. PATTERSON: Well, I think you can see, first of all, from their schedule of services, that they're trying to be very accommodating to the different age groups that they have on their current population. They've got an infant and a youth service. They've got a Kindergarten service. Then there's other services and other training classes for people who are trying to acquire different kind of status or position within the church.

The background on how that future floor plan reached the state that it's in right now was that when the staff at the church was working on the application with the architect, they just came up with a floor plan that seemed to make the most sense for what would go in various spaces. Ultimately, they want to have a nice sanctuary and they want to have a fellowship hall, and then there are some other spaces for office and classrooms. It's not anything more than that. When they were trying to put together the initial floor plan, they simply drew it up the way they thought it might work best.

So, it's not a function of the goal is to have 454 people in the space. If that were the case, we couldn't agree to the 200 occupancy limit. I just want to --

COMMISSIONER SIGALOS: Again, I'm not going to tell you what you should buy or not buy, but it just seems like an awful large building.

MR. PATTERSON: Right.

COMMISSIONER SIGALOS: When you have 80 people now and don't expect a significant increase in the population for the next 20 years or so. But again, the potential is there for 450 plus people, and again my concern will be if that did happen, where would all those people park?

MR. PATTERSON: Well, I mean if the variation is approved, we have the limit of 200. But we would have to, if we increased 260 or more, we would end up having to put in some extra parking depending on how the capacity worked out with the land-banked

spaces.

But one of the interesting things about HNPC that didn't come out during the public meeting that I didn't learn until just last week is all of their masses are community language masses. They've got three English, people who speak English almost exclusively who attend services, those people have to wear earphones so they could have a translation during the church service. So, I think it's important to consider that this isn't a church where you can, I was raised Lutheran, I can walk into a Catholic church, I can sit down very comfortably and enjoy myself unless it's in Latin which it probably won't be any time soon. The same goes for my Catholic friends, when I grew up as a kid, they could come to church with me and they could sit down and they'd be fine.

That doesn't really work here just because of the language barrier. There's a limited population and, furthermore, that population that's going to want to come to this church isn't going to want to drive from Kedzie and Foster to Arlington Heights on a Sunday morning and go to church. It's going to be limited to people who are going to have relatively short drive distances.

COMMISSIONER SIGALOS: Thank you.

MR. PATTERSON: Thank you.

COMMISSIONER SIGALOS: My only other comment, I'm waiting to hear from the residents in the audience because in reading some of the e-mails or letters that were sent in to the Village, it seems like there is a concern for issue of traffic and on-street parking. There is also a concern in they don't want additional paved parking lot to take away from green space. So, it seems like there's kind of, you know, to put things in a spectrum, I'd like to hear any comments, so that's all I have for now.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: My only question at this point is really for Latika. What was the thinking behind getting to 35 land-banked as opposed to a larger number of land-banked parking spots?

MS. BHIDE: So, this was, we told the Petitioner that, you know, they need to provide a plan for additional parking on the site which is asking for a variation for 62 spaces. 35 is the number they thought they could reasonably add given the site and the expense. So, we did not come up with the 35, they did.

COMMISSIONER DAWSON: They did. Just looking at it, it appears that there would be room for more than 35 spaces there. I appreciate that it's one of the conditions, they may have to provide more than 35. I was just wondering where the math came from.

When we looked at the picture there, I noticed, how many trees would have to be removed? Do we have any idea, to put this parking in?

MS. BHIDE: No. There is an arboretum that is located towards the north end of that site and one of the, you know, recommended conditions is that they preserve it. They would be subject to the Village's tree preservation ordinance though.

COMMISSIONER DAWSON: Okay.

MS. BHIDE: So, at this point, no, I don't know the

exact number.

COMMISSIONER DAWSON: Okay. All right, that's it for now.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: Yes. As far as the affiliation of the Holy Nation Presbyterian Church, is it affiliated with the Chicago Presbyterian or any national Presbyterian organizations? I didn't see that in the bylaws and the articles of incorporation.

PASTOR SHIN: The HNPC is --

CHAIRMAN LORENZINI: Excuse me, could you come up please? State your name, spell your last name, give an address please.

PASTOR SHIN: Joshua Shin, S-h-i-n. Address, 5021 West Harvard Terrace, Skokie, Illinois 60077. HNPC used to be part of PCA.

COMMISSIONER DROST: PCU you said?

PASTOR SHIN: PCA. We came out of PCA, we are affiliated with the Korean Presbyterian organization. Now, the organization that we are involved in, it has a Presbyterian background but it's a reformed denomination. So, technically, it's one of the reformed, you know --

COMMISSIONER DROST: And I don't want to get into, you know, theology or anything, but you're Calvinists then?

PASTOR SHIN: Oh, yes.

COMMISSIONER DROST: I was just wondering what that association was and the inner working and maybe the umbrella groups that you worked with within the national organization or the Chicago organization. So, you're not part of the Chicago Presbyterian?

PASTOR SHIN: No.

COMMISSIONER DROST: I just wanted to see how that connected up.

A little bit more on the demographics, and I'm glad we have Reverend Shin here. No, please, I do have some questions. There were in, when the church was formed on Foster Avenue, when it left it had 40 members. Now it has 80. Is that correct? 80 members, 10 infants? I want to sort of get into the demographics here because you probably have a vision to grow the church. Most people who are involved like you would be would want to spread the gospel and encourage everyone to attend I would assume.

So, is there a future plan as far as the growth of the church as far as what your expectation or whatever it is, based on your past history?

PASTOR SHIN: As far as church growth is concerned, we don't anticipate to have the church grow number-wise. I think our mission is to share the gospel. You know, whether we don't, I guess our church is not, we're not trying to put too much focus on growing the numbers but reaching out to the community, whether they believe and accept Jesus Christ and goes to different churches. That's not up to us, we're not planning to have the church grow. We just simply want to reach out to the community and present the gospel of Jesus Christ.

So, if you ask me if I had any plans or the church's plan to grow, I would say no. That's not our purpose, for it is simply to preach the gospel and share the gospel of Jesus Christ.

COMMISSIONER DROST: In the bylaws, you make a point of attracting people of Korean heritage. That's part of the marketing and part of the outreach.

PASTOR SHIN: Yes.

COMMISSIONER DROST: As far as the numbers of the church, I saw sort of a break, 10 infants and 80 members. Does that mean that's 80 members that drive cars and 10 that don't? Or is there some aspect of this where there's multiple, usually there's couples that, you know, when you're transporting or people are transporting themselves to the church, that they come together as a family and not as individuals?

PASTOR SHIN: Yes. There are college students, high school students, elementary students, and there are some adults. So, the total number will come up to 80.

COMMISSIONER DROST: Yes, but the drivers in your congregation, how many? Potentially over 60?

PASTOR SHIN: I would think the number of people who actually drive would be more than 30. But people who actually drive their cars and come to church is not more than 30.

COMMISSIONER DROST: Okay. So, I just wanted to make that, distinguish that for the record as far as what kind of traffic we're looking at.

Latika, we're going to, in my life, we had an issue with one of the neighboring churches, St. Edna's, and there was a concern of putting up their parish hall and there was a significant deficiency similar to what is being presented in this petition. What's the history? How is St. Edna's, have we had any complaints with the traffic or congestion and they were able to manage it, the types of procedures and bringing out public safety people when necessary, adjusting their programs to meet the community --

MS. BHIDE: That's correct. I mean, you know, I haven't had the history working with all of those projects, but I did refer to a lot of the ordinances and there is significant parking deficiency in a lot of churches and a lot of parks. We've granted a lot of variations. My understanding is that, you know, there are only one or two peak times during the year when they exceed the parking or require a lot of parking. But overall, they have been able to manage it on site, but the plans they have in place --

COMMISSIONER DROST: Yes, and even with their outside activities they've been managing, because I know that many churches extend beyond just church services. They have social services and provide some amenities to the community and certainly to their religious community.

MR. PATTERSON: If I can just add a bit? I think you hit on the point that we all wish we would have done a better job as kind of identifying the actual age breakouts and demographics of the age in the church population. One of the things that hasn't come out is they currently do have one multi-passenger van that they use to move parishioners around, and they'll be acquiring a second van so that they can do a better job of bringing people who don't necessarily drive or who may not be very close to this site, to bring them to the site.

There's a family concept there, trying to make sure that you bring the whole with the population from birth to seniors in and making sure they're included.

COMMISSIONER DROST: Yes, I just wanted that for the record to maybe educate our Commissioners about it, that we don't have some redundancy in case there's concerned citizens. I'm done.

CHAIRMAN LORENZINI: Thank you. Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. Latika, I just, one of the conditions is that the Village would determine when the existing spaces no longer are sufficient. Can you just outline what that process might be?

MS. BHIDE: Sure. My understanding is that it could be driven by our observation and could be driven by complaints. So, if we consistently hear that there is, you know, parking overflowing from that parking lot, or consistent, you know, Staff will go out and observe at various times, and if it's determined over a consistent period of time that, yes, they are exceeding what is available, then we will reach out to them saying you need to install the land-banked parking.

COMMISSIONER WARSKOW: Okay, thank you. The second question is if at the time those extra 35 spaces are determined to be needed, does the addition of the impermeable space require any additional detention that isn't already existing on the lot?

MS. BHIDE: They would have to meet whatever are the current standards for detention, yes.

COMMISSIONER WARSKOW: Okay. That's all the questions I have.

CHAIRMAN LORENZINI: Thank you. Commissioner Ennes?

COMMISSIONER ENNES: I have a couple of questions. Latika, in our report, page 4, the parking comparisons, I assume that that is a table that you reviewed. Were you involved in putting any of that together or is that totally supplied by the Petitioner?

MS. BHIDE: No, that table is prepared by me.

COMMISSIONER ENNES: Okay, and those variances?

MS. BHIDE: I looked at the ordinances approving those variations and that's where I got the numbers from.

COMMISSIONER ENNES: Okay. Some of these seem pretty high, I'm surprised we would have granted variances that high. In particular, the St. Edna's which I have a little bit of familiarity with seems to be relatively high. Does that take into consideration, I think there were two factors when that was approved. One was land-banked parcels, would that be included in your number?

MS. BHIDE: Yes.

COMMISSIONER ENNES: And I believe they had a cross parking agreement with the Futabakai School across the street, did that take that into consideration?

MS. BHIDE: No. My understanding is no. They wouldn't, you wouldn't take that to grant a variation.

COMMISSIONER ENNES: Okay. If in fact we approve the variance, part of the basis for that has to be a hardship proved by the Petitioner, is that correct?

MS. BHIDE: That's correct.

COMMISSIONER ENNES: Okay. I have a question for the broker, if I can ask him to come back up? Actually a couple of questions in regard to that. Mr. O'Hara?

MR. O'HARA: Yes?

COMMISSIONER ENNES: Were you involved, you made a comment and talked about that the property was determined to be at its highest and best use.

MR. O'HARA: Yes.

COMMISSIONER ENNES: Were you involved in the appraisal of the property? Or was it appraised I should ask you?

MR. O'HARA: Yes, there was a bank appraisal. I was not involved in that.

COMMISSIONER ENNES: Did that appraisal determine it was its highest and best use, the current development?

MR. O'HARA: I'm not in possession of it.

COMMISSIONER ENNES: Okay. So, it was your determination as to your profession?

MR. O'HARA: It was based on feedback from the market, you know, that, and keeping an open space, something that stayed with the Village, we thought the Village would like.

COMMISSIONER ENNES: Okay. Were you involved in establishing the original asking price for the property?

MR. O'HARA: Yes, I was.

COMMISSIONER ENNES: Can I ask you what that was?

MR. O'HARA: The original asking price was I think over \$4 million. I'd have to go check, but I think I'm in the ballpark.

COMMISSIONER ENNES: Okay, and your firm marketed the property. How long was the property on the market?

MR. O'HARA: We put the property on the market in the spring of 2014.

COMMISSIONER ENNES: Did you have any other offers during that time?

MR. O'HARA: We did have other letters of intent, yes.

COMMISSIONER ENNES: Can I ask, were those substantially less than the offer that you currently have?

MR. O'HARA: I'm not going to, I think they were in the ballpark.

COMMISSIONER ENNES: But nonetheless they weren't accepted, and that's basically for the land and the improvements, the building and the four acres of land. Do you know what other uses of the property were considered? Or what these other uses, the people that made offers?

MR. O'HARA: We did have, early on we did have interest from townhouse developers. But you know, we went and met with Staff and, you know, felt that, you know, the existing use can be less intense, you know, and more acceptable to the community, keeping a more open space.

COMMISSIONER ENNES: Okay. Were any of these other offers from residential developers, were any of them for single family?

MR. O'HARA: No, we didn't, we typically didn't have an

offer from, might have had one, it's been awhile. But you know, a lot is verbal, you know, inquiries.

COMMISSIONER ENNES: Sure, okay. So, other than the current use, there really haven't, you haven't gotten to the point where you've got an offer that's been agreed to for this site? This is the first?

MR. O'HARA: I'm sorry, can you speak a little louder?

COMMISSIONER ENNES: Other than the current, the Petitioner, other than the Petitioner, you had no other offers that have gone to agreement that were approved?

MR. O'HARA: With the seller, oh, that's correct.

COMMISSIONER ENNES: Right.

MR. O'HARA: And it's been under contract for an extended period of time, too, with the current purchaser.

COMMISSIONER ENNES: Do you have any idea what the average value of the residential lot in Arlington Heights would be?

MR. O'HARA: The average value? It would depend on the zoning and the size of the lot.

COMMISSIONER ENNES: Right, just the current zoning for a quarter-acre lot. I think with your four acres, you'd be able to put in 16-some lots. I'm just trying to get an idea of an alternative use, what that might be.

MR. O'HARA: Well, the lots we looked at were a little bit larger in size but --

COMMISSIONER ENNES: What size was that?

MR. O'HARA: I think we had proposed, well, we looked at, we hired an architect, we had a couple of different plans, one for residential and one for townhouses.

COMMISSIONER ENNES: Okay.

MR. O'HARA: And I'd have to, I don't have them with me.

COMMISSIONER ENNES: This was all part of your searched for an alternative use?

MR. O'HARA: Well, this was early on, you know, early on feasibility studies for the property.

COMMISSIONER ENNES: Okay. That's all I have for you.

MR. O'HARA: Okay, thank you.

COMMISSIONER ENNES: I have one other question for the Petitioners attorney. And I apologize, your name again?

MR. PATTERSON: Steve Patterson.

COMMISSIONER ENNES: Mr. Patterson, in your one comment here, you state that approximately 80 percent of the parishioners live within a relatively short distance. What is the relatively short distance?

MR. PATTERSON: We haven't put a number on that. We haven't done any kind of study.

COMMISSIONER ENNES: So, it could be 10 miles?

MR. PATTERSON: But what it means to the church is that it's a relatively short driving distance.

COMMISSIONER ENNES: What does that mean?

MR. PATTERSON: We haven't put a number on it or

studied it.

COMMISSIONER ENNES: So, that really doesn't mean a whole lot to me then as far as what --

MR. PATTERSON: Well, the fact of the matter is, if this site was inconvenient for the majority of the church, they wouldn't be looking at the site. The fact that it is convenient is what attracts them to it. I didn't imagine I would have to do an analysis of that. We can provide that.

COMMISSIONER ENNES: But it's a very broad statement that puts a lot of weight on everybody who lives in the area.

MR. PATTERSON: Yes.

COMMISSIONER ENNES: Okay. That's all I have.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: I am really looking forward to listening to the public comments on this one. I think I will reserve my questions until then.

CHAIRMAN LORENZINI: Commissioner Drost, you had one question?

COMMISSIONER DROST: Yes, one question that Commissioner Ennes forgot to ask I'm thinking.

COMMISSIONER ENNES: Okay.

COMMISSIONER DROST: The current taxes on that property, maybe Latika knows or Mr. O'Hara knows, these are exempt properties as they are now?

MS. BHIDE: That is my understanding, yes.

COMMISSIONER DROST: So, putting a church on there would continue that use. But if you were to put a townhouse development on, it would then get them on the rental rolls --

MS. BHIDE: That's correct.

COMMISSIONER DROST: Okay, thanks.

COMMISSIONER ENNES: I didn't forget because I had checked it out before.

COMMISSIONER DROST: Oh, did you? All right, well, I thought we'd put it in the record because --

COMMISSIONER ENNES: Okay, but it's a good point, a good point.

CHAIRMAN LORENZINI: Okay. I don't have any questions at this point so we'll open it up for the public comment now. What we'll do is, we certainly want everybody to speak who wants to speak, but I'd just please ask that you keep your comments as it relates to this project, not something that happened, you know, maybe 20 years ago on the other side of town. Not that you would but, you know, we want to make sure everybody gets a chance to talk and just try to be brief and keep it to this hearing.

So, we'll start on my right, your left side. We'll start with the first row, go row by row. Then when we're done with this side, we're going to your right side, my left side, start with the front row and go back. So, yes, sir. You know, come up to the mic, please speak into the mic, state your name, spell it, and your address please. Yes?

QUESTIONS FROM AUDIENCE

MR. MANST: My name is Steve Manst, M-a-n-s-t. I live at 330 West Waverly Court which is within sight from my deck to the parking lot. I previously lived at 2527 North Ridge. Between those two addresses, I've been there for 43 years and we've sent seven children through District 25 and 214 schools.

Back in 1983, Berkley School had a dilapidated, run-down, dangerous playground, and the school district would do nothing about it. The neighborhood formed a committee called the Rand-Berkley Campus Development Committee and before long, it was a playground there. We organized the neighborhood. We raised \$3,000 to buy a Tornado slide. The essence of this is people came, the traffic started. But the people that came and had the traffic didn't worry about it because they were there enjoying it. People came from afar.

Go forward to 1993, the fields between what was Rand, or Glenkirk and Berkley and Rand, Futabakai, Clinkers, were just a couple of broken-down backstops, rutted tracks were run between the bases. Someone just kind of got the idea that the Greens Park, which is a small unutilized park next to Olive School, might be attractive to the school district, and the Park District might be interested in the fields at Rand-Berkley. Lo and behold, our neighborhood organization with a little bit of pressure and a few people at meetings, that land exchange took place. If you've driven by there, you've seen three beautiful ball fields.

It's a marvel for the neighborhood, shared all across the Village though, people come from different areas. Did they create traffic? Of course it did. But you know what, when our kids were playing there, the parking and traffic didn't bother us.

So, going forward, you know, people have expressed some frustration about that traffic. But every time those uses changed, we accommodated, we learned, we drove better, and it was better for the community. Now, we have an opportunity to continue that absorption of a different use and to try to, it makes me shudder to even hear words about residential, okay. But what bothers me a little bit more than anything else is, let me say, well, who would you blame for that traffic? Is it the kids, the Park District, the school district, Futabakai? All the people driving through from Rand to Arlington Heights Road? Maybe blame the Rand-Berkley Campus Development Committee or its president who speaks before you?

But what we can't do, shouldn't do, is to allow some personal frustrations to weigh against, personal frustrations and negative presumptions to weigh against a well-intentioned, small church.

CHAIRMAN LORENZINI: Thank you. Anybody else on the first row? Next row, anybody on the next row who wishes to speak? Yes, ma'am. State your name, spell it please, your address.

MS. SALIS: My name, excuse me, my name is Bee Salis, S-a-l-i-s. I live at 2512 North Walnut which is about four houses from the property. You can see my house on that in front of us.

First of all, it's interesting for me how the

Village does business. So, this has been a good experience for me. When I first entered this room which I had never been in before, I saw up there a medallion that talk about good neighborhoods. I think that's probably why many of us are here today.

We love our neighborhood. We have a, we would be a good advertisement for what does the Village want these communities to look like. We have well-maintained homes and properties that are enjoyed by the families who live there. We have a park where our children can play. We used to have schools that are elementary and junior high that our kids went to. Those have changed in their use now and we have accepted that.

Many of us have lived there for many, many years, most of us more than 25 years, some 45 as original owners. So, we are a long-time, established community there, close, a lot of friendships, a lot of good things going on there.

The current plan that HNPC has for this property is not, we don't feel it has any major concerns we would fight for. We think we could do a lot worse with a different organization in that building and that property than HNPC. So, we are not complaining about that, we are not anxious to fight for that, in the group I'm representing anyway which is those west of the property.

We did have some discussions with them that resulted in some surprises for them I believe, such as there is a significant amount of drug activity that goes on that property. The Arlington Heights Police Department is well aware of it. The parking lots on both the north and the south side of that building are very, very dark. There have never been evening activities at the school to speak of, and so there are no lights in the parking lot installed. Of course it suits the drug people just fine because they don't want to be seen.

We do have some concern, on the other hand, if there were evening meetings there, that lights may become necessary. Of course nobody wants to live in a neighborhood or next door to a property with a big parking lot and a lot of lights. So, of course it's understood that nobody would want that. So, that is a concern.

There also has been occasional flooding in our streets due to poor drainage. There are pictures available of both Suffield and Chestnut and, well, not Waverly, Chestnut I guess and Suffield both flooded. I have provided those pictures to you as I took them. That was just this past spring.

So, there are different things that they were not aware of including how that parking lot is used. That parking lot is used as has already been mentioned by other people. There is an overlap from Futabakai with an agreement that they would park in the Glenkirk parking lot. There is, as has also been mentioned, this overlap between Futabakai and St. Edna's where they exchange, they use each other's parking spots when needed, and that's not a problem to anybody but it does throw more overload, again, into the Glenkirk parking lot. Now, some of that happens on Sundays of course when HNPC may be in need of those spaces themselves. So, that's a concern for us.

So, our concerns are really about use of the parking lot as the same issues everybody has already said, use of the parking lot because it's used not only from Futabakai people but from neighbors who use the parking lot to drive to the park there when their kids are playing in the playground, and also people who come for any other purpose, to enjoy a walk around the park or any other thing. Of course on the weekends through the warm months, there are baseball games and soccer games. On my way here tonight, there were a couple of soccer games going on in the fields and people are parking in what would be the HNPC parking lot as well as on the street.

Waverly is one of the main accesses into another of our subdivisions. It's a street that many of us use to get in and out. This subdivision was designed without a lot of through-streets to keep our neighborhood friendly and safe. So, that becomes a key street for us. It is very often filled with cars on both sides of the street so you could have trouble getting down the street. That is especially true with the beginning of the school day and the end of the school day at Futabakai. But it's also true when there are Park District activities going on in the park land.

I would also encourage you to look at, as a safety issue, you can see the map of this property I guess on your screen, yes? So, you can see the place where this property indents in. I don't know how many of you are familiar with it, but that's a playground for the children right there. So, with the addition of parking spaces of course, should that become necessary, of course we'd be concerned about the safety of the children playing in that playground. The cars are going to get a lot closer to those kids on the swings and the slides and we know they jump and run around and aren't always watchful. So, we would be concerned about that. So, safety is a concern in that case.

We also have a kind of a concern about the financial feasibility of this for the church also. It's an interesting concern for us to think about 20-some families can support a building of this size. So, we are concerned that, as they are now renting some space at Glenkirk, that they could be bringing in other renters to use some of this unused space they have. They've already said it's more space than they need. If other renters come in, that may change the nature of our neighborhood again. It may be that we would have more parking spots taken up, more cars in the streets, more traffic in general, but also strangers and people we don't know in our neighborhood and not knowing what they're doing there. So, we have a concern about that as well. So, future rentals or other use of the space that's not anticipated is again another concern for us.

You know, this we know, this property is not on the tax rolls. We are the taxpayers. We, this community, are the taxpayers that pay for this. We pay for the streets, we pay for the Park District. In fact, we taxpayers paid for the schools and the land that this Glenkirk property is on years ago as it was our own elementary school. So, as taxpayers, we believe there are conditions and our wishes should be heard. We believe they should be weighed.

This is a community where neighborhoods count. It

isn't just about zoning variances, and so we believe people should be heard about that. So, we wish the Village to consider all of these more humane issues as far as that's concerned.

We also want HPNC to, HNPC, sorry I said that wrong, if this is going to be approved, to work with us as their neighbors, to be a good neighbor to us, to tell us when they need to make changes and discuss with us what is the least or what will have the least effect on our neighborhoods. We believe that we could work with them in that case. An example might be putting up a fence between those extra parking lots and the playground where the kids play so that no kids can be running into an active parking lot. So, we have concerns like that.

We want to be good neighbors to whoever occupies that space, but we also love our community. We want to maintain the well-being, the health, the safety, the enjoyment of our community. People take walks through the parks down the streets, pushing baby carriages, older people, people with walkers. We want safety in our neighborhood, but we also want the freedom to know that we can keep our neighborhood as friendly and as warm and as enjoyable to all of us. We love our neighborhood, we want to keep it that way. Thank you.

CHAIRMAN LORENZINI: Thank you for your thoughts and comments. As long as you mentioned the way the Village works, one thing I failed to mention, we're advisory. So, whatever we do here tonight and however we vote, it's really just advisory to the Board of Trustees. They have final say-so.

Anybody else in that row? Yes, sir. State your name, spell it please, and your address.

MR. STEPANIC: My name is Michael Stepanic, I live at 2509 North Walnut Avenue. I'm a neighbor of Bee's and I ditto everything that Bee said. Neighbors, friends, other parishioners, like Bee said, it's a huge community of neighbors.

The meeting that we had here at the Village Hall before, there was probably about 40 or 50 of us, and a lot of people had many concerns. There are a lot of shades of gray in what was presented to us; facts and figures seem to have had a change at will a bit. It doesn't, it seems to be a little bit of shell game, but we know that's part of the process.

What concerns me the most is the expansion of parking. A land-bank, I have never heard of a land-bank. I didn't know that you could take a land and bank it as your own. What Bee said, I totally agree with is that the land-bank expansion toward the playground seemed to be a primary safety concern for the kids in the playground. This ceiling is about 40-50 feet tall. That's the height of the oak tree that the first land-bank would take in the north parking lot. Have you seen that, Commissioner Green? It's a big tree.

COMMISSIONER GREEN: It's not a 50-foot, just so you know.

MR. STEPANIC: Well, how high is it?

COMMISSIONER GREEN: 35 maybe.

MR. STEPANIC: 35, okay. Add 15 feet.

CHAIRMAN LORENZINI: He's an architect, that's why.

MR. STEPANIC: Add 15 feet, that's the height of the tree that's one of the first to go.

I walk this neighborhood every morning with a dog, I had two dogs, one of us walk the neighborhood every morning. The trees are going to be gone in six months if this isn't deemed to be enough parking.

I don't mind the church coming in. I like the facilities as they are. I have a two-year-old grandson that lives with us, and I'm reminded of a story I just read and you know, you guys all know, the Lorax by Dr. Seuss. The lesson of the Lorax is unless we say, unless we come together and express when negative changes are occurring, they'll just keep occurring. So, when I look at the Commission, when I look at these plans that the neighborhood isn't happy about but they're supposed to be serving us, then we have to say, well, we have to come, and we did, we came forward and we're coming forward tonight saying this is unless approval is asphalt so, when I look at your faces, I'm thinking that's asphalt unless we say that we're not crazy about this.

I like oaks. I like the three other maples that will be gone with the land-bank going toward the playground. But the plan as it's proposed, we're just not crazy about. Thank you.

CHAIRMAN LORENZINI: Thank you, sir. Anybody else in that row? The next row, behind that gentleman, yes, sir. Please state your name, spell your last name and address please.

MR. NIELSEN: Thank you, ladies and gentlemen. I appreciate this opportunity. My name is Ken Nielsen, N-i-e-l-s-e-n, at 2620 North Highland Avenue, just a little north of the property that we're talking about.

To make the, to clear the air, I am not against these folks. I am not against churches. I have been going to churches almost all my life. However, what I feel, my concern is that whole area in all directions was originally planned by architects and so on for residential dwelling. When the District 25 had no use for the building that Futabakai has a school there, it would have been a very easy thing or something that could have been done to use that property, that whole property and sell it for townhouses or other residences. But there was a need for schools, and there's also Futabakai they were down in Park Ridge and they had to vacate those buildings, District 25 on a rental basis had let them use that.

Now, it's been said many times that this church hasn't grown in many years. Well, that may be true, but my experience had been, and I've been in a couple of churches, that when you can't pay the pastor a living wage, well, they want to sort of, he has to move on so he can feed his family and there's a constant turnover. Or they take the other route and they start making efforts to reach out to the community and to build and to increase the size of their church.

If that were to happen, and I don't have a crystal ball so I can't tell you yes or no, but if it were to happen, that would be a good thing from one point of view. But another point of view is if they started growing, they would either have to sell that building and move on to another location, or they would have to have a

building there that was not palatable to the architecture of the neighborhood. The people whose property backs up there, mine does not, I look out the back window and I see my neighbor waving at me. There are some folks that have the pleasure of having, they look out the back and they have a point of view. That would change. That could possibly be, have some dent in the possibility of selling it at a favorable price.

So, there's a lot of things to be considered here. I travel a lot, I'm in sales. I've been looking at churches as I see them, and they are for the most part, most of them are on public thoroughfares. For example, on Hintz, there's three different churches on Hintz, and then two of them are fairly new. They put them there for good reason, easy access to parking and not a detriment to a neighborhood, fitting in with the neighborhood. For example, I go to church over in Rolling Meadows, and on Sunday morning when St. Edna's has something really going, fortunately they bring policemen out there and that's on the main street. It's difficult to get past them but they've been there a long time, they're on the main street, they provide traffic control and that works out fine. When you bury something back into a community, that's going to be different.

So, all I say in conclusion is, as you deliberate, as you convene, get all things considered. I would appreciate that for not just my sake because I'm a little away from that situation, but there are neighbors that will be directly affected. Thank you very much.

CHAIRMAN LORENZINI: Thank you. Anybody else on Mr. Nielsen's row? Yes, sir. Your name, spell it please and address.

MR. ZYCK: Yes. Hello, my name is Greg Zyck, that's Z-y-c-k. I live at 17 West Waverly Road, so I'm right across from Glenkirk right there and a little bit to the east which you've got on there.

As I'm sitting here listening to some of the comments, actually my thoughts have kind of changed a little bit about what's going on here. First of all, I would say with HNPC coming in, I have a feeling that they're going to try to do the right thing. As was mentioned, some of the issues that go on Glenkirk right now, I have this feeling and confidence that they're going to take care of it. This could actually be a better situation than it is right now with them coming in. I guess I would challenge them, too, to a certain degree, as one neighbor mentioned, there are changes that are going to come, that if they do come in, that they do the right thing and they talk to us about what's going on and what they're going to do with that.

Now, as I've listened to some of the things that have been said here, it seems like this whole discussion comes out in really two things. Very simply, how much parking are they going to get, so, whether they're coming in or whether they're not coming in. Is it going to be 308 spaces or is it going to be 97 spaces? Either way, there's going to be an addition onto what's going on from the 62 that they have there right now.

Obviously, the 308 concerns many of us because

you're taking up basically all that green space that is around there, and that just doesn't seem to be the right thing to do. But even adding on to the 97, what you're doing is that you are making some changes to that that are going to affect people. When you go on the north side of it, the people who are living back there, they're going to be affected. They have cars closer to them. Now, when I heard somebody mention something about landscaping, yes, what's going on with all that? How is it going, if those spaces were in there, how is it going to be protected that headlights aren't shining into those backyards and those houses, affecting the property values?

As a couple of my neighbors have mentioned also, the additional spots would be closer to that park. I've lived here since 1999 and my kids have all played in that park over there. Yes, I would be scared if there was parking that much closer. Kids run off and they do things, that would be a concern.

I guess the next point is, is there a third option here, just keeping it the way it is? If, you know, with the idea that the church is going to come in here. Did I get it wrong as to math, 3.75 per car that you're using?

MS. BHIDE: That's based on what they have at their current location, the information they provided.

MR. ZYCK: Okay, so 3.75. So, they've got 62 spots there. With the 97, you're limiting it to 200 people that they could have in the facility. Well, if I did my math right, with the 62 that you've got there, that's 232 people with that 3.75. So, with the existing space that they have right now, it's fine. They've got more than enough space. So, why can't it just stay the way that it is right now?

There's obviously a lot of issues a lot of people are very concerned about. That's why there are so many people here tonight. I hope that, and I'm just going with the idea that it's done and that the church is going to come in here. Would you maybe consider even the third option in this? Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else on Mr. Zyck's row? Anybody on the next row? Anybody else on the last? Yes, sir, come forward please. Your name, spell it please with your address.

MR. HICKMAN: David Hickman, H-i-c-k-m-a-n, 11 East Appletree Lane. I just hear that everything is being minimized, that they only have 80 people in their congregation, they're only going to use so many small pieces of area for parking. I just feel that they're not giving us all the information and I don't particular want a neighbor who's not going to tell us everything.

CHAIRMAN LORENZINI: Thank you, sir. Anybody else on this side of the room? If not, let's go over to my left, your right side of the room. Anybody on the first row? Yes, sir. Come forward. Please state your name, spell it, and give your address.

MR. PLASS: Leslie Plass, P-l-a-s-s, 103 West Brookwood Drive, Arlington.

Thank you for the opportunity to voice our concerns regarding this situation. It's a little over two weeks ago

now, actually I think two weeks ago tonight that they had the neighborhood meeting. We, the residents of the Chatelaine Subdivision, became aware of it about a day before the neighborhood meeting. We were kind of blind-sided by the whole thing.

One of the nice ladies from the Berkley side, the other side of the school, came into our development to hand out a brochure to tell us what was going on. We found out that the Village requirement for notification of potential changes was people within 250 feet had to be notified. I spoke to Latika within a day or so after that and she was kind enough to tell me that the reason I didn't get notification from the Village was because I was about 30 feet outside the 250 limit.

After that meeting, I explained to the folks from the Korean church that the objections are not to their religion. It has nothing to do whether it was a synagogue, Catholic church, Presbyterian, a Sikh temple, a mosque, whatever. That's not what the folks in the neighborhood want.

I believe you folks have in front of you on your screens the map of the lay of the land of how Berkley sits smack dab in the middle of a residential area. One of the comments that I heard at the neighborhood meeting that one of the ladies there brought up was in all of Arlington Heights, there are only three churches in similar situations to what is proposed here, that being smack dab in the middle of a residential area. I believe there are two Korean churches three blocks away on Hintz, just east of Arlington Heights Road, right next to Kay's Animal Shelter over there.

I had submitted an e-mail to the Mayor and the Village Trustees, and I suggested in that e-mail, and Latika received a copy. I don't, have these folks --

MS. BHIDE: They do, they have a copy.

MR. HICKMAN: Okay, great. A couple of years ago, we had some issues going on with the streets in our subdivision and we created an e-mail setup where we, our residents, could communicate. No meetings, like a homeowners association, no meetings, no dues, we call it info@chatelaineahil.org. When I sent the e-mail to the Board and the Mayor, many of the reasons that we object to this conversion to a church have been addressed here today. We feel, at least I can tell you from my personal view, that the Village would be much better served taking this property back and putting it under the Park District.

Currently, we have the beautiful field there, and I believe it's called Berkley Field, the park with the playground that others have talked about. That's great for the summertime. That's good for the soccer, the baseball, football, other outdoor activities. But in the wintertime, those same kids have no place to go for cold activities. That Glenkirk building which has a gymnasium would be perfect for a field house for the kids, a senior citizen center. In the summertime, the playground at the Berkley Field there, a lot of the residents from the apartments on Rand Road walk over there with their families to play in that playground because they don't have anything like that on Rand Road.

We think the community would be better served

letting the Village Park District grab this property back. At two meetings now I've heard from the counsel for the church words that if I were sitting in your chairs, hey, that's exactly what we want to hear. He's painting you pie in the sky, everyday is roses, blue sky, nice breeze, everything you want to hear to say yes, go ahead and do this. I don't understand this, somebody actually stole my thunder on this one, they brought up how they're going to service the debt if this place is going for, I don't know what the figure was, \$2 million, \$3 million, \$4 million, how will 80 people with families service the debt on this? Forget the fact they have no property tax, am I right on that? There's still, even at today's interest rates, when you have the maintenance, the electric, the heating, everything else that goes along with it, I run a business. I've got a small business. I know what it's like to have to pay those bills because I sign those checks.

I don't understand how these people are going to service the debt. How long will they be in there? Are they going to unload it to another church? Okay, maybe they'll unload it to a Mormon church, from people who want to move from Utah here. Next thing I know we have a polygamous sect of the Mormon church in my backyard. You know, this is this little Johnny and Mary, where is your mommy, which one?

It just, and if the church can't handle it, and it's zoned as a school and they can't handle it, they want to unload, what do they do now? Go over to Bob Rohrman in Dundee and say we've got a perfect building for you to train your mechanics, because it's licensed or zoned as a school. Fill the parking lot up, get your Lexus mechanics there, your Toyota mechanics and so on. Where does it end?

This is a residential area, a residential street. I'm an original owner. I've been in my home for 43 years. Both my kids went to the building that is now Glenkirk and we all sort of feel it should stay that way. If the Plan Commission wants to make good use of it for the better of the citizens of Arlington Heights first and foremost, I think one of you gentlemen asked where do your parishioners live, talking to the folks from, and one said, the attorney said, oh, they live very close. I don't know what close is. I thought one guy said Skokie. I used to live in Skokie. That's 45 minutes away if there's no traffic. So, where do the rest live?

The other thing that was brought up earlier was about the growth. In 10 years, we went from 40 to 80 families, and he said we're not going to have any growth in the future. If I had that kind of crystal ball that I can tell you folks what tomorrow is going to bring, I wouldn't be here. I'd be at the Arlington Park Race Track picking ponies with my crystal ball that's going to tell me everything that's going to happen tomorrow.

In closing, we believe the Village of Arlington Heights officials have a responsibility to look out for the welfare and the wishes of the residents who it was elected by and/or appointed to serve. We're in your hands, ladies and gentlemen. Thank you.

(Applause.)

CHAIRMAN LORENZINI: Thank you for your comments. Anybody else on the first row who wish to speak? Second row, anyone

else? Yes, sir, come forward and state your name, spell it please, and your address.

MR. ROSENTHAL: Gary Rosenthal, R-o-s-e-n-t-h-a-l. Much of what we had a feel has already been said. We, too, have been living across from what was Berkley School, Glenkirk, for 42 years.

We, for so many of the reasons that have already been stated, the traffic, the playground next to the parking lot and if it got expanded, we don't think it would be a good idea. Over the years, there's been many, many issues in the parking lot and the park next door, in the darkness at night, things go on in the summer, we'll call the police and they don't always show up. Kids will do things there that are probably vandal type of things and they'll show up too late when the police do arrive.

There's a lack of lighting, an obvious lack of security. Some people have said there really are drug things going on there. We haven't seen it but it wouldn't surprise me at all. Again, the lack of lighting in the parking lot, the lack of lighting in the park next door which allows things to go on that you really don't always want to go on. They kind of hide in the dark and do whatever kids will do.

I, too, think that the numbers were kind of minimized. A church or any house of worship wants to grow. It went to 40 to 80 and then, like Glen says, to what, you don't know how big will it get. Will it need more than the land-banked additional parking spots? That kind of bothers us.

The landscaping doesn't seem like it sufficiently blocks the parking from view both on Waverly and on Chestnut. They're supposed to blend nicer, it's not very well kept up, it's not, probably not exactly what it should be. When and if they did add more parking spots, would there be more landscaping in front of it as a buffer both on Chestnut and on Waverly? I assume that would happen but we don't know.

If there was lighting put in the parking lot, I assume that would be the photometric lighting, I guess that would be the code, we would like to know that for sure. We also had sent around a petition and we do have 20 signatures here to oppose it for traffic and other reasons as has been stated. What shall I do with the petition?

CHAIRMAN LORENZINI: Give it to Latika.

MR. ROSENTHAL: Thank you.

CHAIRMAN LORENZINI: Thank you, Mr. Rosenthal. Anybody else on Mr. Rosenthal's row? Yes, sir, come forward.

DR. ARIAS: My name is Dr. Renato Arias, A-r-i-a-s. I live in West Waverly Road. We've lived there for the past 42 years. I've seen things come and go and I hope that the Board considers everything that was said by us tonight. 99 percent of us came here tonight to object to the project, that's one.

I also notice in this report that the church is going to hold services twice a week at night, from 8:00 to 9:30, Wednesdays and Fridays. These are weekdays. These are the hours that people in the neighborhood maybe just had their dinner, they want

quiet, they want rest, they maybe want to go to bed. Night services during these hours are going to result in traffic, traffic will beget congestion, congestion will beget noise, and that is something we do not need. I don't know if you have any power to ask the church to forgo the night services, we would appreciate that. Thank you.

CHAIRMAN LORENZINI: Thank you, Doctor. Anybody else on the doctor's row? How about the next row? Following, anybody else on, yes, come forward please.

MR. GALSTER: I'm Sheldon Galster, G-a-l-s-t-e-r, 25 West Brookwood Drive. I just want to, I agree with the lot, I just want to clarify things. I ask Commissioner Dawson, there are exactly three trees in front of that playground between the current parking lot and the playground that will be removed. In fact, I'm not sure they're not even Park District trees, that needs to be studied. So, I would like to ask the Commission before you make a decision, please talk to the Park District to see what they would like to do because there will be exactly 60 feet between the playground and that parking lot. It doesn't take a two-year-old child very long to move 60 feet to go chase a bunny rabbit into that parking lot if he sees it. So, I think you need to ask them what they would like to see, if they want a fence, some barrier to protect that or anything, 60 feet is not very much space. That's all I have. Thank you.

CHAIRMAN LORENZINI: All right, thank you. Anybody else want to make a comment? Okay, if not, we'll close --

MR. PLASS: I do have one thing. I'm not sure, I don't think I said.

CHAIRMAN LORENZINI: Okay.

MR. PLASS: Excuse me for popping up again. The church and the Village have had five months, over five months now, they've known about this. The residents have had about two weeks, a little over two weeks. In my e-mail to the Mayor and the Trustees, I said the opposition should at least have an equal amount of time to prepare. Everything you've heard from us tonight has been kind of a crash course in trying to stop this thing from moving forward in favor of their petition. I don't know if that's an option, but if they had five months to prepare, I think, unless you're prepared to satisfy our opposition, then we'd like the same five months.

CHAIRMAN LORENZINI: Thank you. Okay, we'll close the public comment portion of the meeting. Now, we're going to go back to the Commissioners for further deliberation. Let's start with Commissioner Warskow.

COMMISSIONER WARSKOW: I just want to clarify that the property as it is now is private property, correct, Latika?

MS. BHIDE: That's correct.

COMMISSIONER WARSKOW: Right, and the Village really has no control over who a private entity sells their property to other than these types of issues like variances to code.

MS. BHIDE: That's correct, and I just, it was mentioned in my report but I do want to point out that, you know, the site is a Park District reservation. That comes into play when somebody subdivides a property, not when they're seeking a variation.

But Planning Staff had informed the broker who was marketing the property that the Park District might be interested and asked them to contact them. But you're right, it's a private property. We do not have a say on who they sell to.

COMMISSIONER WARSKOW: Okay, okay, and the Village has not expressed any interest in purchasing the land for its purposes?

MS. BHIDE: Not to my knowledge.

COMMISSIONER WARSKOW: Okay. Can I ask the broker to step forward and let us know whether or not you've had a conversation with the Park District about their interest in the property?

MR. O'HARA: Yes, we had dialogue with the current Park District and at this point they have no interest. The school district also toured the property and they had no interest.

COMMISSIONER WARSKOW: Okay. So, everybody who they've raised as concerning --

MR. O'HARA: First people we called.

COMMISSIONER WARSKOW: Okay, okay. That's my major questions, thank you.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: Latika, in the plans, is there any provision for a fence between the expanded parking lot and the playground?

MS. BHIDE: Not in the plans, no. One of the recommended conditions is that for that north area they add landscaping. But this is certainly something you can add as a condition or recommend as a condition.

COMMISSIONER ENNES: I have a question just for clarification that I probably should have asked earlier. We're talking about this landscaping along the north side of the parking lot. I might be considering the wrong parking lot, but shouldn't that be on the south side? Are we talking about landscaping between the parking lot and Waverly?

MS. BHIDE: So, two different parking, two different landscaping issues. We're talking about the landscaping on the north side of the north parking lot to screen the residential.

COMMISSIONER ENNES: This would be the expanded lot?

MS. BHIDE: Correct. But yes, there are some dead junipers along Waverly, and as part of the round one comments, the landscape planner on Staff brought that to their attention and the church has agreed to replace those junipers.

COMMISSIONER ENNES: Okay, and are there any requirements for islands and trees to be put into the existing parking lots?

MS. BHIDE: Any new ones, yes, would require, you know, whatever the code required would be the end of parking, all ends of parking lots and every 20 spaces. I think the church has committed to doing that.

COMMISSIONER ENNES: That's all I have for now.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: Yes. I just have a couple of clarifications, and I don't know, Latika, maybe you can answer this.

This gymnasium, is it a full basketball court size gymnasium space? Or maybe Mr. Patterson could answer that question, do we know that?

MR. PATTERSON: No, it is not a full-sized basketball. That's what I understand.

COMMISSIONER GREEN: So, I guess my question to you then is if we have a provision not to lease it out during church hours, but if you do lease out the gymnasium to somebody who wants to have a function there and there are 135 spaces required for just the gymnasium, excuse me, why would we think that there wouldn't be more of a parking demand on the 62 spaces that exists there now? You can, I guess what I'm saying is you can control, you can give us information about the flock and how many parking spaces they need. But if you rent this space out to a public, private entity, you have no control over how many cars get to come to the gymnasium.

MR. PATTERSON: Well, I think it's important to note that we have never had a discussion with the Village Staff about leasing the gym. We've never expressed a desire to lease the gym. It's not part of our operations to lease out the gym.

COMMISSIONER GREEN: Okay, hang on. Stop for a minute then. Latika, that being said, could they change their mind in the future and rent out that space? Is there anything to say that they couldn't?

MS. BHIDE: Correct, and that is what we're anticipating, that even though they're not saying they will lease the gym, what if they lease the gym? Where are those people going to park?

MR. PATTERSON: Right, that's the reason it's in there as a condition is because of what if.

MS. BHIDE: That's why the occupancy in the facility is --

COMMISSIONER GREEN: I understand, but I just want to get it in the record, Latika, thank you. And thank you, Mr. Patterson. Another question for you, Latika, just for clarification. Is there an in-place parking agreement between the Japanese school and this property?

MS. BHIDE: Not that I know of, no.

COMMISSIONER GREEN: So that there is not necessarily a demand from the, I just can't, Futabakai, right? I can never do that, and this parking lot, so it wouldn't be compromised because of some previous agreement?

MS. BHIDE: Correct.

COMMISSIONER GREEN: Just a comment since we're in the comment stage. I listened to the public here tonight and I didn't hear anything about the parking requirement, and I'm still trying to deal with the numbers that are required here. If we have a growth of 260 or whatever this is and we need more parking, we're going to need more parking. So, we can't have the park and the parking, too.

I didn't hear any comments about how many cars are on the street and, if this number of cars increases, how this is going to jibe with the neighborhoods. So, that's a question that I have and I'm trying to work through the numbers myself and with flows of public park, so we're good. There is no direct question there, it's just a

comment that I have.

Latika, this provision in here for number 3 of a possible additional parking, should we change that to up to if need be 380 spaces which is code?

MS. BHIDE: That is something the Board --

COMMISSIONER GREEN: In other words, is that implied in what you're saying, that you need, as many spaces as they would need to fix the problem?

MS. BHIDE: The condition, the first part of the condition just says if there are problems, you know, if a problem is noticed, then they will install the land-banked parking, and then they would work with the Village on a mitigation plan. You're right, it does say either restrict it operationally or further capacity limitations or adding additional parking.

COMMISSIONER GREEN: And there's no limit to the additional parking until you hit the code top end.

MS. BHIDE: Correct.

COMMISSIONER GREEN: Okay, I just needed to clarify that for myself. Also, just another comment about parking variances issued for Glenkirk. Parking variations are given to individual projects, and one does not have anything really to do with the other. Is that correct, Latika?

MS. BHIDE: That's correct.

COMMISSIONER GREEN: Thank you. That's all I have for now.

CHAIRMAN LORENZINI: Thank you, Bruce. Commissioner Cherwin?

COMMISSIONER CHERWIN: I think most of my questions were actually addressed by the fellow Commissioners. Is there any, you know, as far as parking arrangements, reciprocal agreements, you mentioned that we don't know of any between Glenkirk and Futabakai School. Is that, Mr. Patterson, if I could have you comment, is that anything that's a potential solution to, a reciprocal parking arrangement, is that something that's been discussed?

MR. PATTERSON: Well, I think Glenkirk has already researched its own files and confirmed that no such arrangement currently exists. It is a possible resolution to any future parking issues.

COMMISSIONER CHERWIN: Okay, and I raise that because, and first of all, I didn't thank the citizens for coming in and voicing their concerns. We appreciate those comments. Mr. Zyck I think brought up the specific point of additional options as to parking or creative ways to look at that as opposed to simply going to expansion on the site. So, I would just echo that. I think, you know, potentially a creative solution, if that made sense, is something to look at.

The other thing would be, you know, echoing again around the playground and the concerns there that the Staff take into consideration for any parking expansion, I assume and I hope that we'll put in some provisions to take any consideration any safety precautions and safety measures for that adjacent playground. Other than that were

the questions that addressed by other Commissioners, thank you.

CHAIRMAN LORENZINI: Thanks, Jay. Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes, I'd just like to clarify one thing to the audience. As the motion now stands, the property will remain as is. Parking counts will remain as is, there would not be an expansion to the parking lot as it now stands. It's only if it's determined at a future time that this additional 35 land-banked parking spaces will be required or additional parking beyond that. Is that correct?

MS. BHIDE: That's correct.

COMMISSIONER SIGALOS: So, then it seems like there was a few comments that I think some people feel that there's going to be a significant change there now and that's not the way this is proposed.

My other comment is that one of these recommendations is there's basically a shared parking agreement with the Park District which there is not now. So, that means that if there is evening activities in the park, those, say parents can park there in the church parking lot and help get people or cars off the street.

MS. BHIDE: That's correct.

COMMISSIONER SIGALOS: So, that would be benefit. The other benefit was in these recommendations there's going to be increased landscaping which is needed.

The last comment that I have, item 9 on the recommendations, if any new lighting is proposed, the photometrics shall meet all Village requirements. Being that there's going to be evening activities, I think the new lighting in this parking lot should be required. We're hearing that there's problems there now and new lighting would help solve that problem. Now, of course there would be photometrics, that you cannot have lighting spillover onto neighboring properties, but that would help that situation. So, I would like to see this recommendation number 9 not to say if any new lighting is proposed but new lighting would be required if there's going to be evening activities.

Then lastly, following up on Commissioner Green's comments about leasing the gymnasium, isn't there a potential, say that one of the members wants to have a wedding reception there and you have 100-some people there attending let's say a wedding on a Saturday night? So, that would create let's say parking problems on a Saturday evening and traffic at that particular time. So, I mean that's something that needs to be considered. I mean I'm sure they could lease that out for a member who wants to have a wedding reception there. It's not an outside organization coming in to have an event in the gymnasium or elsewhere in the building. Those are my last comments.

CHAIRMAN LORENZINI: Thank you, John. Commissioner Dawson?

COMMISSIONER DAWSON: Latika, listening to all of this, I can't imagine what could possibly go into this space as is. I can't imagine any other use that could go into this space and keep the building the way it is. It would seem to me that the only other

option, if the school district doesn't want it, the Park District doesn't want it, is to sell it to a developer for apartment buildings or townhomes. So, to me, looking at this, it's at least keeping the existing building there, the existing to some degree use and, you know, more family-centered, you know, church and school along the same lines. If this doesn't go, I mean I don't know if we want to pull the broker back up, if this doesn't go, that's I think would be the next step. I don't see any other use for this property with the parking code the way it is.

So, that's just what was kind of going through my head. You already addressed the land-banking. I wanted to make sure everyone understood. We're talking about if it's needed, and it's the community, the surrounding community complaints that would drive the need for additional parking. So, if the community doesn't want more parking and doesn't want green space removed, then it's up to you to, I'm not going to say don't complain because certainly you should complain if there's an abuse of the parking, if it's out of control, but maybe work with the church to come up with another solution. Because the only solution the Village can, I can think of is to say all right, we're adding new parking. Again, if we don't keep it with this use, you're going to talk about that whole area is going to get leveled and there's going to be probably townhomes and apartment buildings, because frankly I can't think of anything else that could go into this property and it is currently for sale. They will find someone who will want to buy it eventually.

So, the concern I have along those lines though is looking at the chart in the Staff report that talks about the other variances that have been granted, this is significantly higher than the other parking variations that have been granted. So, to me, I would like to see more land-banking. Again, we're not building a parking lot, I'm just saying that to agree to the 68 percent to me is I think, I would rather see more land-banking here. I would rather see more reservation that they can't build anything or affect it.

I would not prefer to see the parking. I'm really hoping you guys don't need these parking lots. I don't want these trees to go down, I don't want this green space to go away. But I'm concerned about setting a precedent, that we're granting such an extreme variation and then going forward someone is going to point to this property and say, well, you granted this variation here, so now we need it over there. So, that's my concern is I'd like to see more land-banking so that we're not setting quite an extreme precedent here.

If we have to expand the parking lot to go up adjacent to the playground, it seems very reasonable to me to put a requirement that there would be a fence put in place. So, I don't know what everyone else thinks but I'm happy to, I would be very comfortable adding that.

I am also in support of the lighting requirement because, you know, there's things at night, I'm not sure the residents, how they're going to feel about that, but you have the opportunity to go to the Village Board if we added it and object to that there. But I would agree that it seems to me there's some concern about the darkness

of the area and criminal activities, so adding lighting might alleviate some of the residents' concerns.

So, those were really my thoughts. I'm in support of adding the lighting. I'm in support of adding the parking. It sounds to me that they would be good neighbors. I don't see any reason why they wouldn't be but, you know, only time will tell.

CHAIRMAN LORENZINI: Thank you, Susan. Commissioner Drost?

COMMISSIONER DROST: Yes. Reverend Shin, could you come forward again please? I have a couple of questions to ask you about.

CHAIRMAN LORENZINI: Would you speak clearly into the microphone please?

COMMISSIONER DROST: The innards of the church, will you have staff at the church during the normal workdays, 8:00 to 6:00 o'clock? What's the functioning of the church when you're not having services?

PASTOR SHIN: We have about 16 pastors. But when we had a church at Foster, I didn't see them stay in the church. They all go out and, you know.

COMMISSIONER DROST: I noted that you did have some assistant or associate pastors. Will they be on premises or they are there just for assisting in religious services?

PASTOR SHIN: Yes, religious services, and at the same time whatever is happening in the church.

COMMISSIONER DROST: Will you have clerical staff there? Any people working --

PASTOR SHIN: Presently we don't have one.

COMMISSIONER DROST: Yes, so, it's black basically during the periods that you're not having church services, correct?

PASTOR SHIN: Correct.

COMMISSIONER DROST: Where did you get your training? What seminary did you --

PASTOR SHIN: I went to Gordon-Conwell Theological Seminary which was in Boston.

COMMISSIONER DROST: In Boston. What's that affiliation?

PASTOR SHIN: It's nondenominational.

COMMISSIONER DROST: Nondenominational. What are your assistant or associate pastors, where --

PASTOR SHIN: They're at Moody right now.

COMMISSIONER DROST: At Moody, okay. Just wanted to get some sense of where you developed your skills to feed the flocks. The other questions I have, and I think I'm finished with you, thank you, is on the parking and I'm going to call it the zip plan. What would be, I'm echoing the comments of Commissioner Dawson, you know, looking at it from the standpoint of what's the most innocuous way to change the ownership or use of this facility, it appears, I'm in agreement with you, how is that?

COMMISSIONER DAWSON: Yes.

COMMISSIONER DROST: That it tends to be more seamless

than trying to redevelop that into townhouses or residences, and then of course is you are still off the tax rolls when you have a not-for-profit.

Why can't we keep, you know, just the parking lot the way it is right now?

MS. BHIDE: We certainly can. The variation would be larger, so it would be --

COMMISSIONER DROST: Yes, so a larger land-banking.

MS. BHIDE: My math is not that good, but it should be a variation of 246 spaces in that, yes.

COMMISSIONER DROST: Which is off the chart as far as our past history. So, again from the standpoint of consistency, that's maybe why that doesn't work.

A couple of other questions, on this proposed resolution, there's a couple of issues there. Number one is that if we accept the resolution as proposed here to provide parking data and information for Glenkirk ongoing operation at the site, who is providing that ongoing information? What's the regularity? What's the policing of that particular, in that particular provision?

MS. BHIDE: So, we would ask Glenkirk to provide us that information. As I said before, they have verbally confirmed that there would be no vehicles stored overnight or on the weekends that will overlap with church services. But we're asking Glenkirk to provide us with that information in writing.

COMMISSIONER DROST: The landscaping plan, I'm curious about that. You were worried about the trees, that was Mr. Stepanic, is that right? Is there any proposal to eliminate these larger, mature trees? Or can we "hug" them on a continuing basis?

MS. BHIDE: So, the requirement, one of the recommended conditions is that they do preserve, maintain the arboretum area. You know, they can remove the landscaping from the site as long as they meet the replacement ratios.

COMMISSIONER DROST: But if it's not needed for parking, it can stay there, correct?

MS. BHIDE: Yes.

COMMISSIONER DROST: If the trees are not deficient in any way. Will that be part of the landscaping, to do a survey of the trees?

MS. BHIDE: We can certainly ask them to provide us with an existing landscape plan or landscape plan --

COMMISSIONER DROST: That we should try to save some of the trees. Again, the idea here is to what extent, if the variance is granted, will there be a minimum amount of change to the neighborhood. In fact, I'm looking at the demographic and the numbers here at the church, there probably will be less activity, less traffic than what existed before. At least that's my intuition here.

Then as far as the arboretum, that's a work in progress at this point.

MS. BHIDE: Correct.

COMMISSIONER DROST: So, this is going to be better or potentially better. The lighting will take care of some of the issues

that were raised by the conduct of the bad actors that may inhabit the property with lighting and more efficient landscaping.

I think that probably wraps it up, I mean as far as trying to summarize it all. It's a big package. I'm done.

CHAIRMAN LORENZINI: Thank you, George. I've got a couple of questions.

Mr. Patterson, this is probably going to go to you and Latika. In the recommendations, when it talks about if any lighting is proposed, is the church thinking about adding lighting? Now, I think it's a great idea if you did. But why was this even brought up? Is lighting, additional lighting being discussed?

MS. BHIDE: No, it was not brought to Staff, but we had heard concerns from neighbors about lights shining into their --

CHAIRMAN LORENZINI: Oh, okay. Well, yes, if any light is added, you'll meet the code that there's no spillage over the property line.

MS. BHIDE: They have to meet the code.

CHAIRMAN LORENZINI: Are you thinking about adding any lights?

MR. PATTERSON: It wasn't part of our initial plans.

CHAIRMAN LORENZINI: So, we have codes for parking, but there's really no code to bring up any lighting with the Village, or the facility up to any current lighting standards?

MS. BHIDE: That's correct. One of the things Staff is recommending is that if any new lighting is added, then obviously it has to meet the code. But we are also going ahead and saying all lighting will have automatic timers on them which I don't believe they do right now.

CHAIRMAN LORENZINI: Right. Yes, you're right, right. So, really probably the lighting came up as part of the parking lot expansion.

MS. BHIDE: Correct.

CHAIRMAN LORENZINI: But if you put some lighting on the building, as the resident said, there may be some illegal activity going on out there, I've got to believe the lighting is going to help, and if there's more activity with the church, it would probably help the situation out there.

Is there, now, as far as overflow parking from Futabakai and St. Edna's, so, do either one of them have any right to use your parking as it stands?

MR. PATTERSON: Not to our knowledge. Glenkirk has looked at its files and has not found any.

CHAIRMAN LORENZINI: Okay. All right, so, none of this parking study we've discussed would be affected by any overflow since there is no agreement.

MS. BHIDE: That's correct.

CHAIRMAN LORENZINI: All right. The concern about renters, do they have the right to rent out any of the space to anybody else?

MS. BHIDE: Yes, they could rent out the gymnasium if they chose to or, you know, any other space. That's my understanding.

But if these conditions were recommended, then the maximum capacity of the facility is capped at 200. So, if they rented the gymnasium for say a wedding, they couldn't pack 500 people in there because they're restricted.

CHAIRMAN LORENZINI: Okay. But then all the theories we're using and all the summations we're using about the parking lot use, that could go out the window if you start renting the space out.

MR. PATTERSON: Let's talk about the gymnasium and how the parking, the occupancy for the gymnasium is calculated. It's calculated to be 135, but that allots --

MS. BHIDE: The parking requirement is 30 percent of capacity and that comes up to, 30 percent is 135, so 100 percent is 400 something.

MR. PATTERSON: You're saying the gym has 400 occupancy, but that's based on how many square feet per person?

MS. BHIDE: I think five. Let me --

MR. PATTERSON: So, that calculation doesn't allow any room for, let's just say hypothetically a wedding, it doesn't allow any room for stages, for tables. It doesn't allow enough room for an actual banquet event. Having said that, you still have the 200 occupancy limitation.

CHAIRMAN LORENZINI: But my point being where you're saying that based on your current counts, you only use so many spots. That's all that your use is now, and so we're kind of going with that assumption, that your current use only uses some parking spots. But if you were to rent it out for a wedding or whatever, that current count isn't going to be handling that.

MR. PATTERSON: Well, I guess what I'm saying is we will still be limited, the whole intent of the 200 occupancy limitation to the entire facility, you know, is intended specific for that purpose.

MR. O'HARA: I wanted to, I think it was Mr. Ennes and Mr. Green who asked about the size of the gymnasium. It's about the size of this room just to, you know, put it in perspective. It's about, it's less, is it 3,000 square feet?

MS. BHIDE: I think 2,200.

MR. O'HARA: So, it's 10 percent of the building size, and our challenge has been, we've been telling Staff the whole time, why is this parking requirement for the gymnasium off the charts which, you know, has been the issue for us all along. It's an off the charts requirement for the square footage. You know, we talk about three to one or, you know, on a per square foot basis, it's 20 times, you know, an industry standard. So, that's about the size of this room, the gymnasium.

CHAIRMAN LORENZINI: Okay, thank you. Right, and the comment about the night services, is that violating Village codes?

MS. BHIDE: Not that I know of, no.

CHAIRMAN LORENZINI: Part of my biggest concern, you had a nice presentation and all, but my biggest concern is why didn't you get a landscape plan before this meeting?

MS. BHIDE: Right, I mean they weren't doing any

changes. You know, with their landscaping plan, they would provide, they've committed to providing whatever is required, so they were not required to provide one. But we can certainly ask them to provide one prior to Board consideration.

CHAIRMAN LORENZINI: Okay. Well, just my final comments, like I say, I think there's more activity going on, I think some of the illegal activity may be lessened. There has been some comments about, you know, we've heard this on other projects, too, some of the residents like the way the property is but this is private property and they're meeting code. I don't know if the residents are aware but there's probably about half a dozen different departments, the Building Department, Public Works Department, Fire Department, Police Department, Engineering Department, Community Development, Health Services Department, all these different Village departments look at these plans and the proposal and they check to make sure they do meet Village codes.

As far as notices go, whether it's 250 feet or now, I mean that's outside our purview. That is something set by the Village standards. I guess that's all I have to say at this point.

So, any more deliberations or any motions?

COMMISSIONER DROST: There's also assignments that are --

COMMISSIONER DAWSON: Well, before we go to a motion, I just want to clarify, just to get an idea if we were going to do the fence. Does anybody want to discuss the fence?

CHAIRMAN LORENZINI: I agree on the fence.

COMMISSIONER GREEN: Yes, I agree.

COMMISSIONER DAWSON: Okay, so the fence. Does anybody want to discuss the requirement of adding lighting?

CHAIRMAN LORENZINI: Of adding what?

COMMISSIONER DAWSON: Lighting, adding, as making it a requirement as opposed to an if?

COMMISSIONER SIGALOS: I strongly feel that if there's going to be evening activities, there should be a lighted parking lot. That will alleviate some of the problems that they currently have there now with other activities going on there.

CHAIRMAN LORENZINI: Is there any lighting in the parking lot now? No?

MS. BHITE: None that I know of.

CHAIRMAN LORENZINI: Well, the parking lot, or at least the building, too, around the building.

COMMISSIONER ENNES: And we're adding it to the parking lot.

COMMISSIONER DROST: Yes --

CHAIRMAN LORENZINI: Well, I guess we'll be saying if we add a parking lot, they have to put lighting in the parking lot. So, that's a given.

MS. BHITE: As required by the code.

CHAIRMAN LORENZINI: But I guess what we're saying, what John is saying is that the existing parking lot should have some type of lighting.

COMMISSIONER SIGALOS: Right. The existing parking lot is what I'm speaking of.

COMMISSIONER GREEN: And whatever is in there should be code so it doesn't flow over to --

COMMISSIONER SIGALOS: Right, so it doesn't spill on to neighboring properties.

COMMISSIONER GREEN: To the neighbors.

COMMISSIONER SIGALOS: So, lighting on the building would probably spill over onto neighboring properties because you're going to be shining them horizontally, where if you had some type of pole lighting, we have downward lighting just on the parking lot that would not affect any of the neighboring properties.

MS. BHIDE: Correct. I mean my understanding of lighting in the code is that it would all have to be down lighting.

COMMISSIONER SIGALOS: Correct.

MS. BHIDE: And that there cannot be any spill beyond property lights.

COMMISSIONER SIGALOS: That's correct.

CHAIRMAN LORENZINI: All right. So, we've got the fence and we've got the lighting as additions. Everybody agree with that?

COMMISSIONER GREEN: Yes.

COMMISSIONER SIGALOS: I have just one other question. Right now as it's proposed, I don't know how many square feet is being leased back to Glenkirk, the building as I see it now is much larger than what the 80 membership requires. Is there any restriction that would prohibit them from leasing it to some other entity?

MS. BHIDE: You know, whatever the use of that space, I mean it would have to be a permitted use. So, Glenkirk already has a special use. If there is another school, that school would have to get their own special use to go on this space. Certainly the Commission can recommend a condition that additional space cannot be leased to other entities.

COMMISSIONER SIGALOS: Let's just say, let's say a child daycare or something like that, I mean it just seems an awful lot of space for an 80-member church, and I could see that possibly being leased out to somebody. So, that's going to cause more traffic, whatever, drop-off, pickup, if it is let's say some kind of a daycare facility. Is there, do we have that ability to make a restriction for that?

MS. BHIDE: I think certainly you can add that as a recommendation. It's up to the Village Board to keep the condition or remove it.

COMMISSIONER SIGALOS: I don't know how anybody else feels about that.

COMMISSIONER DAWSON: Can you clarify? What is it specifically that you want to add?

COMMISSIONER SIGALOS: Well, it's just very, to me, very apparent that this building is much larger than what they need. They're already leasing some part of the building to Glenkirk. They may be likely to make, this is \$4 million purchase, that seems an awful

big purchase for 80 members. So, I can see a likelihood that they may lease this out to some other outside organizations to help meet their mortgage, lease the space they don't need.

COMMISSIONER DAWSON: So, I'm not, yes, I can see what you're thinking. Sort of, just a thought, Latika, we're granting this special use based on the information provided to us tonight. If later they were to do such a thing as lease out a significant portion of the building which was significantly changing the amount of flow and residents were to call the Village, would that potentially be a violation of the special use permit? I mean how would that work?

MS. BHIDE: So, this use is permitted by right, so they would not have a special use. It would just be a parking variation. And you're right, presumably if another use went in, we would have to recalculate what the parking is. So, you know, the variation right now is 211 or 246. The addition of this new user, if it bumps up the variation, then they don't have approval for that and they'd have to come back for that. But at the same time, that other use also needs to be a permitted use, permitted by right, because otherwise it couldn't even go in there.

COMMISSIONER DAWSON: Okay. So, along the lines of what you're saying, like a daycare, would that be a permitted use?

MS. BHIDE: That's a special use in that district.

COMMISSIONER DAWSON: So, they couldn't lease out to a daycare facility.

MS. BHIDE: Not unless they came back before the Board.

COMMISSIONER DAWSON: Okay. So, it seems like there's enough protection here, if the residents saw what's going on, they could complain to the Village and there would be recourse.

MS. BHIDE: Absolutely.

COMMISSIONER SIGALOS: Yes, that was my concern is it wouldn't necessarily increase the parking other than the Staff numbers but it would increase the traffic flow. But if they would have to come back for a special use and go before the Board and so forth, then I feel comfortable with that.

CHAIRMAN LORENZINI: Any other comments? Motions?

COMMISSIONER DAWSON: Well, I can do the motion, just everyone has to help me.

CHAIRMAN LORENZINI: Okay.

COMMISSIONER DAWSON: It's a lot, a lot, a lot of talking, and I've already talked a lot today all day. All right. I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 15-010, a Parking Variation associated with a church, synagogue, and other places of worship; a Comprehensive Plan Amendment from Schools to Institutional; and a Variation from Chapter 28, Section 11.4, *Schedule of Parking Requirements*, from the requirement to allow 135 parking spaces, 62 existing parking spaces and 73 land-banked spaces instead of the required 308 spaces, a variation of 173 spaces.

This approval is contingent upon compliance with the recommendation of

the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated September 11, 2015:

1. Provide parking data and information for Glenkirk on-going operation at this site.
2. The maximum capacity shall not exceed 200 people.
3. If parking beyond what is provided for the church and its ancillary functions is insufficient as determined by the Village, then the Petitioner shall have six months to install the land-banked parking and work with the Village to develop and implement a parking mitigation plan that may include but shall not be limited to operational restrictions, further capacity limitations, and/or installation of additional parking accommodations elsewhere on site.
4. No overlapping services/events shall be permitted that negatively impact available parking.
5. The Petitioner shall enter into a shared parking agreement with the Park District to allow the public to park in the Petitioner's parking lot when church activities are not scheduled. The Petitioner shall work with the Village and Park District to implement shared parking lot expansion if deemed feasible.
6. The gymnasium space cannot be leased to an outside entity when the church is being used.
7. The Petitioner must provide landscaping adjacent to the north parking lot on the north side. The landscaping must be layered and include a mix of evergreen shrubs in order to provide a dense layered buffer between the parking area and the residential district.
8. The Petitioner shall maintain the landscaped "arboretum" area on the north end of the subject property.
9. New lighting shall be installed in the existing parking lot. All photometrics shall meet all Village requirements. All parking lot lighting shall have automatic timers that turn the lights off no later than one hour after the last scheduled event of the day.
10. If the parking lot is expanded towards the playground, appropriate fencing shall be installed as a safety precaution.
11. The Petitioner shall comply with all federal, state, Village codes, regulations and policies.

COMMISSIONER DROST: I'll second the motion.

CHAIRMAN LORENZINI: Okay. Where --

COMMISSIONER DAWSON: Before we go to vote, I just realized as I was reading this, that I myself was the one who wanted to add more land-banked spacing for the parking and I never brought that up, as I was reading this. Does anyone have that same shared concern with me about setting a precedent?

COMMISSIONER ENNES: I think we should add --

COMMISSIONER GREEN: Yes.

COMMISSIONER DAWSON: So, I'm happy to amend my motion to increase the land-banking. But I just realized as I was reading it that I had completely forgotten about my own issues. So, when I ran the numbers, they would need to have 135 spaces to get to 56 percent which is in line with St. James at 59, St. Edna's at 39 percent, St. Peter's is at 56. So, that would be an additional 38 land-banked spaces.

CHAIRMAN LORENZINI: If needed.

COMMISSIONER DAWSON: Okay. So, can I just amend that motion, Latika? Is that --

MS. Bhide: Absolutely.

COMMISSIONER DAWSON: So, we would request, what number did I just say?

MS. Bhide: 135.

COMMISSIONER DAWSON: Thank you, changing the land-banking from 35 to the additional.

MS. Bhide: 73.

MR. PATTERSON: Can I ask a --

COMMISSIONER DAWSON: Not in the middle of a motion.

MR. PATTERSON: I apologize.

CHAIRMAN LORENZINI: You can always take this to the Trustees.

MR. PATTERSON: I understand. It's just increasing the land-banking that way should then naturally increase the occupancy.

COMMISSIONER DAWSON: No.

COMMISSIONER GREEN: No.

MR. PATTERSON: Because the 200 occupancy is based on --

COMMISSIONER GREEN: We don't think the 200 is going to be able to --

COMMISSIONER DAWSON: Okay. So, with my amended motion, I'm done talking.

COMMISSIONER DROST: I'll second that motion.

CHAIRMAN LORENZINI: Roll call vote please.

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MS. Bhide: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Yes, with comment.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes, with comment.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Commissioner Green, you have a comment?

COMMISSIONER GREEN: My comment is I just want to go on the record again saying I don't believe these parking counts are accurate. I think in the chart here we had professional traffic engineers do those counts. I just think parking is going to be a problem in the future.

CHAIRMAN LORENZINI: Okay. Well, this was approved, but the next step is --

MS. Bhide: Commissioner Sigalos.

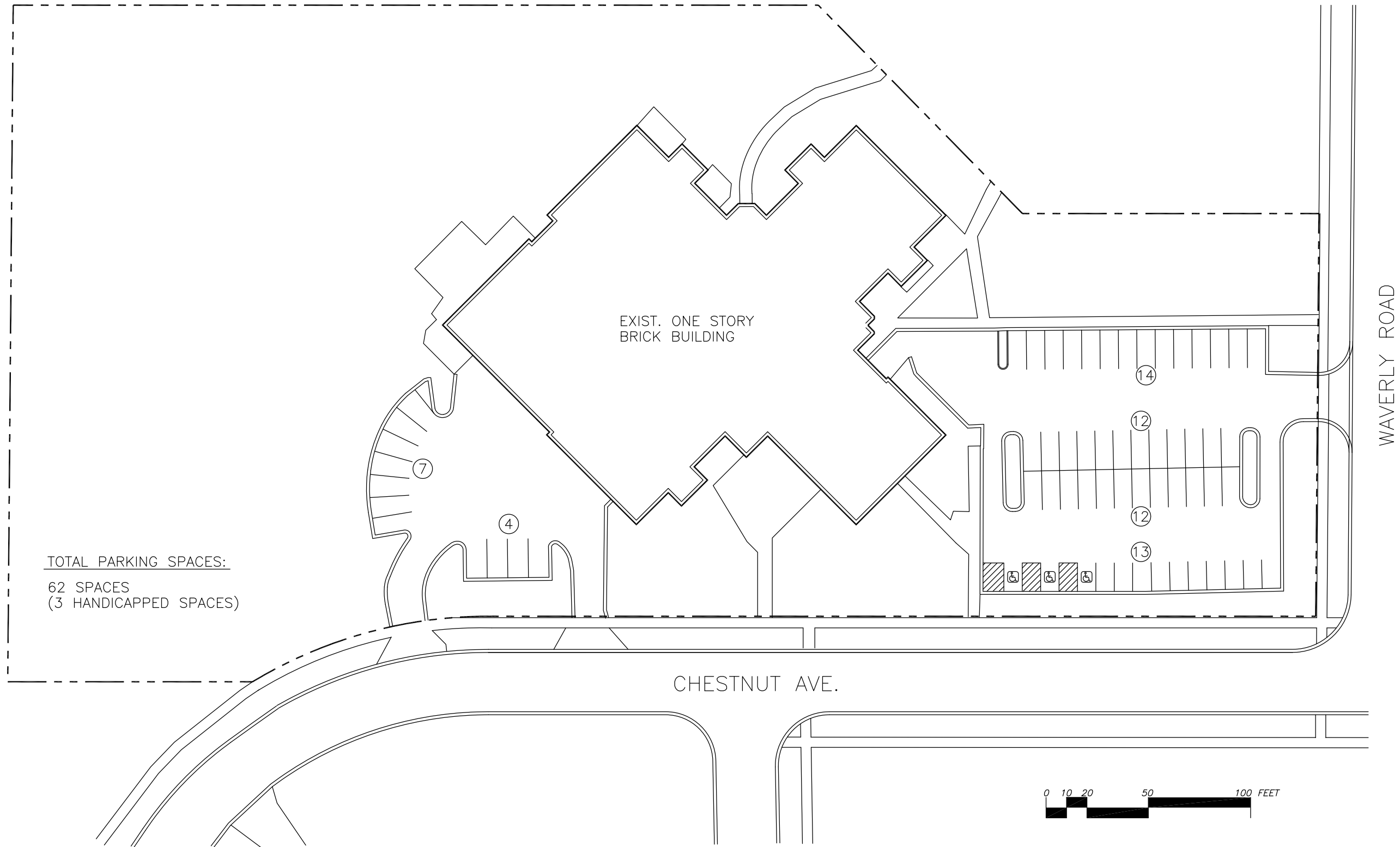
COMMISSIONER SIGALOS: I just have a brief comment, and I just wanted to reiterate to the public that the way this is written, this motion, it appears to be an improvement to the site rather than any negatives that you may have perceived if they chose to be a good neighbor. But again, the additional landscaping, the lighting, this provision for additional land-banked parking if it's needed, it's all improvements. So, I just wanted to clarify that.

CHAIRMAN LORENZINI: Thank you. Any other comments? Okay. This has received approval. The next step is you've got to go before the Board of Trustees. Is there a date?

MS. Bhide: I don't have a date. We'll communicate with the Petitioner and then just so the residents know, the Friday before the Monday, it is on the Village website. But you can always contact Planning Staff, we'll be happy to communicate with you, to give you information.

CHAIRMAN LORENZINI: So, thank you all for attending. If you have any, will you please take any other comments outside because we have another public hearing to do.

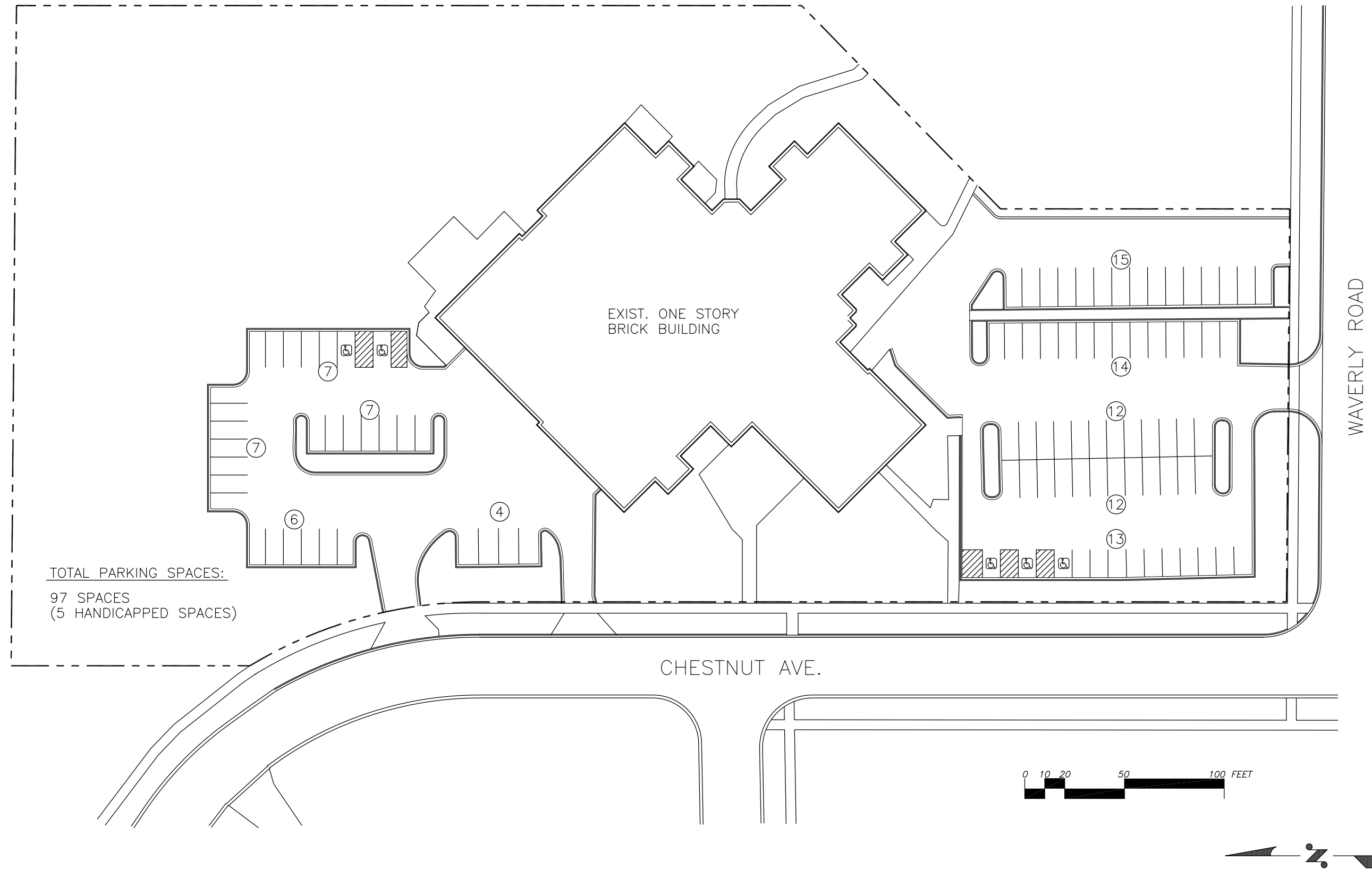
(Whereupon, the public hearing on the above-mentioned petition was adjourned at 9:55 p.m.)



Existing Site Plan

Holy Nation Presbyterian Church

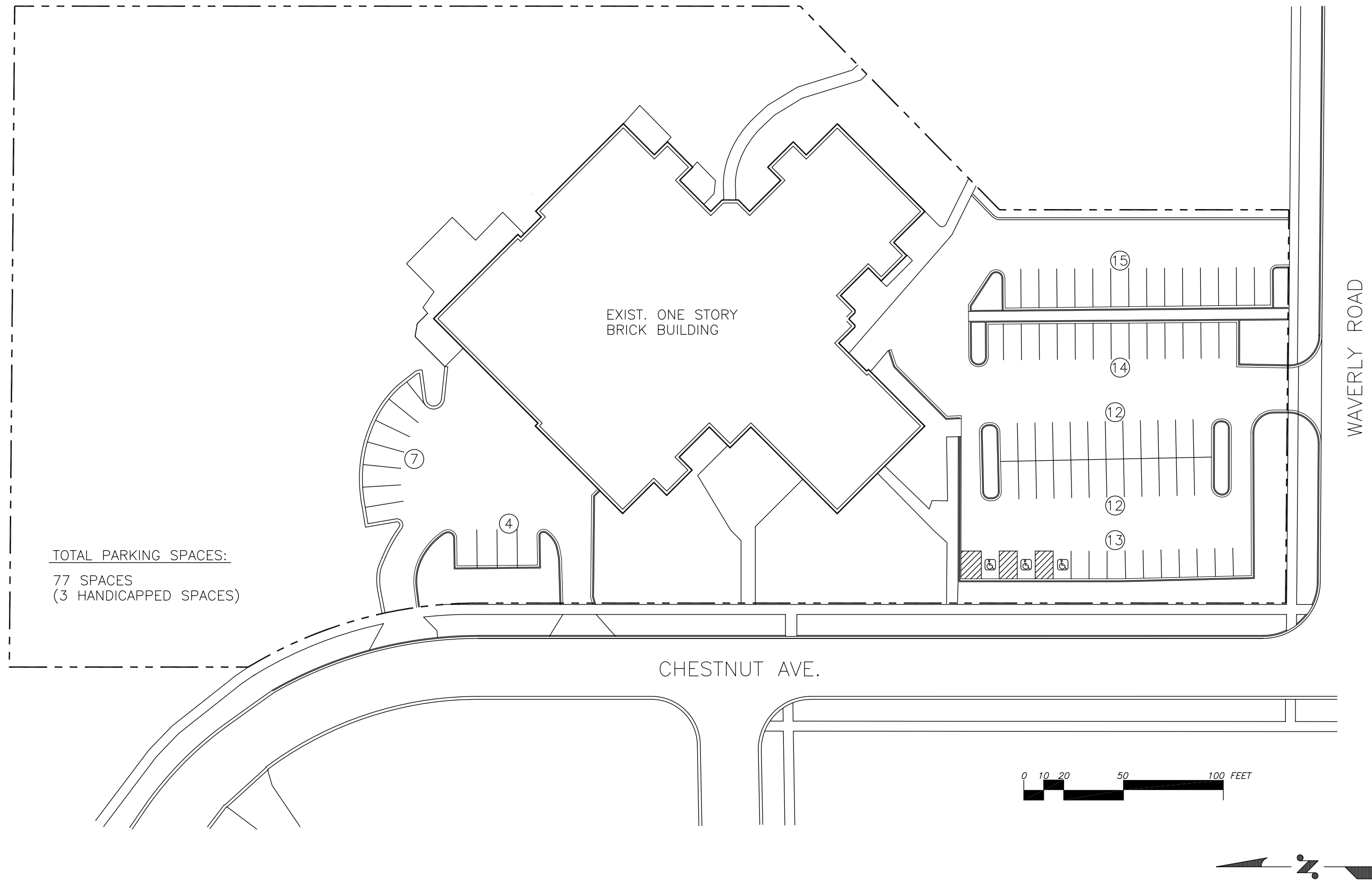
K. H. Han and Architects, Inc.
2501 N. Chestnut Ave., Arlington Ht.



Future Site Plan - Scheme 1

Holy Nation Presbyterian Church

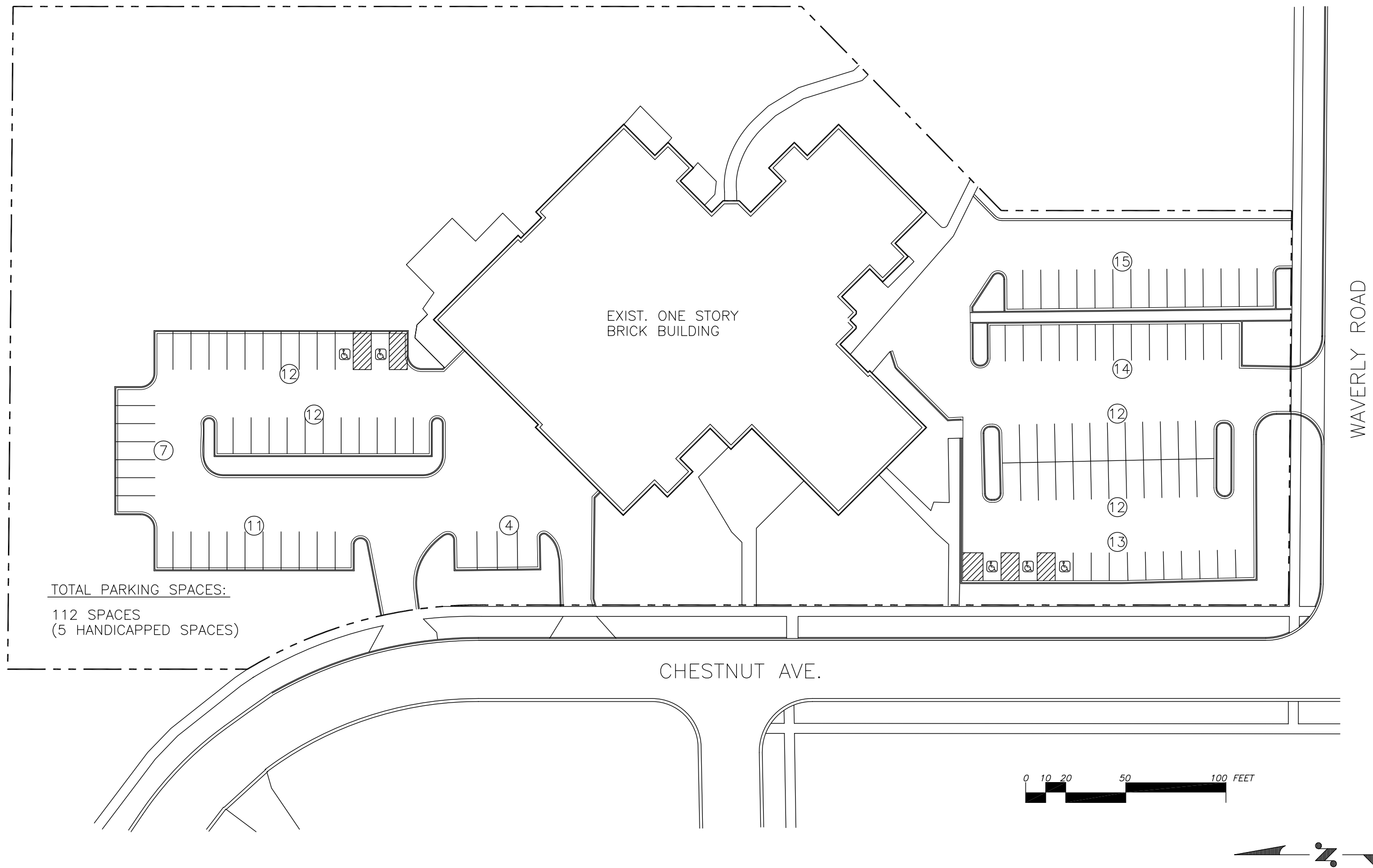
K. H. Han and Architects, Inc.
2501 N. Chestnut Ave., Arlington Ht.



Future Site Plan - Scheme 2 (Phase 1)

Holy Nation Presbyterian Church

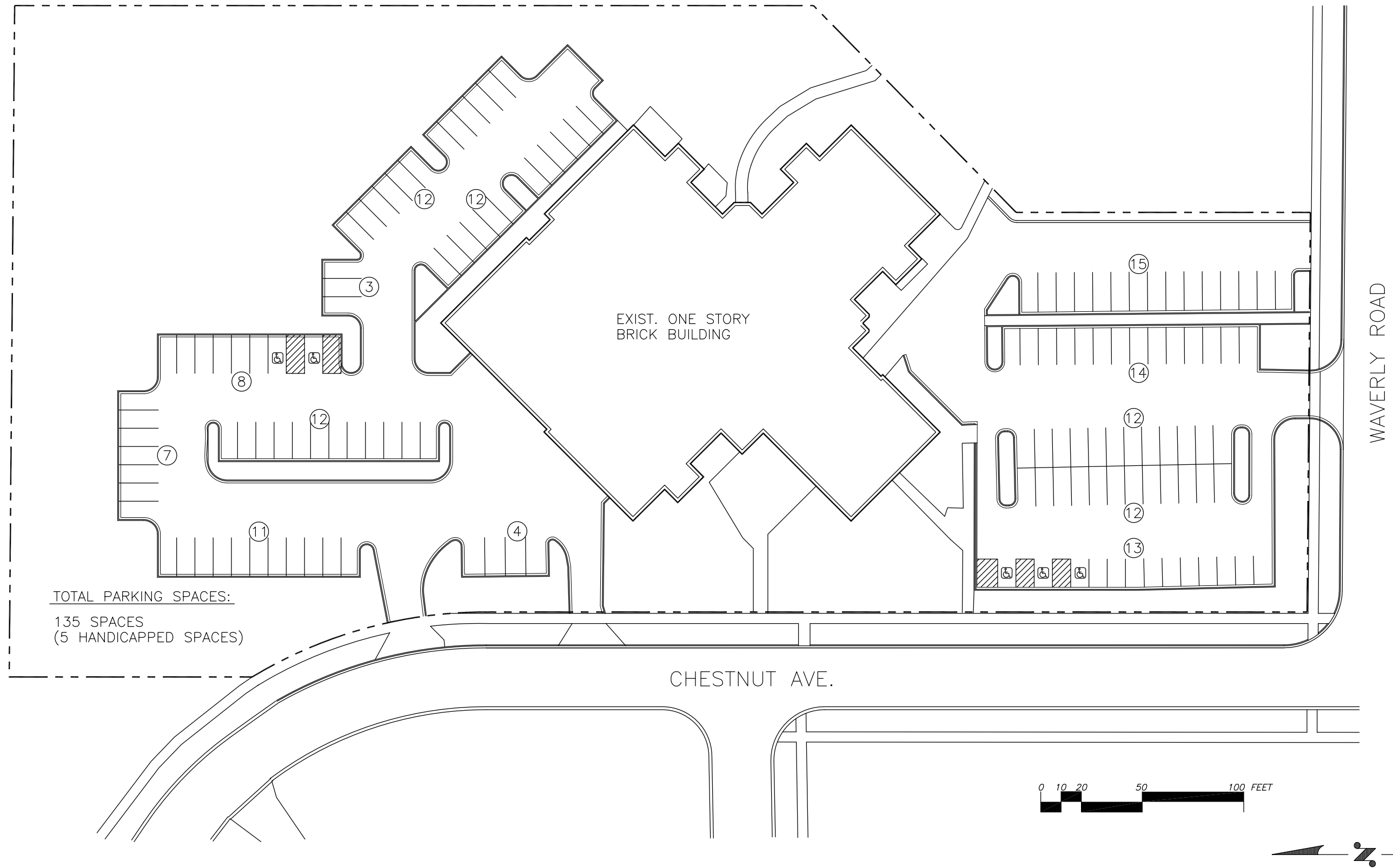
K. H. Han and Architects, Inc.
2501 N. Chestnut Ave., Arlington Ht.



Future Site Plan - Scheme 2 (Phase 2)

Holy Nation Presbyterian Church

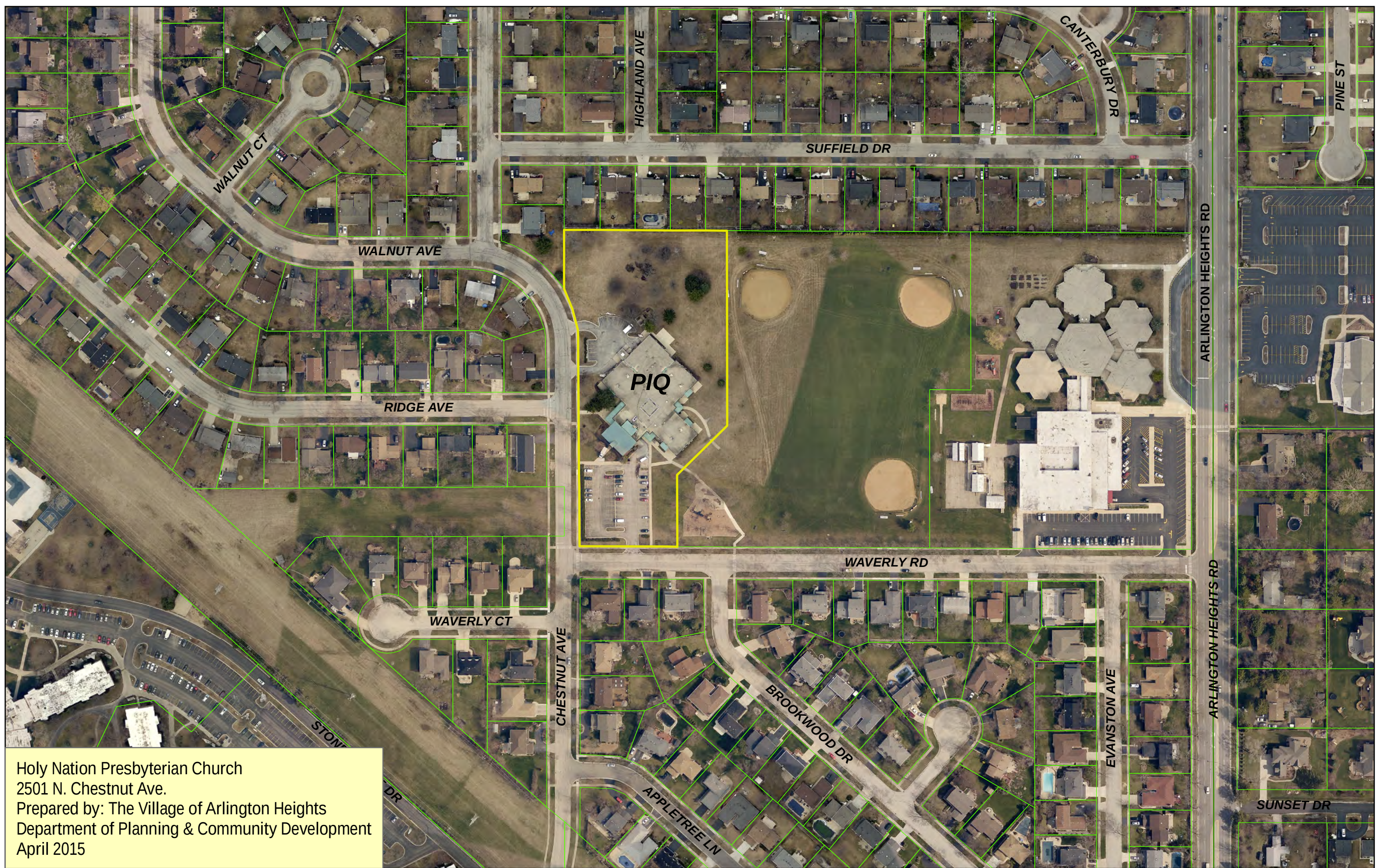
K. H. Han and Architects, Inc.
2501 N. Chestnut Ave., Arlington Ht.



Future Site Plan - Scheme 2 (Phase 3)

Holy Nation Presbyterian Church

K. H. Han and Architects, Inc.
2501 N. Chestnut Ave., Arlington Ht.



Holy Nation Presbyterian Church
2501 N. Chestnut Ave.
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
April 2015

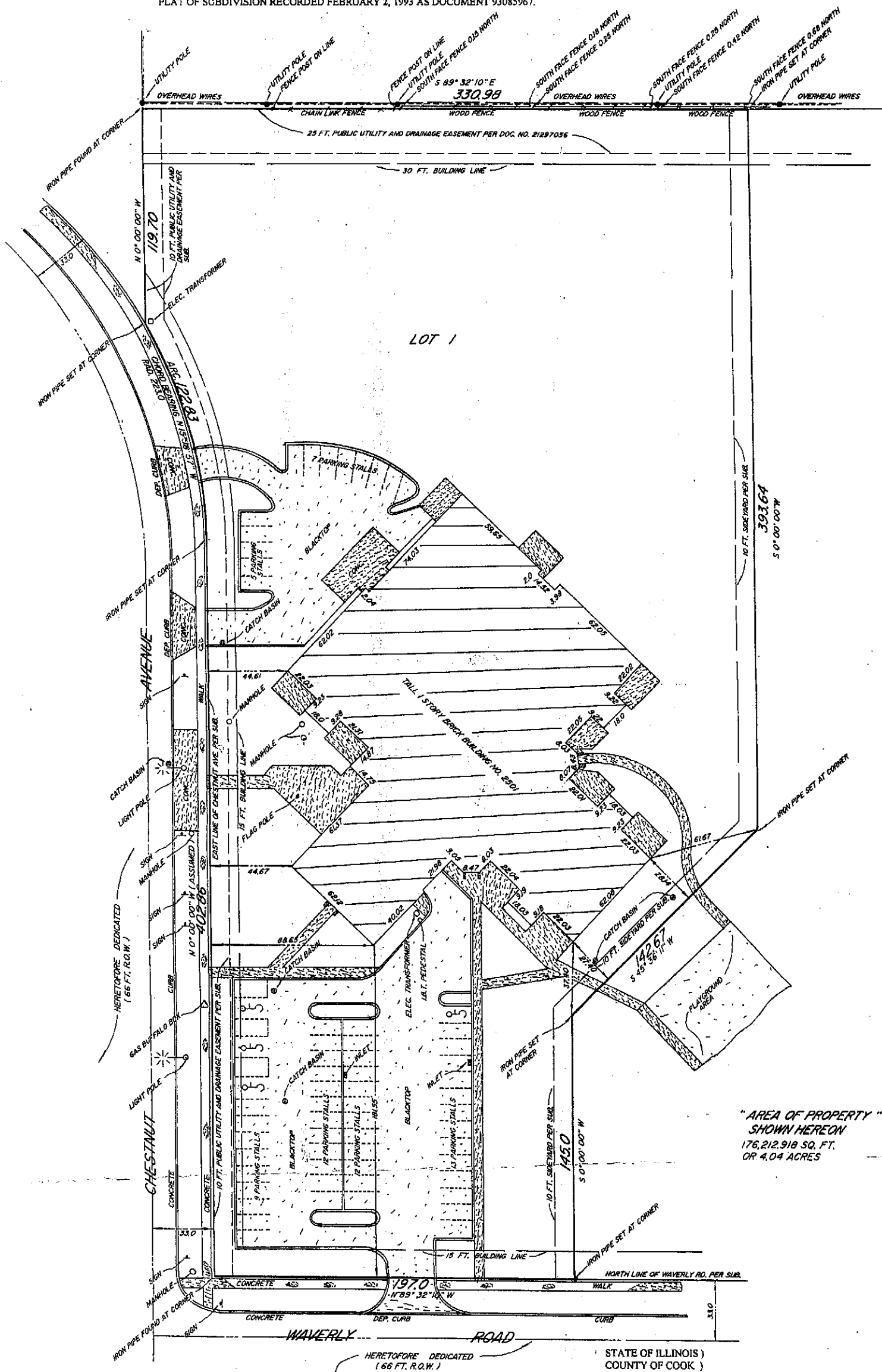
Jens K. Doe

SURVEY SERVICE, INC.
Registered Land Surveyors

ORDER NO.
96/850
SCALE: 1 INCH = 40 FEET

PLAT OF SURVEY

LOT 1 IN RAND / BERKLEY SCHOOL SUBDIVISION A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO PLAT OF SUBDIVISION RECORDED FEBRUARY 2, 1993 AS DOCUMENT 93085967.



"AREA OF PROPERTY"
SHOWN HEREON
176,212.918 SQ. FT.
OR 4.04 ACRES

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING)
PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170056 0005 B,
EFFECTIVE DATE : MARCH 1, 1984.

* DIMENSIONS SHOWN HEREON ARE NOT TO BE ASSUMED OR SCALED

TOTAL NUMBER OF PARKING STALLS SHOWN HEREON = 62 WHICH INCLUDES 4 HANDICAP STALLS.

STATE OF ILLINOIS)
COUNTY OF COOK)
JENS K. DOE SURVEY SERVICE, INC. DOES HEREBY CERTIFY TO
CHICAGO TITLE INSURANCE COMPANY, GLENKIRK - ILLINOIS
HEALTH FACILITIES AUTHORITY AND HARRIS TRUST AND
SAVINGS BANK THAT THIS MAP OR PLAT AND THE SURVEY ON
WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "
MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM
LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY
ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 3, 4, 7 (a), 8, 9,
10, 31 AND 18B OF TABLE A THEREOF, AND PURSUANT TO THE
ACCURACY STANDARDS WAS ADOPTED BY ALTA AND ACSM AND
IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A URBAN
SURVEY.
STATE OF

DATED, THIS 3RD DAY OF JANUARY, 1997.

JOHN M. HENRIKSON

1 Illinois Registered Land Surveyors No. 7668

1. Overview

A. Project Summary

1. Site Location: 2501 N. Chestnut Ave.

2. Lot Size: Approx. 4.2 acre

3. Building Area: 29,424 sq. ft.

4. Existing parking spaces: 62 spaces

5. Current location of Church: Community Presbyterian Church
407 Main Street
Mt. Prospect, IL.

Current location parking spaces: 49

6. Background:

The subject property is currently used for facility to serve people with intellectual and developmental disabilities by Glenkirk. The tentative buyer (Holy Nation Presbyterian Church) is proposing new use of the property for the church worship services.

Currently the subject property has 62 parking spaces including 3 handicapped spaces. HNPC is applying variation from the required number of parking spaces to allow 62 spaces.

The current number of congregational members is approx. 80 and only requires no more than 25 parking spaces in order to accommodate peak parking demand.

7. Total number of employee: (1) Pastor
(3) Assistant Pastor

8. Congregation size: Current: 80
Anticipated within 10 to 15 years: 160

B. About Holy Nation Presbyterian Church

Denominational Group: Evangelism Assembly of America

Church History

Holy Nation Presbyterian Church (HNPC) was founded on March 1, 1987. It has since been incorporated on August 1, 1988. The organization acquired a building located on 3434 W Foster Ave Chicago IL, 60625 on September of 1988 with less than 10 families under the ministry of Pastor Ki Baek Shin. HNPC has been in this location for the past 25 years

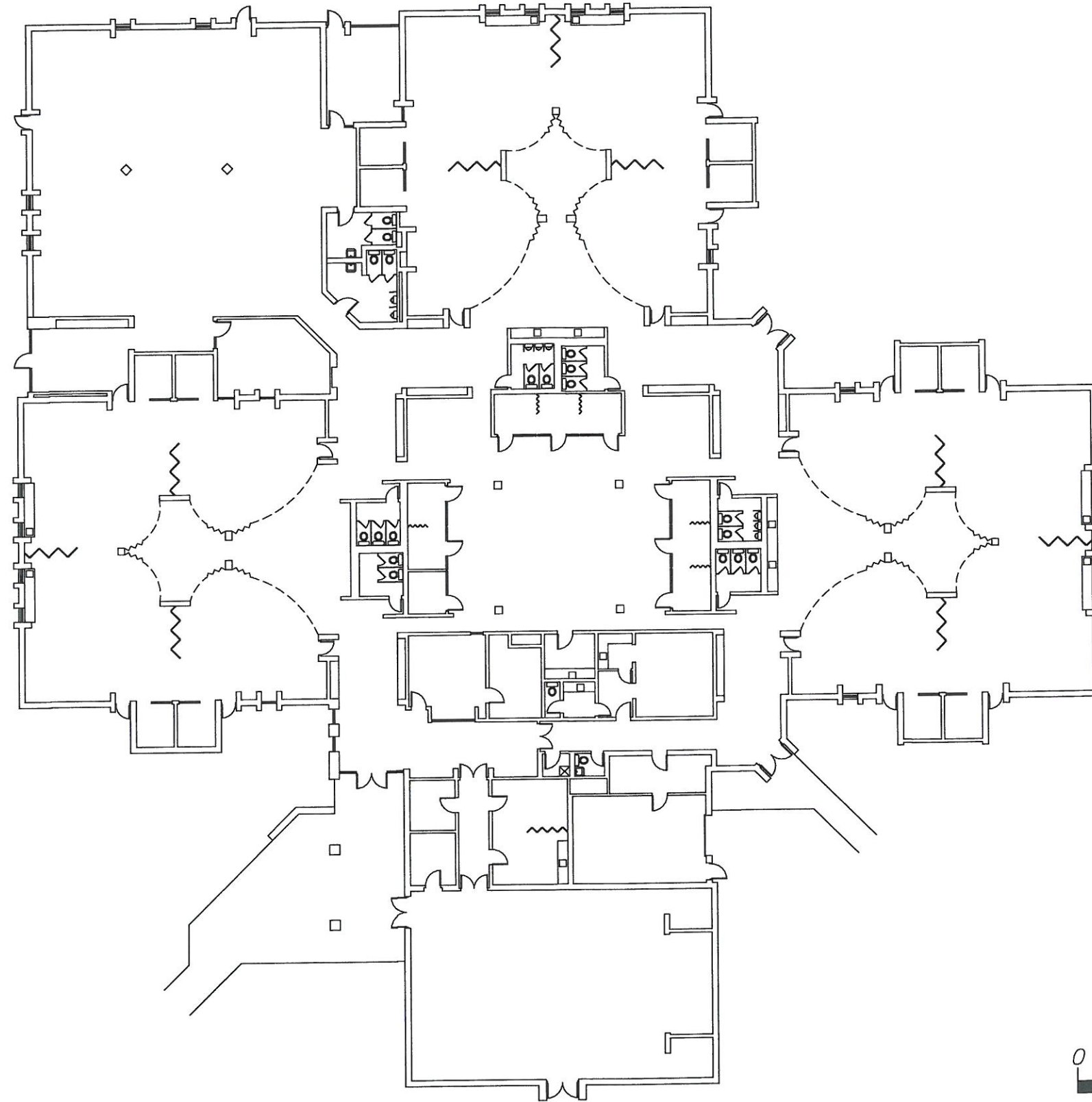
In 2004, HNPC's leadership shifted from Pastor Ki Baek Shin to his son, Pastor Joshua Shin. With a small growth of families attending, HNPC is seeking to make a permanent move from Chicago to Arlington Heights as a central location of the majority of its members. We have about 80 members attending our church on a weekly basis.

Mission Statement

Holy Nation Presbyterian Church is called to fulfill the will of God through evangelism and missions, and proclaim the Gospel of Christ. We are dedicated to serve others through religious programs that benefit all people, and support the needs of the congregation spiritually through Jesus Christ.

Who We Are

Holy Nation Presbyterian Church is a small community of believers centered on God's Will of evangelism and missions through the Gospel of Christ. We have services that are held in both Korean and English languages throughout the week, and all members of the community are welcome to attend in our open door policy. Through this open policy, we plan to use our church as a voting location for people to come to and vote, be a place of support for individuals and families with their problems, such as divorce and relationship problems, hold food donations, have community vacation bible school, and serve the community in other areas that may be possible as a local community church.



0 10 20 50 FEET



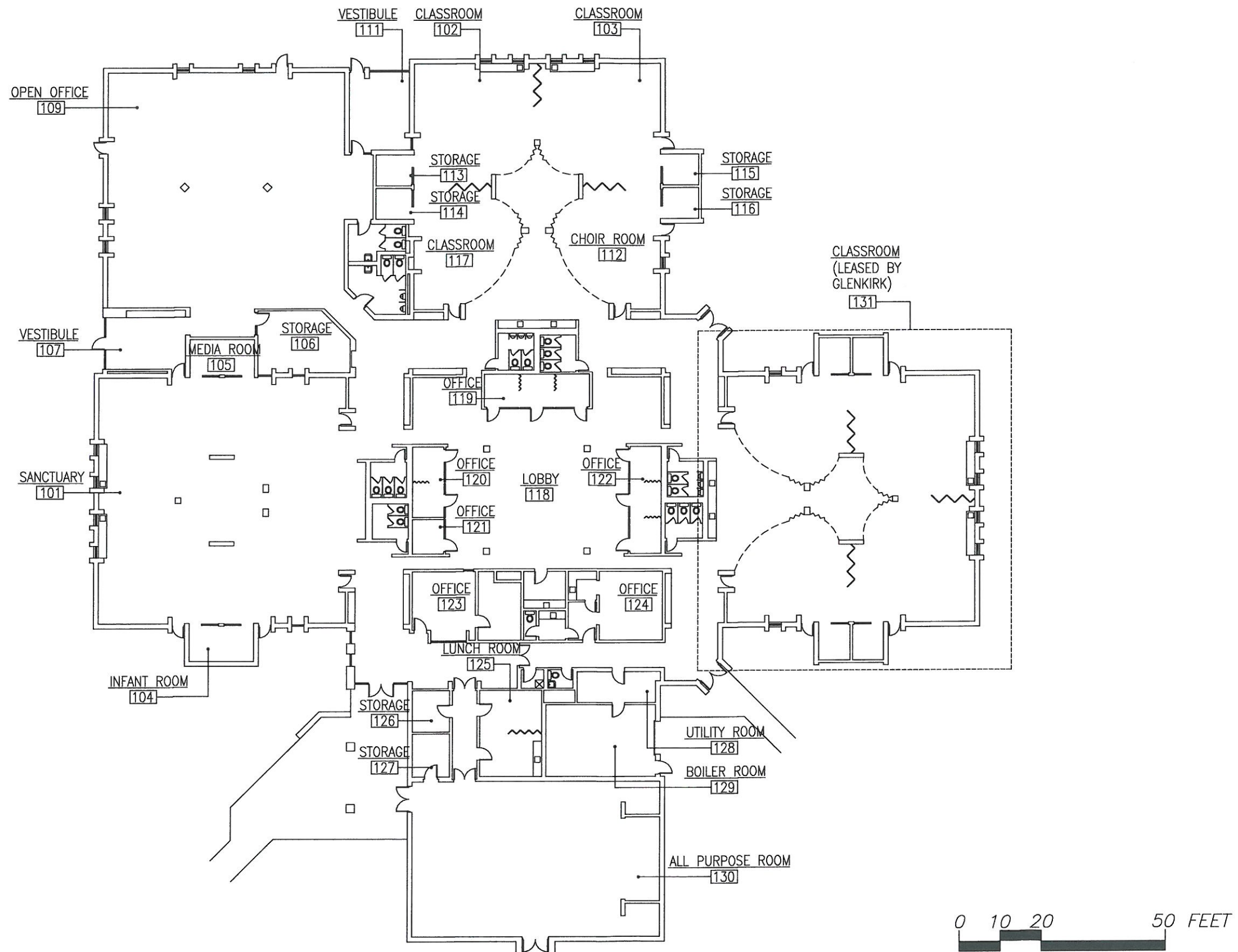
Existing Floor Plan

Holy Nation Presbyterian Church

K. H. Han and Architects, Inc.
2501 N. Chestnut Ave., Arlington Ht.

ROOM SCHEDULE (Proposed Floor Plan)

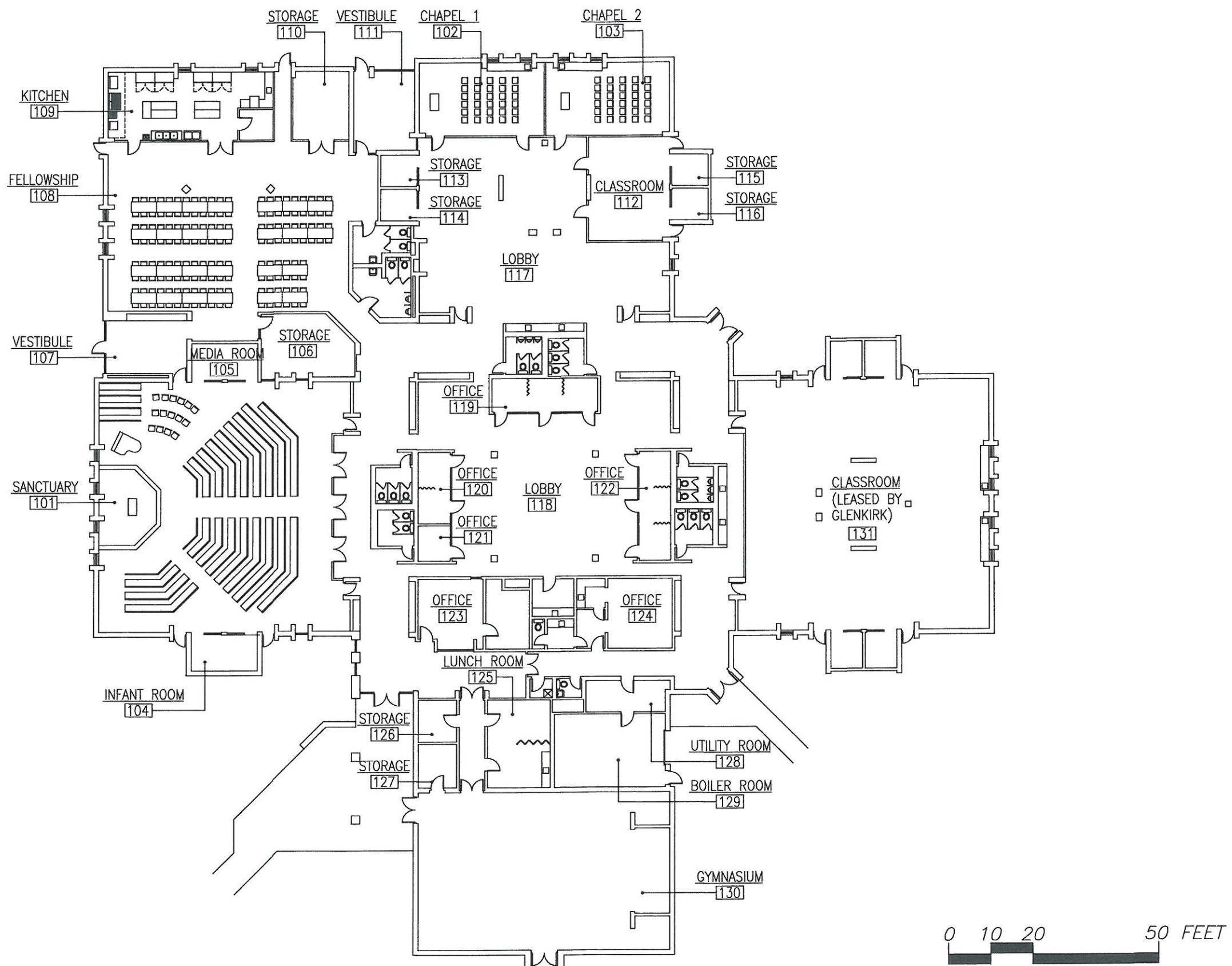
ROOM NUMBER	ROOM NAME	AREA (SQ. FT.)	REMARKS
101	SANTUARY	3398	100 SEATS
102	CLASSROOM	817	
103	CLASSROOM	817	
104	INFANT ROOM	134	
105	MEDIA ROOM	136	
106	STORAGE	314	
107	VESTIBULE	241	
108	NOT USED		
109	OPEN OFFICE	3265	
110	STORAGE	214	
111	VESTIBULE	276	
112	CHOIR ROOM	591	
113	STORAGE	64	
114	STORAGE	64	
115	STORAGE	64	
116	STORAGE	64	
117	CLASSROOM	591	
118	LOBBY	1943	
119	OFFICE	203	
120	OFFICE	129	
121	OFFICE	63	
122	OFFICE	195	
123	OFFICE	411	
124	OFFICE	380	
125	LUNCH ROOM	312	
126	STORAGE	90	
127	STORAGE	94	
128	UTILITY ROOM	145	
129	BOILER ROOM	461	
130	ALL PURPOSE ROOM	2253	
131	Educational Space by Glenkirk	3769	LEASE SPACE Operation Hours: 8:00 am - 4:00 pm Monday thru. Friday



Proposed Floor Plan

Holy Nation Presbyterian Church

K. H. Han and Architects, Inc.
2501 N. Chestnut Ave., Arlington Ht.



ROOM SCHEDULE (Future Floor Plan)

ROOM NUMBER	ROOM NAME	AREA (SQ. FT.)	REMARKS
101	SANTUARY	3398	200 SEATS
102	CHAPEL 1	517	50 SEATS
103	CHAPEL 2	517	50 SEATS
104	INFANT ROOM	134	
105	MEDIA ROOM	136	
106	STORAGE	314	
107	VESTIBULE	241	
108	FELLOWSHIP	2426	156 SEATS WITH TABLES
109	KITCHEN	635	
110	STORAGE	214	
111	VESTIBULE	276	
112	CLASSROOM	481	
113	STORAGE	64	
114	STORAGE	64	
115	STORAGE	64	
116	STORAGE	64	
117	LOBBY	1996	
118	LOBBY	1943	
119	OFFICE	203	
120	OFFICE	129	
121	OFFICE	63	
122	OFFICE	195	
123	OFFICE	411	
124	OFFICE	380	
125	LUNCH ROOM	312	
126	STORAGE	90	
127	STORAGE	94	
128	UTILITY ROOM	145	
129	BOILER ROOM	461	
130	GYMNASIUM	2253	
131	Educational Space by Glenkirk	3769	LEASE SPACE Operation Hours: 8:00 am - 4:00 pm Monday thru. Friday

3. Parking Analysis

“Staff Comment #2: A Parking analysis should be submitted that included peak parking occupancy data at the Church’s existing location as well as estimates of the parking demand at the proposed location, including future increase to the congregation. The parking analysis should discuss any impacts to the surrounding public streets.

Staff Comment #5: Provide a diagram for possible additional parking on-site.”

In this analysis, we included;

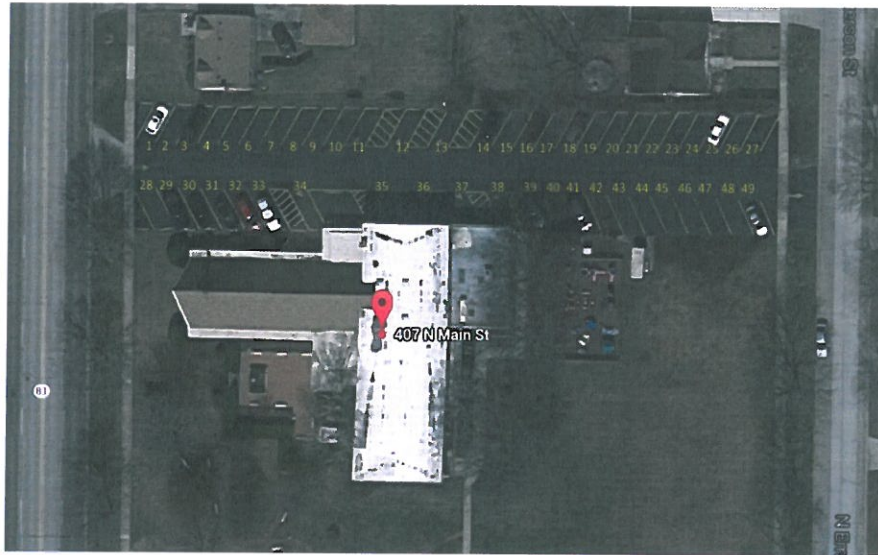
- A. Background
- B. Peak Time Parking Analysis
- C. Estimated Future Parking Analysis
- D. Impacts to the surrounding public streets

A. Background

HNPC (Holy Nation Presbyterian Church) was established in 1987 and up until the sale of the property in 2014 had been located in 3434 W. Foster Ave., Chicago where there were only 4 parking spaces available as depicted below.



Interim to finding a new location, HNPC decided to lease a church property from Community Presbyterian church located in 407 N. Main St., Mt. Prospect to have our normal worship services throughout the week. As depicted below, there are exactly 49 available parking spaces at this location.



B. Peak Parking Analysis

Requested by the city of Arlington Heights, HNPC conducted a three week (2015-04-08 to 2015-04-28) parking analysis on number of cars parked during peak operating hours. These analysis were done on Wednesdays, Fridays, and Sundays where there would be worship services inviting all members to participate.

In average, there were 9.33 occupied parking spaces on Wednesdays, 13 on Fridays and 21.33 on Sundays.

The tables below show the information and we included some pictures gathered during the analysis.

Wednesday Service: Starts at 8 PM

Time/Date Parking Count was done: 8:30PM on 2015-04-08, 2015-04-15, and 2015-04-22

Service	Date	Total Available Space	Total Occupied Space
Wednesday	2015-04-08	49	9
Wednesday	2015-04-15	49	11
Wednesday	2015-04-22	49	8
Average		49	9.33

Friday Service: Starts at 8 PM

Time/Date Parking Count was done: 8:30PM on 2015-04-10, 2015-04-17, and 2015-04-24

Service	Date	Total Available Space	Total Occupied Space
Friday	2015-04-10	49	13
Friday	2015-04-17	49	15
Friday	2015-04-24	49	11
Average		49	13

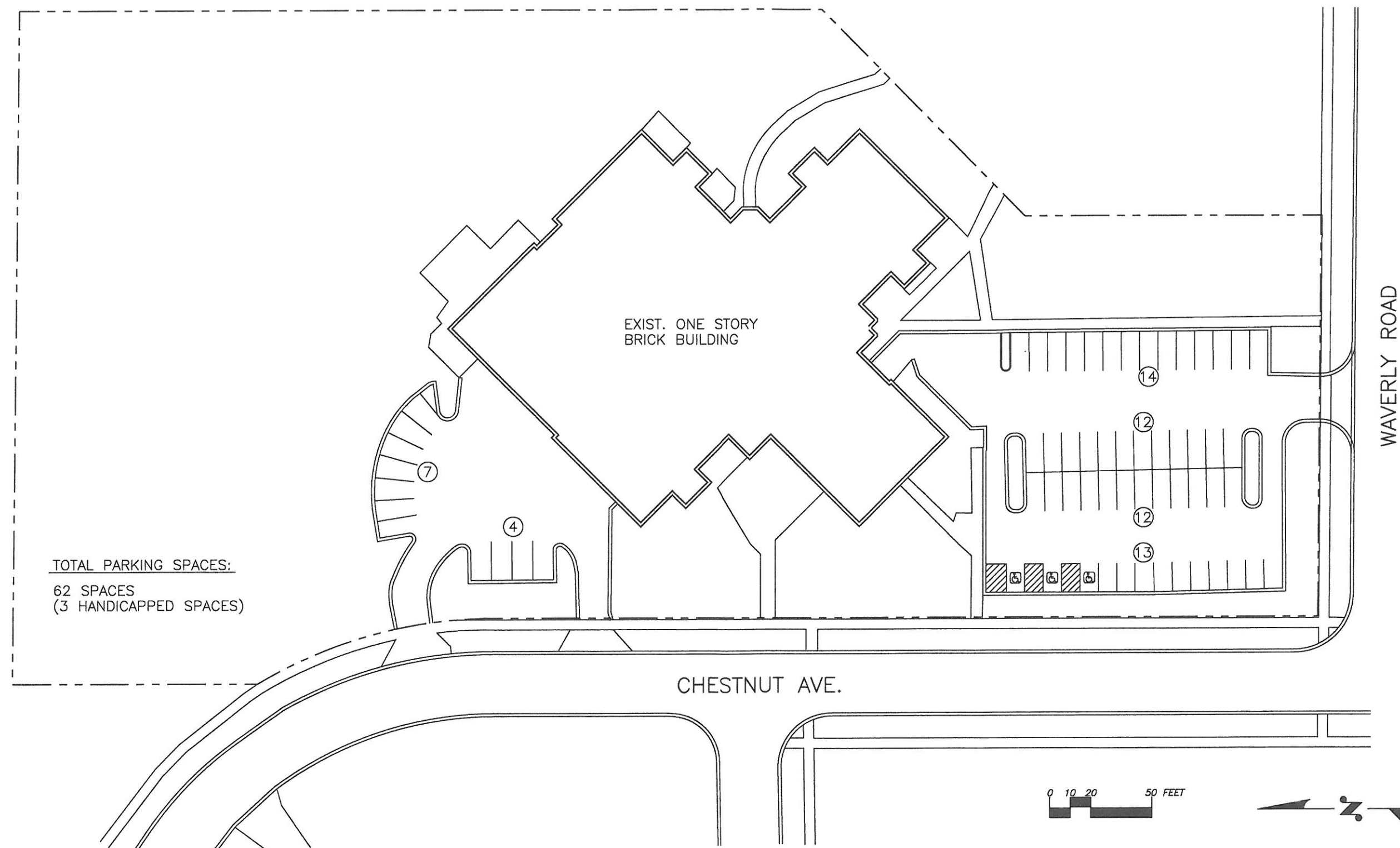
Sunday Service: Starts at 1:30 PM

Time/Date Parking Count was done: 2:30PM on 2015-04-12, 2015-04-19, and 2015-04-26

Service	Date	Total Available Space	Total Occupied Space
Sunday	2015-04-12	49	21
Sunday	2015-04-19	49	19
Sunday	2015-04-26	49	24
Average		49	21.33

****Note on Sunday is that we are operating a van to accommodate the elderly and disabled to participate in worship services.*

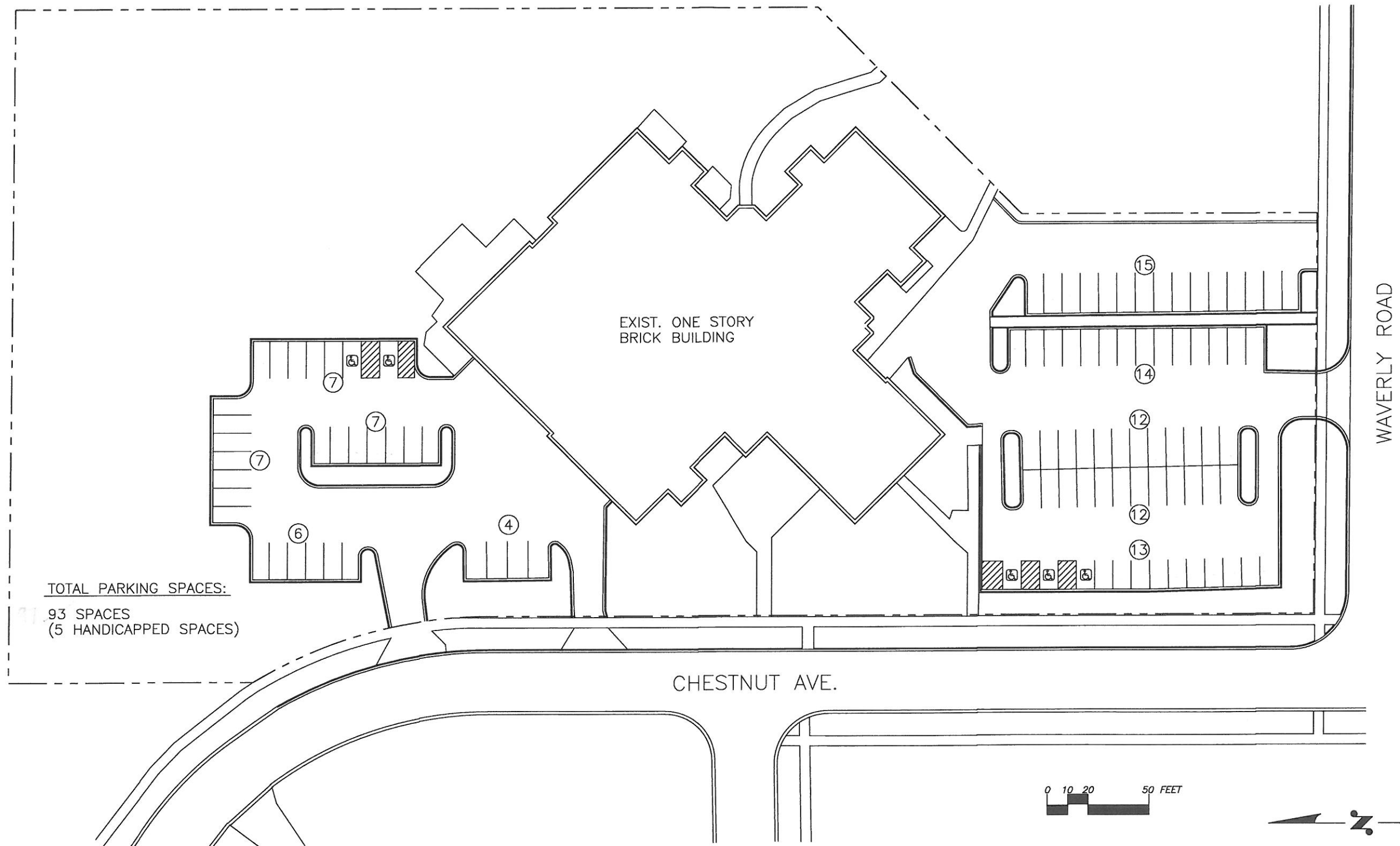




Existing Site Plan

Holy Nation Presbyterian Church

K. H. Han and Architects, Inc.
2501 N. Chestnut Ave., Arlington Ht.



D. Impacts to the surrounding public streets

As you have seen in the 'Peak Parking Analysis', all the occupied parking spaces were within the available parking spaces.

There were no impacts to the surrounding public streets during three (3) weeks of parking analysis period.

C. Estimated Future Parking Analysis with Plan

The Church started with less than 10 families (approximately 40 members) in 1988 and current number of congregational member has grown slowly to approximately 80 members. At this rate of growth, the anticipated congregation size would be about 160 members in 10 to 15 years.

As data indicated from peak parking analysis in this documentation the maximum number of parking spaces occupied on our currently leased location was on 2015-04-26, where we had occupied 24 parking spaces out of the 49 available. As seen from data in this documentation, we can conclude that Sundays tend to be our busiest operating day of the week and we are currently utilizing 22 parking spaces on average.

As noted above, HNPC operates a 17 passenger van to pick up and drop off the elderly and the disabled to be able to participate the Sunday worship services. We do have in budget to purchase another van similar to what we have now to accommodate more members to be picked up and dropped off to participate in the worship services.

Additionally, we have also included future parking plans (Land Banking Plan) on the following page to accommodate any need for additional parking spaces in the future for any unexpected reasons.

4. Glenkirk's Lease Information

"Staff Comment #3: Provide information to determine the parking requirement for the area to be leased by Glenkirk."

Glenkirk is planning on lease a part of the property from HNPC after the closing with a 3 yr lease term.

During this time of period, there will be 1 director and 11 staff members present during their hours of operation.

They will be utilizing 4 class rooms.

Their hours of operation are 8:00 a.m. to 4:00 p.m. Monday through Friday.

There is no conflict in the hours of operation between GlenKirk and HNPC.

We have included two letters from GlenKirk, indicating their intended usage and hours of operation for your information.



March 3, 2015

Terry O'Hara
Lee & Associates
VIA EMAIL

Dear Terry –

Per our discussion, please accept this letter as our official statement of use regarding our post-closing occupancy of 2501 Chestnut in Arlington Heights. Following sale of the property, we will use approximately 5,000 square feet of the site to serve people with intellectual and developmental disabilities. This use is identical to how the building is currently used, except we will be using a portion of the site to serve a smaller number of people with disabilities.

You mentioned that there is a question of whether we will use any portion of the space for storage. I am sorry if there was a miscommunication on this topic, but we have no intention of using any of the 5,000 square feet of space for storage. We intend to use all of the space to serve people with disabilities, as stated above.

Please let me know if you have any further questions.

Sincerely,

Greg Petersen
Chief Administrative Officer



March 5, 2015

Terry O'Hara
Lee & Associates
VIA EMAIL

Dear Terry –

Per our discussion, please accept this letter as our official statement regarding our hours of operation at 2501 Chestnut. Our stated hours of operation are 8:00 a.m. to 4:00 p.m. Monday through Friday.

Further, be advised that our program enrollees typically leave the building between 3:15 and 3:30 on a daily basis.

Please feel free to contact me if you have any further questions.

Sincerely,

Greg Petersen
Chief Administrative Officer

2. Justification

“Staff Comment #1: Provide a written justification for the parking variation based on the criteria outlined in the Village’s Zoning Ordinance, more specifically:”

- **The property in question cannot yield a reasonable return if permitted to be used only under the condition allowed by the regulations of that zone; and**

The requirement of additional 217 parking spaces on top of what is currently available at the property in question is more than what is needed by the organization. HNPC will only use this property in question for religious worship services and leasing a portion of the space to help with cost of maintenance. HNPC will do all means necessary to restrict congregational members from parking in the public streets. And as seen in the parking analysis, HNPC does not utilize more than 25 spaces at our current location and do not foresee any issues with the number of parking spaces currently available at the facility in question.

- **The plight of the owners is due to unique circumstances; and**

HNPC recognizes that the building being purchased is rather bigger than what is needed to facilitate the need of our organization. That being said, main purpose of purchasing this facility is due to the fact that more than 80% of our current congregational members reside in the north suburban area and wanted to accommodate the needs of current congregational members. The entire facility will never be used at its maximum capacity for our purposes to need expansion of the parking spaces.

- **The variation, if granted, will not alter the essential character of the locality.**

Due to our unique circumstance of being a small religious organization, number of vehicles coming into the facility will never exceed the available parking spaces. Due to the limited number of worship services throughout the year without hosting any public events, we do not foresee any alteration of the essential character of the locality. HNPC will be setting aside extra budget in the near future to make the exterior of the building more public friendly so that neighbors can enjoy the walk around the park nearby.

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-010
 Petitioner: Holy Nation Presbyterian Church
407 Main Street
Mt. Prospect, IL
 Owner: GlenKirk
3504 Commercial Ave
Northbrook, IL 60062
 Contact Person: Michael Chun
 Address: 3300 Carriageway Dr #308
Arlington Heights, IL 60005
 Phone #: 847-738-1999
 Fax #: _____
 E-Mail: remnantmike@gmail.com

P.I.N.# 03-17-100-015-0000
 Location: 2501 Chestnut Ave, Arlington Heights, IL
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: School
 Proposed: Church
 Site Gross Area: 176,213 SF
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

INSPECTIONAL SERVICES

OK w/ 1A
 PAUL DUMAIS
 8/5/15
 No Comments

Director

Date

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-010
 Petitioner: Holy Nation Presbyterian Church
407 Main Street
Mt. Prospect, IL
 Owner: GlenKirk
3504 Commercial Ave
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 Contact Person: Michael Chun
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 Location: 2501 Chestnut Ave, Arlington Heights, IL
 Rezoning: _____ Current: _____ Proposed: _____
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 # of Lots: _____ Current: _____ Proposed: _____
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 Land Use Variation: _____ For: _____
 Land Use: _____ Current: School
 Proposed: Church
 Site Gross Area: 176,213 SF
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

	<u>EXISTING IMPROVEMENT</u>	<u>REQUIRED IMPROVEMENT</u>	<u>COMMENTS</u>
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			


 Director

8-14-15
 Date

See memo dtd 8-13-15

Memorandum

To: Latika Bhide, Development Planner
From: Cris Papierniak, Assistant Director of Public Works
Date: August 17, 2015
Subject: 2501 N Chestnut Ave, P.C. #15-010

With regard to the proposed Variation for Parking, I have the following comments:

1. When improvements are made to the inside of the structure, the 2" meter needs to be changed out. If fire protection is going to be added, a larger line and meter will be required.
2. There is currently no backflow device installed, a new RPZ must be installed.

Thank you for the opportunity to comment on this permit application.

C: file

LF

RECEIVED

AUG 18 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #15-010
Holy Nation Presbyterian Church
2501 N. Chestnut Ave.
Variation for Parking
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. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
13. Please identify how the operations of the school on Wednesday and Friday are going to dovetail with the operations of the Church. Do they overlap?
14. The petitioner's submittal indicates that there are two services during the week rather than only weekend celebrations. Please explain the times these events occur during the week, and what will be conducted to be unobtrusive to the neighborhood. Are these weekday activities occurring both daytime and evening?
15. What is the potential for growth and how is this to be managed and accommodated for in the future?
16. Are any plans for senior, early learning or child daycare being planned for this facility?

  7-31-15
James J. Massarelli, P.E. Date
Director of Engineering

PLAN COMMISSION PC #15-010
Holy Nation Presbyterian Church
2501 N. Chestnut Ave.
Variation for Parking
Round 2

17. The responses made by the petitioner to comments #11-16 are acceptable.

 8/26/15
James J. Massarelli, P.E. Date
Director of Engineering

RECEIVED

AUG 27 2015

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15-010

Project Name

Holy Nation Presbyterian Church

Project Location

2501 N. Chestnut Ave.

Planning Department Contact Latika Bhide

General Comments

No comments pertaining to the parking configuration at this time.

RECEIVED
AUG 10 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

Date August 10, 2015

Reviewed By:

LT. Andrew Larson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Holy Nation Presbyterian Church
2501 N. Chestnut
PC 15-010
Round 1

Review Comments

08/11/2015

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.

3. Present traffic problems?

There are no apparent 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:

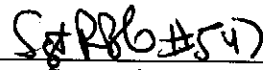
Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

RECEIVED
AUG 11 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

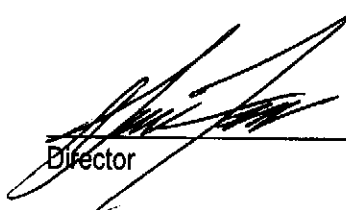
Petition #: P.C. <u>15-010</u>	P.I.N.# <u>03-17-100-015-0000</u>
Petitioner: <u>Holy Nation Presbyterian Church</u>	Location: <u>2501 Chestnut Ave, Arlington Heights, IL</u>
<u>407 Main Street</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>Mt. Prospect, IL</u>	Subdivision: <u> </u>
Owner: <u>GlenKirk</u>	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>3504 Commercial Ave</u>	PUD: <u> </u> For: <u> </u>
<u>Northbrook, IL 60062</u>	Special Use: <u> </u> For: <u> </u>
Contact Person: <u>Michael Chun</u>	Land Use Variation: <u> </u> For: <u> </u>
Address: <u>3300 Carriageway Dr #308</u>	Land Use: <u> </u> Current: <u> </u> School <u> </u>
<u>Arlington Heights, IL 60005</u>	Proposed: <u> </u> Church <u> </u>
Phone #: <u>847-738-1999</u>	Site Gross Area: <u>176,213 SF</u>
Fax #: <u> </u>	# of Units Total: <u> </u>
E-Mail: <u>remnantmike@gmail.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

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

1. GENERAL COMMENTS:

No Comments.

 7-29-15
Environmental Health Officer Date

 7/29/15
Director Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: Holy Nation Presbyterian Church
 407 Main Street
 Mt. Prospect, IL
 Owner: GlenKirk
 3504 Commercial Ave
 Northbrook, IL 60062
 Contact Person: Michael Chun
 Address: 3300 Carriageway Dr #308
 Arlington Heights, IL 60005
 Phone #: 847-738-1999
 Fax #: _____
 E-Mail: remnantmike@gmail.com

P.I.N.# 03-17-100-015-0000
 Location: 2501 Chestnut Ave, Arlington Heights, IL
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: School
 Proposed: Church
 Site Gross Area: 176,213 SF
 # of Units Total: _____
 1BR: _____ 2BR: 3BR: 4BR: _____

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

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

Comments:

Please see attached.

8/7/15

Date

Planning Department Comments, Holy Nation Presbyterian Church (PL15-010, 2501 N. Chestnut Ave., Round 1)

7. The property at 2501 N. Chestnut Ave. is zoned R-3. Churches, Synagogues and Other places of worship are permitted uses in the R-3 district.
8. According to the Village's Comprehensive Plan the subject site is designated as Schools given that the historical use has been for a public school and then private school. Along with the parking variation, it is recommended that the Comprehensive Plan is amended to Institutional if the variation is granted.
9. The following variations are necessary:
 - a. Chapter 28, Section 11.4, Schedule of Parking Requirements from the requirement to allow 62 parking spaces (and 35 landbanked spaces) instead of the required 308 spaces, a variation of 211 spaces.
Based on the parking data for the existing location provided by the applicant, the maximum number of cars at the current location, at one time were 24 cars on a Sunday afternoon. Therefore, Staff supports the variation requested.
10. The total code required parking for this site for Future Floor Plan will be calculated as:

Use	Size	Parking Ratio	Required Parking
Sanctuary	3,398 SF (200 seats)	1/5 seats	40 spaces
Chapel 1	517 SF (50 seats)	1/5 seats	10 spaces
Chapel 2	517 SF (50 seats)	1/5 seats	10 spaces
Infant Room	134	1/300 SF	0 spaces
Media Room	136	1/300 SF	0 spaces
Storage	314	1/300 SF	1 space
Vestibule	241	1/300 SF	1 space
Fellowship	2,426	30% of capacity (15 net SF per occupant)	49 spaces
Kitchen	635	1/300 SF	2 spaces
Storage	214	1/300 SF	1 space
Vestibule	276	1/300 SF	1 space
Class Room	481	30% of capacity (20 net SF per occupant)	7 spaces
Storage (113-116)	256	1/300 SF	1 space
Lobby	3,939	1/300 SF	13 spaces
Office (119-124)	1,381	1/300 SF	5 spaces
Lunch room	312	1/300 SF	1 space
Storage (125-126)	184	1/300 SF	1 space
Utility Room	145	1/300 SF	0 spaces
Boiler Room	461	1/300 SF	2 spaces
Gymnasium/All purpose room	2,253	30% of capacity (5 SF net SF per occupant for assembly without fixed seats – standing space)	135 spaces
Space leased by Glenkirk	3,769	2/1 employees + 1 space/classroom (12 employees + 4 classrooms)	28 spaces
Total Required			308 spaces
Total Provided			62 spaces

Land Banked parking			35 spaces
Surplus / (Deficit)			(211 spaces)

11. Four inch caliper shade trees are required within all landscaping islands for the proposed future parking area.
Also a 3 FT high screen will be required for the (proposed) north parking area.
12. Please provide a schedule of the services and various activities that will be held at the facility
13. What are the future plans and the projected growth for the Church?

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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 Petitioner: Holy Nation Presbyterian Church
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Mt. Prospect, IL
 Owner: Glen Kirk
3504 Commercial Ave
Northbrook, IL 60062
 Contact Person: Michael Chun
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 Phone #: 847-738-1999
 Fax #: _____
 E-Mail: remnantmike@gmail.com

P.I.N.# 03-17-100-015-0000
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 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: School
 Proposed: Church
 Site Gross Area: 176,213 SF
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

<u>YES</u>	<u>NO</u>
<u>N/A</u>	_____
_____	<u>X</u>
_____	<u>X</u>

Comments:

- 1) Per Chapter 28, section 6.15-1.2a a three foot high screen must be provided in order to screen parking areas that are adjacent to a public way. There are some dead Junipers along Waverly Road that must be replaced.
- 2) Landscape islands equal in area to at least one parking space, protected by durable materials that contain one 4" caliper shade tree must be located at the end of all parking rows (Chapter 28, section 6.15-1.2b). Provide 4" caliper shade trees within the four existing islands on the north parking area.

Q m W 8/7/15
 Coordinator Date

Holy Nation Presbyterian Church

2501 N. Chestnut Ave.
Arlington Heights, Illinois 60005

Point-by-Point Response

to

Department Comments

Prepared by

Steve Patterson
Law Office of Stephen R. Patterson, P.C.
2 North LaSalle Street, #1250
Chicago, IL 60602
(312)-618-8664

Building Department 1

(Comments received on 8/10/15)

No Comments

Building Department 1A - Inspectional Services

(Comments received on 8/21/15)

No Comments

Public Works Department 2

(Comments received on 8/21/15)

Comment #1. When improvements are made to the inside of the structure, the 2" meter needs to be changed out. If fire protection is going to be added, a larger line and meter will be required.

If the variation is granted and HNPC secures the proposed property at 2501 N. Chestnut Ave, then the proposed property will be fully inspected and any necessary code requirements will be fulfilled when improvements are made to the inside of the structure. In addition, if fire protection is required to be added, then a larger line and meter will be installed according to the Village's requirements.

Comment #2. There is currently no backflow device installed, a new RPZ must be installed

If the variation is granted and HNPC secures the proposed property at 2501 N. Chestnut Ave, after a full inspection, if necessary, a new RPZ will be installed according to the Village's requirements.

Engineering Department 3

(Comments received on 8/12/15)

Comment #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.

HNPC fully understands and acknowledges this.

Comment #12. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.

Currently, none of the members of the congregation use bicycles to commute to the Church. However, HNPC will consider including bicycle racks in future parking plan to encourage alternate modes of transportation.

Comment #13. Please identify how the operations of the school on Wednesday and Friday are going to dovetail with the operations of the Church. Do they overlap?

Glenkirk's hours of operation are 8:00 am to 4:00 pm Monday through Friday. Glenkirk also informed us that their program enrollees typically leave the building between 3:15 and 3:30. Our church's Wednesday and Friday night worship services start at 8:00 pm and end at 9:30 pm. There should be no conflict in the hours of operation between Glenkirk and HNPC.

Comment #14. The petitioner's submittal indicates that there are two services during the week rather than only weekend celebrations. Please explain the times these events occur during the week, and what will be conducted to be unobtrusive to the neighborhood. Are these weekday activities occurring both daytime and evening?

Wednesday and Friday Night Worship Services are held in the evening. (8:00 pm - 9:30 pm) These services are held in the main sanctuary where small group of people will be gathered and have a worship together (prayers and messages). These weekday services should not be inconvenience the neighborhood at all.

Comment #15. What is the potential for growth and how is this to be managed and accommodated for in the future?

The Church started with less than 10 families (approximately 40 members) in 1988 and current number of congregational member has grown slowly to approximately 80 members. At this rate of growth, the anticipated congregation size would be about 160 members in 10 to 15 years. The main purpose of purchasing this facility is due to the fact that 80% of our current congregational members reside in the north suburban area and wanted to accommodate their needs. We will also be leasing a portion of the facility to the current owner, Glenkirk, but we still recognize that the proposed facility is rather bigger than what is needed to facilitate the current need of our organization. We strongly believe that we have plenty of room to grow in this facility and already have parking spaces to accommodate these needs. (Future parking plan, Church vans, bicycle racks...)

Comment #16. Are any plans for senior, early learning or child daycare being planned for this facility?

HNPC is still a small community of believers and do not currently have plans for any special programs. HNPC is open to any suggestions and recommendations regarding the needs of the broader community.

Fire Department 4

(Comments received on 8/10/15)

**No Comments pertaining to the parking configuration at
this time**

Police Department 5

(Comments received on 8/21/15)

Comment #1. Character of use: The Character of use is consistent with the area and is not a concern. - [Comment noted.](#)

Comment #2. Are lighting requirements adequate?: Lighting should be up to Village of Arlington Heights code. - [Comment noted.](#)

Comment #3. Present traffic problems?: There are no apparent traffic problems at this location. - [Comment noted.](#)

Comment #4. Traffic accidents at particular location?: This is not a problem area in relation to traffic accidents. - [Comment noted.](#)

Comment #5. Traffic problems that may be created by the development: This development should not create any additional traffic problems. - [Comment noted.](#)

Comment #6. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

Agent contact information is provided below for your information;
Michael Chun, Assistant Pastor
3300 Carriageway Dr. #308
Arlington Heights, IL 60005
(847) 738 – 1999

HNPC will also fill out the emergency contact cards at the Village of Arlington Heights website during all construction phases per your recommendation.

Health Services Department 6

(Comments received on 8/10/15)

No Comments

Planning & Community Development Department 7

(Comments received on 8/10/15)

Comment #11. Four inch caliper shade trees are required within all landscaping islands for the proposed future parking area. Also a 3 ft high screen will be required for the (proposed) north parking area.

When the circumstance calls for 31 landbanked spaces (Future parking plan) to be installed in the future, we will submit a full landscape development plan which fulfills the Village's landscape requirements including 4" caliper shade trees within all landscaping islands and 3' high screen on the north parking area.

Comment #12. Please provide a schedule of the services and various activities that will be held at the facility.

***Schedule of Services**

Wednesday Night Worship Service, 8:00 pm - 9:30 pm, Sanctuary

Friday Night Worship Service, 8:00 pm - 9:30 pm, Sanctuary

Saturday Discipleship Training, 9:00 am - 12:00 pm, Sanctuary

Sunday Early Morning Prayer Service, 6:00 am - 7:00 am, Sanctuary

Sunday Prenatal and Infant Worship Service, 10:00 am – 10:55 am, Classroom

Sunday Kindergarten and Youth Worship Service, 10:30 am - 12:30 pm, Classroom

Sunday 1st. Worship Service, 11:00 am - 12:30 pm, Sanctuary

Sunday 2nd. Worship Service 1:30 pm - 3:30 pm, Sanctuary

HNPC is a small community of believers and do not have other regularly scheduled functions or services.

Comment #13. What are the future plans and the projected growth for the Church?

The Church started with less than 10 families (approximately 40 members) in 1988 and current number of congregational member has grown slowly to approximately 80 members. At this rate of growth, the anticipated congregation size would be about 160 members in 10 to 15 years.

Planning & Community Development Department 7A

(Landscape & Tree Preservation)

(Comments received on 8/10/15)

Comment #1. Per Chapter 28, section 6.15-1.2a a three foot high screen must be provided in order to screen parking areas that are adjacent to a public way. There are some dead Junipers along Waverly Road that must be replaced.

If the variation is granted and HNPC secures the proposed property at 2501 N. Chestnut Ave, those dead Junipers along Waverly Rd will be replaced according to the Chapter 28, section 6.15-1.2a.

Comment #2. Landscape islands equal in area to at least one parking space, protected by durable materials that contain one 4" caliper shade tree must be located at the end of all parking rows (Chapter 28, section 6.15-1.2b). Provide 4" caliper shade trees within the four existing islands on the north parking area.

If the variation is granted and HNPC secures the proposed property at 2501 N. Chestnut Ave, 4" caliper shade trees within the four existing islands on the north parking area will be provided according to the Chapter 28, section 6.15-1.2b.

From: Village of Arlington Heights <info@vah.com>
Sent: Thursday, September 03, 2015 9:13 PM
To: Bhide, Latika
Subject: Village of Arlington Heights Contact Staff - Holy Nation Presbyterian Church at Glenkirk Site

Follow Up Flag: Follow up
Flag Status: Flagged

This form was submitted from the Village Website. Please review the information that was submitted below and reply to the e-mail address that is listed below.

Name: William Johnson
E-mail: [REDACTED]
Concerning: Latika Bhide
Address: [REDACTED]
City: Arlington Heights
State: IL
Zip: 60004
Phone: [REDACTED]
Length of Residency: 3 Years

Comment: Good Morning Latika, I attended the neighborhood meeting last night to hear the variation proposal requested by the HNPC. I was quite concerned that this property, which is used primarily during business hours as a school be re-designated as an institution. The church would like to hold services in the evening hours. This neighborhood basically reverts back to a residential area in the evening, which I feel was the intent of the original neighborhood residents and planners. I live a block away from this area and I can tell you at night it's very quiet and peaceful. Glenkirk has very little lighting on at night. I can't say for sure, but I believe there is currently no overhead lighting in the lots. If this change is allowed, it cause excessive noise, car traffic, and light pollution of the area into the late hours past 9PM. This property is not located on a main thoroughfare, it is in a residential neighborhood..... Please reconsider the request for a variation, it will truly ruin the intended use of the property in the neighborhood. Regards,
William Johnson.

From: [REDACTED]
Sent: Friday, September 04, 2015 4:07 PM
To: Bhide, Latika
Cc: Perkins, Charles
Subject: RE: Our conversation of today.

Follow Up Flag: Follow up
Flag Status: Flagged

Latika,

Thank you for our conversation of this morning regarding HNPC / Glenkirk issue.

Based on our conversation it is our understanding that the VAH first became aware of HNPC desire & intent to secure Glenkirk in April of 2015. HNPC met with the Platt & Subdivision committee of VAH.

On July 24, 2015 HNPC submitted a "COMPLETE PLAN" regarding their intent.

The VAH knew about this 5 months before the effected residents knew anything about what was being proposed for their neighborhood.

You are aware there is a great amount of displeasure among the residents in the area.

Glenkirk is located in a RESIDENTIAL area. It is not located on a main artery thoroughfare.

The residents were given a partial notification, only to residents within 250 feet of the facility. All the rest were kept in the dark unless they heard from a resident who received "notice".

VAH Planing department has a scheduled meeting on September 16th for the purpose of discussing certain zoning issues regarding Glenkirk for the proposed new owner HNPC as we understand.

As I discussed with you this morning, please consider this a formal request to give the residents the same time frame of 5 months to prepare our case against the proposed changes in zoning - parking requirements - use - ownership.

Failure by VAH to notify the effected residents on an equal time basis is totally unacceptable.

VAH to this point has failed to look out for the interest of its residents. A church is a business & does not belong located in the middle of a residential development.

Residents should not have to see the values of their homes diminished because a business is allowed to move in to the middle of their area on a residential street. Public Schools, yes, that we understand. That is for the benefit of the residents.

Last, residents, have grave concerns about safety of the vast amount of children and families that use the adjacent parks.

We are asking you to remove this matter from discussion at the September 16, 2015 meeting.

Looking to your immediate response

Regards

Leslie Plass on behalf of: [REDACTED] and other affected residents

[REDACTED]

----- Original Message -----

Subject: RE: Our conversation of today.

From: "Bhide, Latika" <lbhide@vah.com>

Date: Thu, September 03, 2015 9:43 am

To: 'Leslie Plass' [REDACTED]

Cc: '[REDACTED]

Good Morning Mr. Plass,

It was good to talk to you this morning. You are correct in your summary of the request at 2501 Chestnut. The building is not proposed to be demolished. The meeting this evening is a neighborhood meeting - not the Plan Commission hearing, however the petitioner has reserved rooms at Village Hall. The Plan Commission hearing for the project is scheduled on September 16.

If you need any other information, please do not hesitate to call or email me.

Regards,

Latika Bhide, AICP, LEED Green Associate
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
T: 847.368.5223
F: 847.368.5988

From: Leslie Plass [REDACTED]

Sent: Thursday, September 03, 2015 9:31 AM

To: Bhide, Latika

Cc: [REDACTED]

Subject: Our conversation of today.

Latika,

Thank you for the information you provided today regarding the proposed changes to the Glenkirk School.

You informed me that the building will not be demolished. The plan as you stated is to convert the facility from a school to a Church.

The meeting tonight at VAH has nothing to do with VAH. It is VAH that is providing a facility for the effected residents to meet to discuss

the issues of the property.

The main meeting by the VAH will be on September 16th.

Please confirm that I have your info correctly regarding the property conversion.

Leslie Plass

From: Bhide, Latika
Sent: Tuesday, September 08, 2015 2:13 PM
To: [REDACTED]
Cc: Perkins, Charles
Subject: RE: Our conversation of today.

Good afternoon Mr. Plass,

Thank you for your email.

As indicated below by you, the parking variation for Holy Nation Presbyterian Church was on the Plat & Subdivision Committee agenda on April 8, 2015. The Plat & Subdivision Committee meeting is an informal "round table" session with a subcommittee of the Plan Commission members. While the agendas (and staff reports) are posted on-line, there is no requirement in Village Code or State Statutes that requires that surrounding property owners be notified of the meeting. Often, prospective petitioners do not even have property under contract or leased at this stage in the process, and some do not ever pursue a formal petition. In this case, a complete petition was filed on July 24, 2015, and based on the contract provided by the petitioner, they signed the contract on December 31, 2014.

You state in the email below that the property is located in a 'Residential' area and not on a main artery thoroughfare. I wanted to point out to you that per Chapter 28, Zoning Regulations of the Municipal Code, Churches, Synagogues, and other Places of Worship are permitted by right in the residential and institutional districts (RE, R-1, R-2, R-3, R-4, R-5, R-6, R-7 and I). The property at 2501 Chestnut is zoned R-3, One-Family Dwelling District. Therefore, the use - Holy Nation Presbyterian Church is a permitted use at that location. In fact the Village has several churches that are within residential neighborhoods. The Church is not seeking a zoning Change - they are requesting a variation from the Code required number of parking spaces. There are currently 62 parking spaces on site, the petitioner is not proposing to add any parking at this time, but are proposing to land bank 35 spaces.

A Plan Commission public hearing for the project is scheduled for September 16, 2015. Per Village Code and State Statute, the applicant is required to notify property owners within 250 feet of the property in question, which is a standard typical of municipalities throughout Illinois. I understand from our previous conversation that you believe that 250 feet is not adequate distance for sending notification, but that is distance required per Village Code. The petitioner is also required to post signs regarding the Public Hearing at least 15 days prior to the hearing, which they did according to the affidavit and photos they provided. In addition to the public hearing, staff requested that the petitioner hold a neighborhood meeting in advance of the Plan Commission hearing, which is not a requirement of Village code. The neighborhood meeting provides a forum for the public to learn about the project and ask the petitioner questions about the proposal.

Public notice has been served, therefore staff cannot remove this item from the Plan Commission agenda as the petitioners have a right to Due Process. The residents can certainly ask the Plan Commission to continue the item, however granting a continuation is at the Plan Commission's discretion.

StaffResponse_9-8-15

Hope this answers your questions. If I can help with anything else, please do not hesitate to ask.

Regards,

Latika Bhide, AICP, LEED Green Associate
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
T: 847.368.5223
F: 847.368.5988

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StaffResponse_9-8-15

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Regards

Leslie Plass on behalf of: [REDACTED] and other affected residents

[REDACTED]

----- Original Message -----

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From: "Bhide, Latika" <lhide@vah.com>

Date: Thu, September 03, 2015 9:43 am

To: 'Leslie Plass' [REDACTED]

Cc: [REDACTED]

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Leslie Plass

Bhide, Latika

From: [REDACTED]
Sent: Tuesday, September 08, 2015 7:58 PM
To: Hayes, Thomas; Blackwood Carol; Farwell, Joseph; Glasgow, Thomas; LaBedz, Robin; Rosenberg, Bert; Scaletta, John; Sidor, Mike; Tinaglia, Jim
Cc: Perkins, Charles; Bhide, Latika
Subject: Request for DENIAL of Zoning Ordinance Variation by HNPC
Attachments: VAH request to deny HNPC 09092015.pdf

To the above mentioned Members of the Village of Arlington Board of Trustees:

The attached is a formal request to have the Director of Planning reject the Zoning Ordinance Variance request by HNPC at the September 16, 2015 VAH meeting that we understand is currently on the agenda.

This is being sent on behalf of residents in the area of who have a vested interested in this matter.

Regard's

Leslie Plass
[REDACTED]

For: [REDACTED]



September 9, 2015

To the Arlington Heights Village Board members:

Mayor Thomas W. Hayes
Trustee Carol J. Blackwood
Trustee Joseph C. Farwell
Trustee Thomas Glasgow
Trustee Robin LaBedz
Trustee Bert Rosenberg
Trustee John Scaletta
Trustee Mike Sidor
Trustee Jim Tinaglia

CC: Charles Perkins Director of the VAH Planning Department
Latika Bhide VAH Planning Department

We introduce our organization as a n informal homeowners group that surrounds the area a djacent to the Glenkirk School locate d at the in tersection o f Waverly and Chestnu t. Address of Glenkir k being 25 01 Chestnut, Arlington Heights, IL.

In the last several days, we were made aware t hat the HOLY NATION PRESBYT ERIAN CHURCH (HNPC), currently located in Mt Prospect, IL wanted to buy the school & convert it to a church.

The proble m at issue today is, th e VAH knew about this in April of 2015 and received a f ormal plan and request for Zoning Changes & use changes in July 2015. We the residents for 5 months were left in the dark.

By VAH regulations as we understand them, th ose residing within 250 feet need to be notified of the pending change.

250 feet does not come anywhere near encompassing the resident s who will be affected if the HNPC is allowed to complete this transaction. Neither Chestnut nor Waverly are arterial streets such as AH Rd or Hintz. They are residential streets. Residents in the area are deeply opposed to this for numerous reasons:

The location is well inside of a residential area.

A church is effectively like a business. A business would not be allowed so why a church?

Traffic safety concerns

Additions noise levels.

Recently we spoke to VAH Jim Massarelli of the Engineering Dept. asking to have Waverly resurfaced because of the bad shape it is in. No money was the answer. So now the new owners would add addit ional stress and accelerate the destruction of the street.

Most important is the safety of the families and child ren who use the adjacent park and the recently renova ted playground adjacent to Glenkirk.

Devaluation of the home values in the area.

There are many other reasons for not allowing the request of HNPC not to be approved.

Our group at this time is asking all of those concerned at VAH to:

1. Remove the HNPC request from the September 16, 2015 AH Planning Department schedule.
2. Deny the HNPC request.
3. Provide our group the same 5 month time frame to prepare in a more formal way our opposition.
4. Have VAH secure the Glenkirk property and put it under the AH Park District for use by the families of the local area. As we have the adjacent park for use during fair weather, the building could be used during the foul weather for families. This we believe may be the best use for grounds.
5. The building would also work well as a senior center for the neighborhood.

In closing, we believe the VAH officials have a responsibility to look out for the welfare and wishes of the residents who it was elected by and/or appointed to serve.

For [REDACTED]

Leslie Plass
[REDACTED]

StaffResponse_9-9-15

From: Perkins, Charles
Sent: Wednesday, September 09, 2015 2:19 PM
To: [REDACTED] Hayes, Thomas; Blackwood Carol; Farwell, Joseph; Glasgow, Thomas; LaBedz, Robin; Rosenberg, Bert; Scaletta, John; Sidor, Mike; Tinaglia, Jim
Cc: Bhide, Latika; Enright, Bill
Subject: RE: Request for DENIAL of Zoning Ordinance Variation by HNPC

Thank you for your thoughts and communication on this proposal.

As you know from the correspondence with Latika Bhide, the application from Holy Nation has to follow prescribed procedures for a public hearing. Once a complete application is submitted the Village is required by law to process the petition and hold the necessary public hearing. The public hearing is established to allow public input from all interested parties such as yourself and your neighbors. Assuming all legal notifications have occurred correctly I am not authorized to remove an item from the Plan Commission agenda.

A copy of your correspondence will be forwarded to the Plan Commission as part of the materials they receive to evaluate this request.

I would encourage you to attend the Plan Commission hearing to voice your concerns and to hear the testimony from the applicant.

Thank you.

Charles Witherington-Perkins, AICP
Director of Planning and Community Development
Arlington Heights, IL
847-368-5210
www.vah.com
www.discoverarlington.com
Please consider the Environment before printing this e-mail

From: [REDACTED]
Sent: Tuesday, September 08, 2015 7:58 PM
To: Hayes, Thomas; Blackwood Carol; Farwell, Joseph; Glasgow, Thomas; LaBedz, Robin; Rosenberg, Bert; Scaletta, John; Sidor, Mike; Tinaglia, Jim
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StaffResponse_9-9-15

This is being sent on behalf of residents in the area of who have a vested interest in this matter.

Regards

Leslie Plass

[REDACTED]

For:

[REDACTED]

Resident_Response9-10-15Plass

From: [REDACTED]
Sent: Thursday, September 10, 2015 9:58 AM
To: Perkins, Charles; Hayes, Thomas; Blackwood Carol; Farwell, Joseph; Glasgow, Thomas; LaBedz, Robin; Rosenberg, Bert; Scaletta, John; Sidor, Mike; Tinaglia, Jim
Cc: Bhide, Latika; Enright, Bill
Subject: RE: Request for DENIAL of Zoning Ordinance Variation by HNPC

Charles,

Thank you for your e-mail of yesterday.

We appreciate your clarification of the "process".

Many of our neighbors in the area will be in attendance at the upcoming meeting. FYI, many of us have already heard from the attorney representing HNPC at the recent neighborhood meeting at VAH.

Looking forward to meeting with you & the other VAH involved individuals this coming week.

Regards

Leslie Plass

----- Original Message -----

Subject: RE: Request for DENIAL of Zoning Ordinance Variation by HNPC

From: "Perkins, Charles" <cperkins@vah.com>

Date: Wed, September 09, 2015 2:19 pm

To: [REDACTED] "Hayes, Thomas" <thayes@vah.com>, Blackwood Carol <cblackwood@vah.com>, "Farwell, Joseph" <jfarwell@vah.com>, "Glasgow, Thomas" <tglasgow@vah.com>, "LaBedz, Robin" <rlabedz@vah.com>, "Rosenberg, Bert" <brosenberg@vah.com>, "Scaletta, John" <jscaletta@vah.com>, "Sidor, Mike" <msidor@vah.com>, "Tinaglia, Jim" <jtinaglia@vah.com>

Cc: "Bhide, Latika" <lbhide@vah.com>, "Enright, Bill" <benright@vah.com>

Thank you for your thoughts and communication on this proposal.

As you know from the correspondence with Latika Bhide, the application from Holy Nation has to follow prescribed procedures for a public hearing. Once a complete application is submitted the Village is required by law to process the petition and hold the necessary public hearing. The public hearing is established to allow public input

Resident_Response9-10-15Plass

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I would encourage you to attend the Plan Commission hearing to voice your concerns and to hear the testimony from the applicant.

Thank you.

Charles Witherington-Perkins, AICP
Director of Planning and Community Development
Arlington Heights, IL
847-368-5210
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Please consider the Environment before printing this e-mail

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Sent: Tuesday, September 08, 2015 7:58 PM
To: Hayes, Thomas; Blackwood Carol; Farwell, Joseph; Glasgow, Thomas; LaBedz, Robin; Rosenberg, Bert; Scaletta, John; Sidor, Mike; Tinaglia, Jim
Cc: Perkins, Charles; Bhide, Latika
Subject: Request for DENIAL of Zoning Ordinance Variation by HNPC

To the above mentioned Members of the Village of Arlington Board of Trustees:

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This is being sent on behalf of residents in the area of who have a vested interest in this matter.

Regards

Leslie Plass
[REDACTED]

For: [REDACTED]

From: Village of Arlington Heights <info@vah.com>
Sent: Friday, September 04, 2015 7:38 AM
To: Bhide, Latika
Subject: Village of Arlington Heights Contact Staff - holy nationpresbyterian church

Follow Up Flag: Follow up
Flag Status: Flagged

This form was submitted from the Village Website. Please review the information that was submitted below and reply to the e-mail address that is listed below.

Name: alan washer
E-mail: [REDACTED]
Concerning: Latika Bhide
Address: [REDACTED]
City: arlington heights
State: IL
Zip: 60004
Phone: [REDACTED]
Length of Residency: 12 years

Comment: I live on waverly road directly in between futabakai and glenkirk/hnpc. I am very concerned not so much for the parking but certainly for the increased traffic that will absolutely occur especially during the high traffic times in the evenings when services and activities at st. ednas, futabukai, the proposed hnpc and ahpd soccer and softball and saint james soccer. there is already lots of congestion and many children. I feel the additional traffic will create safety hazards.

From: greg zyck [REDACTED]
Sent: Friday, September 04, 2015 10:53 AM
To: Bhide, Latika
Subject: Pending Sale of Glenkirk to Holy Nation Prebyterian Church

Ms. Bhide,

I have been told that you are the development planner for the impending sale of Glenkirk to Holy Nation Presbyterian Church.

I currently live at [REDACTED] across the street and down a few doors from Glenkirk.

As you probably know the church had an informational meeting with many of us last night about the plans. Overall I am comfortable with the church coming in. I think they will do a better job of taking care of the grounds then the current owner does.

The issue is the parking variance that they are applying for. We were told that it needs to be potentially increased because of the rules of the village but not necessarily from their usage. From what we have been told it doesn't make sense. Not only will it impact the quality of life and resale values of those living north of the building but also the potential additional spots being built closer to the playground is a potential safety issue. The reasons for this increase need to be evaluated. Hopefully the Planning Commission and the village board can come to an agreement that HNPC doesn't need the potential for those additional parking spots.

The other issue that the Planning Commission really needs to take into account and someone at the village should take into consideration is the amount of parking that is already being done on Waverly Road. Because of events that Futabakai has they very often spill out onto Waverly and on to Chestnut. The crowding also because of soccer games and softball games is also an issue. Throw all that onto the amount of typical traffic because it is a thru way for everyone to get into those neighborhoods, this area is quite congested already.

Yes, I knew what I was getting into by moving across from the park. I knew the games being played there were going to increase traffic. The Futabakai situation is another story. They typically are using much more than the parking space they have available to them.

Putting the current situation together with the proposed variance for HNPC is causing potentially more problems for the neighborhood. This is something that the Planning Commission and village need to look into further before making any changes.

Thank you and please let me know if you have any questions or comments.

Regards,

Greg Zyck

C - [REDACTED]

From: Patricia Pertolanitz [REDACTED]
Sent: Monday, September 07, 2015 4:12 PM
To: Bhide, Latika
Subject: Sale of Glenkirk to HNPC

Follow Up Flag: Follow up
Flag Status: Flagged

To: Latika Bhide, AICP
Development Planner

I attended the meeting at the Village Hall September 3rd and I wanted to share some of my concerns.

Parking and Traffic - The attorney made it aware that it is the village that requires the zoning variation approval for additional parking based on the size of the structure. The attorney indicated that they do not plan to increase the number of parking spots based on their present number of parishioners. What I and the rest of the neighborhood is concerned is once the variation is approved the HNPC will be able to increase parking and the neighborhood will not even know till they see the work being done. Traffic on Waverly, Chestnut, and Suffield is terrible now. With the Japanese school, the park, Glenkirk, and all the people who shortcut down our streets it becomes dangerous for all the children in the neighborhood. The attorney indicated that traffic would be decreased because of less people attending their church then the number of people going to Glenkirk. Most of the people going to Glenkirk do not arrive alone but come in buses or vans. These vehicles drop off a number at one time and leave the area. Most of the people attending the HNPC would be arriving in their private vehicles so in reality there would be more traffic coming and going.

Also, because a lot of the houses back up to the Glenkirk property the concern is how unsightly it would be to have a parking lot right behind or to the side of your home. Home values would most certainly be decreased. The village should make it mandatory that if the parking is extended there needs to be allotted green area between the parking and the homes. Also, it should be mandatory that landscaping of the area be done to camouflage the parking from the homes.

Questions also came up about lighting in the existing and new parking lots. Since they will be having evening services it is most likely necessary that lighting will be needed for the parking lots since they are pitch dark now. It is a concern that these lights would be shining in the homes next to and across from the lots. This would be very inconvenient for homeowners.

Since I live on the corner of Suffield Drive and Arlington Heights road my major concern is the extra traffic coming in and out of our street. We get the buses and vans from the Japanese school, from Glenkirk, as well as the normal school buses for the children in the neighborhood. We get all the traffic from those people who short cut from Hintz down Highland and out our street to Arlington Heights road to miss the traffic lights at Hintz and Arlington Hts road. We also get the overflow parking on Sundays from St Edna Parish.

We were told that the village is all for this sale from Glenkirk to HNPC but thought should be put to the problems indicated. We all purchased in this area because it was a peaceful area and wanted to see our children grow up in this quiet environment.

I would appreciate the village's looking into these issues.

Pat Pertolanitz
[REDACTED]

Arlington Hts, Il 60004

Sent from my iPad

From: Planning
Sent: Tuesday, September 08, 2015 8:06 AM
To: Bhide, Latika
Subject: FW: Village of Arlington Heights Contact Staff - Plan Commission Request from Holy Nation "Corporat

Follow Up Flag: Follow up
Flag Status: Flagged

From: Village of Arlington Heights [info@vah.com]
Sent: Sunday, September 06, 2015 3:33 PM
To: Planning
Subject: Village of Arlington Heights Contact Staff - Plan Commission Request from Holy Nation "Corporat
This form was submitted from the Village Website. Please review the information that was submitted below and reply to the e-mail address that is listed below.

Name: Pamela Nowakowski
E-mail: [REDACTED]
Concerning: General Planning & Community Development
Address:
City:
State:
Zip: 60004-2449
Phone: --
Length of Residency:

Comment: I would like to have the proposed changes by the Holy Nation Presbyterian Church Corp. to the Glenkirk school sent to my email address. Since this is a business being placed in a residential area, it is important to assess the impact to the community. In checking their exempt status while having this operation in Chicago, I find no exemptions as a church but only found some very shady money handling. How can you approve this request while approving a \$12M additions for needed classrooms when the original school can be cleaned and again used as its intended purpose. Who is getting paid off for this one?

From: Village of Arlington Heights <info@vah.com>
Sent: Wednesday, September 09, 2015 9:20 PM
To: Bhide, Latika
Subject: Village of Arlington Heights Contact Staff - Glenkirk Site

This form was submitted from the Village Website. Please review the information that was submitted below and reply to the e-mail address that is listed below.

Name: Alice Sylvester

E-mail: [REDACTED]

Concerning: Latika Bhide

Address: [REDACTED]

City: Arlington Heights

State: IL

Zip: 60004

Phone: [REDACTED]

Length of Residency: 20 years

Comment: Hello, I'm writing to express my concern about the zoning variance for HNPC. As a nearby neighbor, I am acutely aware of the increase in traffic the neighborhood has experienced over the years. Between Futabaki, St. Edna's, the park district and Glenkirk, there is a significant amount of traffic and parking. The area is becoming very congested and it's changing the residential tenor of the neighborhood. I am hoping you give some serious thought to recognizing the objections of the neighborhood. Both properties, Glenkirk and NHPC, are off the tax rolls, which means there is no gain to the village regardless of who owns the property. In that case, the opinions of homeowners who do contribute to the village coffers should weigh in. In addition, the alternate parking plan brings too much partaking to the site and endangers children playing at the park.

Resident_Letter9-11-15Mazursky

From: Village of Arlington Heights <info@vah.com>
Sent: Friday, September 11, 2015 1:30 PM
To: Bhide, Latika
Subject: Village of Arlington Heights Contact Staff - Future home of the Holy Nation Presbyterian Church

This form was submitted from the Village Website. Please review the information that was submitted below and reply to the e-mail address that is listed below.

Name: Judy Mazursky

E-mail: [REDACTED]

Concerning: Latika Bhide

Address: [REDACTED]

City: Arlington Heights

State: IL

Zip: 60004-2472

Phone: [REDACTED]

Length of Residency: 40 years

Comment: My neighbor, Bea Sallis, met with you with her many concerns about the purchase of the property at 2501 N. Chestnut Avenue. My husband and I have all of the same concerns as Ms. Sallis. As I know that she spent a great deal of time with you, we're sure you know the neighbors' feelings about this sale. We hope, that you are relaying these matters to the village and that our voices will be heard.

Petition to Oppose the Granting of a Variance and Comprehensive Plan Amendment

For the Property Located at 2501 N. Chestnut Ave., Arlington Heights, Illinois, 60004

Petition summary and background	Pursuant to the Petitioning provisions of section 18-3 of Chapter 28 of the Municipal Code of the Village of Arlington Heights the below signed petitioners, all owners or occupiers of dwellings adjoining the property for which a parking variation and Comprehensive Plan Amendment is being sought, do by and through their signatures on this petition, give notice to the Village of Arlington Heights, its Trustees, Officers, Zoning Officials, and Members of Committees and Commissions charged under the Municipal Code of the Village of Arlington Heights with zoning and land use variances, of their opposition to the proposed Parking Variation and Comprehensive Plan Amendment for the property located at 2501 N. Chestnut Ave., Arlington Heights, Illinois, 60004
Action petitioned for	We, the undersigned concerned citizens of the Village of Arlington Heights residing in dwellings adjoining the land which is the subject of this petition, urge our leaders and the elected and appointed officers and officials of this Village to act now to oppose the granting of the proposed Variance and Comprehensive Plan Amendment for the property located at 2501 N. Chestnut Ave., Arlington Heights, Illinois, 60004.

Printed Name	Petitioner signature	Address	Comment	Date
David Rosenthal	<i>David Rosenthal</i>	215 W. Waverly Arlington Hts. IL ARLINGTON HTS. 60004	Too much traffic	9/3/15
GARY ROSENTHAL	<i>Gary Rosenthal</i>	215 W. WAVERLY RD.	TOO MUCH TRAFFIC	9-3-15
Karen Rosenthal	<i>Karen Rosenthal</i>	215 W. Waverly Arlington Hts	too much traffic ^{nearby} play lot	9/3/15
RENATO AMIAS	<i>Renato Amias</i>	225 W. Waverly Rd. A.H.	Too, too Much Traffic	9/3/15
ZITA AMIAS	<i>Zita Amias</i>	225 W. WAVERLY, RD. A.H.	DISTO	9/3/15
Alice K Sylvester	<i>Alice K Sylvester</i>	2509 N. Walnut AVE	Traffic, loss of green space	

Printed Name	Petitioner signature	Address	Comment	Date
Margaret Georgakis	M. Georgakis	109 W. Suffield Dr.	Save our green space	9-3-15
Tina Schaefer	Tina Schaefer	2511 N. Chestnut Ave	traffic NO additional parking lot	9-3-15
TOM DINEEN	T. Dineen	205 W. Waverly Rd	NO ADDITIONAL PARKING	9-3-15
LESLIE PLASS	Leslie Plass	103 W. Brookwood Drive	Church is commercial property This is RESIDENTIAL AREA	9/12/15
CHRIS DINEEN	Chris Dineen	205 W. Waverly Rd.	NO ADDITIONAL PARKING SCHOOL AREA IS A DUMP	
Robert G. Felleri	Anna Felleri	110 W. Brookwood Dr.	DON'T NEED MORE TRAFFIC & THEIR GARBAGE.	9/15/15
Daniela Fauriol	W. Fauriol	21 N. Suffield Dr	DON'T NEED MORE traffic	
Mary Roserich	Mary Roserich	107 W. Brookwood Dr.	DISRUPTIVE NOISE TOO MUCH TRAFFIC	9/16/15
Gerri Wrezel	Gerri Wrezel	10 E. Appletree Ln. AH.	too much traffic	
Dawn Quill	Dawn Quill	123 W. Suffield Dr AH	too much traffic loss of Green space	9-16-15
Tom Quill	Tom Quill	123 W. SUFFIELD DR AH	TOO MUCH TRAFFIC MORE PARKING MEANS MORE FLOODING	
Lance Rodrigues	Lance Rodrigues	105 W. Suffield Dr. AH.	Side street church combined with all issues	9/16/15
Belinda D'Souza	B. D'Souza	105 W. Suffield Dr. AH.	Green space lost, flooding, parking.	9/16/15

Petition to Oppose the Granting of a Variance and Comprehensive Plan Amendment

For the Property Located at 2501 N. Chestnut Ave., Arlington Heights, Illinois, 60004

Petition summary and background	Pursuant to the Petitioning provisions of section 18-3 of Chapter 28 of the Municipal Code of the Village of Arlington Heights, the below signed petitioners, all owners or occupiers of dwellings adjoining the property for which a parking variation and Comprehensive Plan Amendment is being sought, do by and through their signatures on this petition, give notice to the Village of Arlington Heights, its Trustees, Officers, Zoning Officials, and Members of Committees and Commissions charged under the Municipal Code of the Village of Arlington Heights with zoning and land use variances, of their opposition to the proposed Parking Variation and Comprehensive Plan Amendment for the property located at 2501 N. Chestnut Ave., Arlington Heights, Illinois, 60004
Action petitioned for	We, the undersigned concerned citizens of the Village of Arlington Heights residing in dwellings adjoining the land which is the subject of this petition, urge our leaders and the elected and appointed officers and officials of this Village to act now to oppose the granting of the proposed Variance and Comprehensive Plan Amendment for the property located at 2501 N. Chestnut Ave., Arlington Heights, Illinois, 60004.

Printed Name	Petitioner signature	Address	Comment	Date
SUSAN Plass	<i>Susan Plass</i>	103 W. Brookwood Dr	DO NOT NEED ADOTC TRAFFIC & CONGESTION	9/15/15

PLAN COMMISSION PROJECT TIMELINE

Project Name: Holy Nation Presbyterian Church
PC Number: PC 15-010
Location: 2501 N. Chestnut Avenue
Requested Action: Parking variation associated with a church, synagogue and other places of worship, a Comprehensive Plan Amendment from Schools to Institutional and variations

	Date	# of Business Days
Plat and Sub Committee Meeting	4-08-2015	
Awaiting Petitioner PC Application	7-24-2015	75 days
PC Application Submittal Date	7-24-2015	
1 st Round Department Comments	8-10-2015	11 days
Petitioner's Response	8-19-2015	7 days
PC Hearing*	9-16-2015	37 days from application date
Village Board	10-05-2015	13 days
Village Board Ordinance Adoption	10-19-2015	10 days

Note:

* Legal notice; State Statute requires 15 to 30 days notice.



Item: Resolution - Final Plat of Subdivision - Christina Court

Department: Planning/Legal

A Resolution Approving a Final Plat of Subdivision
(Christina Court, 1306 and 1310 E. Olive Street)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Final Plat - Christina Court	Resolution

**RESOLUTION APPROVING A
FINAL PLAT OF SUBDIVISION**

WHEREAS, the Plan Commission of the Village of Arlington Heights has conducted a public hearing on a request by K. Hovnanian Homes, in Petition Number 15-001, to subdivide the property located at 1306 and 1310 East Olive Street, Arlington Heights, Illinois (the "Subject Property"); and

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

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

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

SECTION ONE: That the final plat of subdivision for Christina Court, prepared by John M. Henriksen, an Illinois registered land surveyor, dated June 10, 2015 with revisions through July 16, 2015, is hereby approved for the property legally described as follows:

Parcel 1:

The East ½ of the East ½ of the Southeast ¼ of the Northeast ¼ of the Southeast ¼ (except the South 33 feet thereof) of Section 20, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois

P.I.N. 03-20-401-016-0000

commonly described as 1310 East Olive Street, Arlington Heights, Illinois; and

Parcel 2:

The West ½ of the East ½ of the Southeast ¼ of the Northeast ¼ of the Southeast ¼ (except the South 33 feet thereof) of Section 20, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 03-20-401-015-0000

commonly described as 1306 East Olive Street, Arlington Heights, Illinois.

SECTION TWO: That the approval of the final plat of subdivision granted by this Resolution is subject to the following conditions:

1. A maintenance fee for the stormwater detention area totaling \$68,250 is required. The fee shall be paid on a per lot basis at the time of the issuance of a building permit for each home in the amount of \$5,250 per home/lot.

2. The Village will not accept ownership and maintenance of the stormwater detention area until such time as the maintenance fee is paid in full and the detention area is established and acceptable to the Village.

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

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

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

AYES:

NAYS:

PASSED AND APPROVED this 5th day of October, 2015.

Village President

ATTEST:

Village Clerk

LOT A
ALDR PROSPECT HEIGHTS SUBDIV
RECORDED AUGUST 20, 2003 DOC. NO.
DETENTION AREA

RETURN PLAT TO:

<u>ORDERED BY:</u>	<u>SEND IN BILL TO:</u>
K. HOVNANIAN AT CHRISTINA COURT, LLC 1004 K. NAPER BLVD. NAPERVILLE, IL 60563	K. HOVNANIAN AT CE 1004 N. NAPER BLVD NAPERVILLE, IL 60563

JOHN M. HENRIKSEN, ILLINOIS PROFESSIONAL LAND SURVEYOR, 574 E. NORTHWEST HIGHWAY, DES PLAINES, ILLINOIS 60018
TEL: 847-295-0060 FAX: 847-295-2001

(IN FEET)
1 inch = 45 ft



Item: Stormwater Control Studies

Department: Public Works/Engineering

Staff will present an informational update on the status of the Stormwater control studies. It is not anticipated that any Board action will be taken.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount: