



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 1, 2018

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 09/17/2018
- B. Village Board 09/17/2018

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 09/30/2018

VI. RECOGNITIONS AND PRESENTATIONS

- A. Swearing in of Raymond Finnerty as Police Sergeant
- B. Recognition of Arlington Aces U15 Girls Youth Soccer - National Presidents Cup Champions

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 1, 2018

Interview of Rich Casey for Appointment to the Arlington

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 LEGAL

- A. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code
(Amendment to Class "B" and "BB" liquor license classifications)
- B. A Resolution Approving Certain Property to Participate in the Cook County Class 6b Assessment Incentive Program
(Arlington Heights1, LLC, 703-709 W Algonquin Road)
- C. A Resolution Approving Certain Property to Participate in the Cook County Class 6b Assessment Incentive Program
(Arlington Heights1, LLC, 715-723 W Algonquin Rd)
- D. A Resolution Approving Certain Property to Participate in the Cook County Class 7c Commercial Urban Relief Eligibility Incentive
(519 W Algonquin Rd)
- E. An Ordinance Amending Planned Unit Development Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-049 and 18-019, Granting a Land Use Variation, a Preliminary Plat of Subdivision, an Amendment to a Special Use Permit and Certain Variations from Chapter 28 of the Arlington Heights Municipal Code
(Arlington Downs, 3400 W Euclid Ave)

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - Arlington Heights Park District
- B. Permit Fee Waiver - Wheeling Township

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. H&R Block - 1040 S. Arlington Heights Rd. / Sign Variation - DC#18-081

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

- A. Arlington 425 Development - Early Review

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

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



Item: cow minutes 9 17 18

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 09/17/2018	Minutes

**MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND
BOARD OF TRUSTEES OF THE
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD - COMMUNITY ROOM
MONDAY, SEPTEMBER 17, 2018 – 7:30 PM**

President Hayes called the meeting to order at 7:45 PM.

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

BOARD MEMBERS ABSENT: Trustee Scaletta

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus

OTHERS PRESENT: Kristen Walter

**A. INTERVIEW OF KRISTEN WALTER FOR APPOINTMENT TO THE ARTS COMMISSION –
TERM ENDING: 4/30/19**

The Mayor reviewed Kristen Walter's background and opened the meeting for questions.

Trustee Sidor asked Ms. Walter about her background with Crayola and why she approached the Mayor about this commission. Ms. Walter said she enjoyed working with Crayola and the corporate side of the arts. She said she would like to be involved with the Arts Commission as she believes you get out of a community what you put into it. Ms. Walter also said that she knows all the manpower and volunteer work that goes into all of the events and would like to contribute.

Trustee Tinaglia asked Ms. Walter if she thought her corporate background might help her offer ideas at a different level. Ms. Walter said she would like to incorporate her background. She stated she would like to listen and learn at first and then see about partnership development. Trustee Blackwood asked Ms. Walter how she felt her background would help her approach partnering with other organizations. Ms. Walter said that she has learned it is all about the relationships. There are different levels of relationships and she would like to build upon those.

TRUSTEE LABEDZ MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF KRISTEN WALTER TO THE COMMISSION WITH TERM ENDING 4/30/19. TRUSTEE ROSENBERG SECONDED THE MOTION.

THE FOLLOWING VOICE VOTE WAS RECORDED:

8 AYES

0 NAYS

The motion passed.

B. OTHER BUSINESS – None

C. ADJOURNMENT

Trustee Baldino moved, and Trustee Sidor seconded the motion to adjourn. The meeting adjourned at 7:57 p.m.



Item: Village Board 09/17/2018

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

VB Minutes 9 17 18

Type

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 17, 2018

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Glasgow, LaBedz, Tinaglia, Rosenberg, Sidor, Blackwood and Baldino.

Trustee Scaletta was absent.

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

IV. APPROVAL OF MINUTES

A. Village Board 09/04/2018

Approved

Trustee Robin LaBedz moved to Approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Abstain: Blackwood, Glasgow

Absent: Scaletta

B. Committee of the Whole 09/11/2018

Approved

Trustee Carol Blackwood moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

Abstain: Glasgow
Absent: Scaletta

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 09/15/2018 Approved

Trustee Bert Rosenberg moved to approve in the amount of \$1,544,373.77.
Trustee Thomas Glasgow Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting of September 11, 2018 Approved

Interpretation of size limitation for Class "B" & "BB" liquor stores

Trustee Tinaglia moved, seconded by Trustee Sidor that the Committee-of-the- Whole recommend to the Village Board to direct staff to remove the language from the code regarding size restrictions for Class "B" and "BB" liquor license holders. The motion passed unanimously.

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

Absent: Scaletta

- B. Report of Committee-of-the-Whole meeting of September 11, 2018 Approved

Proposal for Hotel Liquor License Classification - package sales and mini bars.

Trustee Rosenberg moved, seconded by Trustee Tinaglia, that the Committee-of-the-Whole recommend to the Village Board to direct staff to develop a Hotel Liquor License Classification to permit hotels to have packaged sales and mini bars. The motion passed unanimously.

Trustee Bert Rosenberg moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Scaletta

- C. Report of the Committee-of-the-Whole Meeting Approved
of September 17, 2018

Interview of Kristen Walter for Appointment to
the Arts Commission - Term Ending: 4/30/19

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

Trustee Robin LaBedz moved to concur in the Mayor's appointment of Kristen Walter. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Absent: Scaletta

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT LEGAL

- A. An Ordinance Amending Chapter 28 of the Approved
Arlington Heights Municipal Code
(Section 5.1-7, R-7 District)

Trustee Thomas Glasgow moved to approve 18-034. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Absent: Scaletta

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Trustee Glasgow encouraged residents to call 911 even in the case of non emergencies if they are suspicious that something is amiss.

Mr. Recklaus said the Village would like residents to err on the side of caution and not to hesitate to call 911. Well being checks can be helpful and important.

- 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)(5): Purchase or lease of real property for the use of the public body, including discussing whether a particular parcel should be acquired.

XVII. ADJOURNMENT

Trustee Jim Tinaglia moved to adjourn to Closed Session at 8:10 p.m.

Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Absent: Scaletta



Item: warrant register 9 30 18

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

warrant register 9 30 18

Type

Warrant Register



**VILLAGE OF ARLINGTON
HEIGHTS**

WARRANT REGISTER FOR

CHECK DATE: 9-30-2018

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$375,981.00
227	Foreign Fire Ins Tax Fund	\$326.95
231	Criminal Investigation Fd	\$1,918.46
235	Municipal Parkg Opr Fund	\$61,151.22
401	Capital Projects Fund	\$1,148,547.74
426	Storm Water Control Fund	\$21,756.75
431	Public Building Fund	\$79,720.00
505	Water and Sewer Fund	\$130,291.12
515	Arts,Entert & Events Fund	\$4,194.77
611	General Liability Ins Fnd	\$8,764.04
615	Workers Compensation Ins	\$56,808.04
621	Fleet Operations Fund	\$22,990.98
625	Technology Fund	\$829.67
715	Guaranty Deposits Fund	\$2,300.00
TOTAL ALL FUNDS		\$1,915,580.74

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214346	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE REIMBURSEMENT	\$2,163.10	\$2,163.10
214356	101-0000-433.14-00	LEWIS BECK	REFUND AMBULANCE CLAIM	\$1,543.20	\$1,543.20
214384	715-0000-220.93-00	DAVI SANDER 18 2003	BOND REFUND	\$200.00	\$200.00
214392	101-0000-433.14-00	FAITH BEST	REFUND AMBULANCE CLAIM	\$60.00	\$60.00
214402	101-0000-421.05-00	WINNIE GAITLAO	REFUND VEHICLE STICKER	\$10.00	\$10.00
214426	715-0000-220.93-00	J & J PAVEMENT REPAIRS 172469	BOND REFUND	\$200.00	\$200.00
214433	715-0000-220.93-00	KAREN HOOD 18 1930	BOND REFUND	\$100.00	\$100.00
214439	715-0000-220.93-00	LAURA RACUTT 18 2202	BOND REFUND	\$200.00	\$200.00
214442	101-0000-433.14-00	MELVIN LECHOWICZ	REFUND AMBULANCE CLAIM	\$92.28	\$92.28
214449	101-0000-422.05-00	TODD MENEGON	REFUND WATER CONNECTION	\$99.00	\$99.00
	101-0000-422.15-00	TODD MENEGON	REFUND WATER CONNECTION	\$65.00	\$65.00
	101-0000-432.12-00	TODD MENEGON	REFUND WATER CONNECTION	\$100.00	\$100.00
	505-0000-452.46-00	TODD MENEGON	REFUND WATER CONNECTION	\$400.00	\$1,500.00
			REFUND WATER CONNECTION	\$1,100.00	
	505-0000-452.50-00	TODD MENEGON	REFUND WATER CONNECTION	\$320.00	\$320.00
	505-0000-472.30-00	TODD MENEGON	REFUND WATER CONNECTION	\$335.00	\$335.00
214450	715-0000-220.93-00	MENEGON, TODD 182759	BOND REFUND	\$400.00	\$400.00
214468	101-0000-433.14-00	TAYLOR ODOM	REFUND AMBULANCE CLAIM	\$25.00	\$25.00
214482	715-0000-220.93-00	RON STAFFA 18 1210	BOND REFUND	\$200.00	\$200.00
214487	715-0000-220.93-00	SALVATORE BUCARO 18 1678	BOND REFUND	\$200.00	\$200.00
214489	715-0000-220.93-00	SANDRA VALENTI 18 2862	BOND REFUND	\$200.00	\$200.00
214491	101-0000-433.14-00	REBECCA SCHAFER	REFUND AMBULANCE CLAIM	\$25.00	\$25.00
214495	101-0000-433.14-00	MICHELLE SHAMROCK	REFUND AMBULANCE CLAIM	\$1,548.00	\$1,548.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214506	715-0000-220.93-00	STEELE, EVELYN 182111	BOND REFUND	\$200.00	\$200.00
214521	101-0000-433.14-00	ROBERT VITI	REFUND AMBULANCE CLAIM	\$95.67	\$95.67
214527	715-0000-220.93-00	XPRT LANDSCAPING INC 18 2194	BOND REFUND	\$200.00	\$200.00
214528	715-0000-220.93-00	XPRT LANDSCAPING 18 2195	BOND REFUND	\$200.00	\$200.00
901388	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA FEES	\$747.75	\$747.75
901389	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA FEES	\$792.75	\$792.75
				Division 0 Total	\$11,821.75
				Department 0 Total	\$11,821.75

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214364	101-0101-501.21-65	CAPTION FIRST INC	CLOSED CAPTIONING AUGUST	\$900.00	\$900.00
214444	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	\$4,500.00	\$4,500.00
				Division 1 Total	\$5,400.00
				Department 1 Total	\$5,400.00

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214413	101-0201-502.30-05	HARRIS TRUST & SAVINGS BANK	PRESENTA PLAQUE CORPOR	\$141.13	\$141.13
214455	101-0201-502.22-03	DIANA MIKULA	ICMA CONFERENCE	\$180.40	\$180.40
				Division 1 Total	\$321.53
				Department 2 Total	\$321.53

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214413	101-0301-503.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US*MT2GY14S0	\$1,162.00	\$1,162.00
	101-0301-503.40-70	HARRIS TRUST & SAVINGS BANK	GFS STORE #0204	\$63.99	\$677.83
			MARIANOS #514	\$75.77	
			MARIANOS #514	\$7.07	
			UPTOWN CAFE	\$531.00	
	615-0301-552.22-03	HARRIS TRUST & SAVINGS BANK	AUDIOCOMPLIANCE.COM	\$179.00	\$179.00
214423	615-0301-552.42-81	INTERGOVERNMENTAL RISK MGMT AGENCY	TRAINING W/C	\$90.00	\$56,629.04
			WORKERS COMP	\$56,539.04	
214443	101-0301-503.40-70	KELLY LIVINGSTON	EMPLOYEE APPRECIATION	\$202.98	\$202.98
Division 1 Total					\$58,850.85
Department 3 Total					\$58,850.85

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214374	101-0401-503.20-20	CLARK BAIRD SMITH LLP	LEGAL SERVICES	\$251.25	\$251.25
214390	101-0401-503.20-20	ERNEST R BLOMQUIST PC	LEGAL SERVICES	\$8,625.00	\$8,625.00
214413	101-0401-503.21-65	HARRIS TRUST & SAVINGS BANK	COOK COUNTY RECORDER O	\$4.00	\$4.00
	101-0401-503.22-03	HARRIS TRUST & SAVINGS BANK	IMLA	\$49.00	\$49.00
	101-0401-503.33-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US*MT2GY14S0	\$387.00	\$387.00
214483	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$655.00	\$655.00
214512	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES	\$298.06	\$298.06
Division 1 Total					\$10,269.31
Department 4 Total					\$10,269.31

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214347	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	\$7,946.97	\$7,946.97
214393	101-0501-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$118.65	\$118.65
214413	101-0501-503.22-03	HARRIS TRUST & SAVINGS BANK	ILLINOIS GOVERNMENT FI	\$85.00	\$85.00
214423	611-0501-552.42-61	INTERGOVERNMENTAL RISK MGMT AGENCY	AUTO LOSS	\$1,321.14	\$8,764.04
			GENERAL LIABILITY	\$7,442.90	
214437	101-0501-503.22-03	THOMAS KUEHNE	IGOA ANNUAL CONFERENCE	\$249.16	\$249.16
Division 1 Total					\$17,163.82
Department 5 Total					\$17,163.82

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214413	625-0601-553.33-05	HARRIS TRUST & SAVINGS BANK	GOVCNCTN	\$602.75	\$602.75
214501	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	COMPUTERS,DP&WORD PROC.	\$226.92	\$226.92
				Division 1 Total	\$829.67
				Department 6 Total	\$829.67

WARRANT REGISTER - GM0002**Department: 10 Boards & Commissions****Division: 13**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214413	101-1013-502.33-05	HARRIS TRUST & SAVINGS BANK	PEAPOD *GROCERIES	\$232.21	\$232.21
				Division 13 Total	\$232.21

Division: 17

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214406	101-1017-502.20-24	SETH GOLDBERG	REIMBURSEMENT	\$81.95	\$81.95
				Division 17 Total	\$81.95

Division: 18

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214357	515-1018-525.40-55	BOUNCE HOUSES R US	AUTUMN HARVEST	\$395.00	\$395.00
214400	515-1018-525.40-55	STEVEN FROMM	AUTUMN HARVEST	\$58.45	\$58.45
214405	515-1018-525.40-55	GOEBBERTS INC	AUTUMN HARVEST	\$1,350.00	\$1,350.00
214413	515-1018-525.40-55	HARRIS TRUST & SAVINGS BANK	OTC BRANDS, INC.	\$794.64	\$794.64
214438	515-1018-525.40-55	LARSEN, CHRIS	AUTUMN HARVEST	\$300.00	\$300.00
214469	515-1018-525.40-55	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$46.68	\$46.68
214472	515-1018-525.40-55	MELODY PEKAREK	AUTUMN HARVEST	\$1,000.00	\$1,000.00
				Division 18 Total	\$3,944.77

Division: 22

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214401	515-1022-525.40-55	FRONTIER DAYS INC	ARTS COMM	\$250.00	\$250.00
				Division 22 Total	\$250.00
				Department 10 Total	\$4,508.93

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214335	101-3001-511.30-05	A & E RUBBER STAMP CORP	OFFICE SUPPLIES	\$127.50	\$127.50
214363	101-3001-511.21-65	CAMIC JOHNSON LTD	SERVICE PROFESSIONAL	\$525.00	\$525.00
214379	101-3001-511.22-03	COOK COUNTY STATES ATTORNEY	REGISTRATION	\$1,260.00	\$1,260.00
214381	101-3001-511.33-30	CORPORATE IDENTITY INC	SUPPLIES	\$1,072.74	\$2,658.18
			SUPPLIES	\$1,585.44	
214399	101-3001-511.22-03	FOX VALLEY TECHNICAL COLLEGE	REGISTRATION	\$249.00	\$249.00
214407	101-3001-511.21-65	GOLF ROSE PET LODGE	SERVICE MISCELLANEOUS	\$126.00	\$158.40
			SERVICE MISCELLANEOUS	\$15.00	
			SERVICE MISCELLANEOUS	\$17.40	
214413	101-3001-511.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM	\$74.87	\$74.87
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US	\$12.99	\$75.87
			ZIPS TRUCK EQUIPMENT I	\$62.88	
214416	101-3001-511.22-10	HEART PRINTING INC	SERVICE PRINTING	\$144.00	\$144.00
214422	101-3001-511.22-03	IL TACTICAL OFFICERS ASSOC	REGISTRATION	\$325.00	\$1,625.00
			REGISTRATION	\$325.00	
			REGISTRATION	\$975.00	
214427	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$279.65	\$1,484.70
			CLOTHING & APPAREL	\$218.85	
			CLOTHING & APPAREL	\$199.95	
			CLOTHING & APPAREL	\$154.50	
			CLOTHING & APPAREL	\$62.50	
			CLOTHING & APPAREL	\$70.00	
			CLOTHING & APPAREL	\$349.75	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214427	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$149.50	\$1,484.70
214432	101-3001-511.21-65	JP MORGAN CHASE	PROCESSING FEE	\$18.09	\$18.09
214454	101-3001-511.33-25	MIDWEST GLASS TINTERS	VEH MAINTENANCE SUPPLY	\$1,125.00	\$1,125.00
214457	101-3001-511.33-25	MOORE MEDICAL LLC	MEDICAL SUPPLIES	\$239.76	\$239.76
214461	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	REGISTRATION	\$75.00	\$75.00
214463	101-3001-511.21-65	NORTHERN IL FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	\$425.00	\$850.00
			SERVICE MISCELLANEOUS	\$425.00	
214469	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$616.49	\$616.49
214496	101-3001-511.33-25	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$39.46	\$52.40
			HARDWARE SUPPLIES	\$12.94	
214502	101-3001-511.30-35	SPECIAL T UNLIMITED	CLOTHING & APPAREL	\$390.00	\$390.00
214503	101-3001-511.21-65	SPRINT	PROCESSING FEE	\$300.00	\$300.00
214514	101-3001-511.22-10	TOTAL PRINT SOLUTIONS	SERVICE PRINTING	\$172.37	\$3,601.67
			SERVICE PRINTING	\$3,429.30	
214518	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPPLY	\$115.90	\$190.90
			VEH MAINTENANCE SUPPLY	\$75.00	
Division 1 Total					\$15,841.83

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214493	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	\$184.71	\$270.79
			CANINE UNIT PROGRAM	\$16.49	
			CANINE UNIT PROGRAM	\$69.59	
214507	231-3003-511.40-01	KEVIN SULLIVAN	K9 TRAINERS CERTIFICATION	\$791.00	\$791.00
214510	231-3003-511.40-01	JEFFREY TEGTMEYER	K9 OLYMPIC TRIALS	\$756.67	\$756.67
214518	231-3003-511.40-01	ULTRA STROBE COMMUNICATIONS INC	ACCESSORIES	\$100.00	\$100.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 3 Total	\$1,918.46
				Department 30 Total	\$17,760.29

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214336	101-3501-512.31-65	ABT ELECTRONICS	TELECOMMUNICATIONS	\$1,484.99	\$1,484.99
214341	101-3501-512.30-35	AIR ONE EQUIPMENT	SAFETY & FIRST AID EQUIP.	\$2,024.00	\$2,024.00
	101-3501-512.31-85	AIR ONE EQUIPMENT	FIRE PROTECTION EQUIP/SUP	\$382.58	\$382.58
214354	101-3501-512.33-05	BADGE A MINIT	HARDWARE SUPPLIES	\$215.95	\$215.95
214355	101-3501-512.31-65	BATTERIES PLUS LLC	BATTERIES	\$36.00	\$36.00
214358	101-3501-512.33-50	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	\$140.60	\$140.60
214368	101-3501-512.31-85	CDS OFFICE TECHNOLOGIES	COMPUTERS,DP&WORD PROC.	\$199.00	\$199.00
214385	101-3501-512.30-35	DJS SCUBA LOCKER INC	DIVE SUIT SEALS	\$320.00	\$320.00
214396	101-3501-512.30-01	FIREHOUSE MAGAZINE	ANNUAL RENEWAL	\$29.95	\$29.95
214413	101-3501-512.22-02	HARRIS TRUST & SAVINGS BANK	4TE*EMT BASIC INITAL F	\$1.00	\$41.00
			4TE*IDPH EMS HWYSAFETY	\$40.00	
	101-3501-512.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM AMZN.COM/BI	\$234.00	\$234.00
	101-3501-512.31-85	HARRIS TRUST & SAVINGS BANK	AMAZON.COM AMZN.COM/BI	\$36.95	\$575.45
			HOMEDEPOT.COM	\$538.50	
214419	101-3501-512.33-50	HENRY SCHEIN MATRX MEDICAL	MEDICAL SUPPLIES	\$1,764.00	\$1,764.00
214427	101-3501-512.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$97.90	\$451.70
			CLOTHING & APPAREL	\$89.95	
			CLOTHING & APPAREL	\$70.00	
			CLOTHING & APPAREL	\$97.90	
			CLOTHING & APPAREL	\$60.00	
			CLOTHING & APPAREL	\$35.95	
214431	101-3501-512.32-80	JONES AND BARTLETT LEARNING LLC	BOOKS	\$1,470.82	\$1,470.82
214436	101-3501-512.21-65	KRONOS INCORPORATED	TELESTAFF UPGRADE	\$90.00	\$90.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214451	101-3501-512.21-02	MUNICIPAL EMERGENCY SERVICES	SCBA REPAIR	\$175.00	\$175.00
	101-3501-512.31-85	MUNICIPAL EMERGENCY SERVICES	SCBA REPAIR	\$532.50	\$879.60
			SCBA REPAIR	\$105.05	
			SCBA REPAIR	\$242.05	
214458	101-3501-512.31-85	MOUSER ELECTRONICS	SIMULATOR PART	\$100.59	\$100.59
214459	101-3501-512.33-05	MYRON CORP	OFFICE SUPPLIES, GENERAL	\$83.14	\$83.14
214460	101-3501-512.33-05	NATL FIRE PROTECTION ASSOC	PUBLIC EDUCATION SUPPLIES	\$503.72	\$503.72
214465	101-3501-512.22-03	NORTHWEST COMMUNITY HOSP	CE CLASSES	\$2,044.00	\$2,044.00
214466	101-3501-512.31-85	NORTHWEST ELECTRICAL SUPPLY CO	HARDWARE SUPPLIES	\$186.72	\$186.72
214467	101-3501-512.21-02	NOVAK AND PARKER	DISHWASHER REPAIR	\$204.95	\$204.95
214469	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$139.07	\$432.58
			OFFICE SUPPLIES, GENERAL	\$87.54	
			OFFICE SUPPLIES, GENERAL	\$205.97	
	101-3501-512.31-65	OFFICE DEPOT	COMPUTERS,DP & WORD PROC.	\$899.99	\$1,205.98
			COMPUTERS,DP & WORD PROC.	\$305.99	
214481	101-3501-512.22-03	ROMEOVILLE FIRE DEPARTMENT	VMO CLASS-KACZANOWSKI	\$550.00	\$550.00
214517	101-3501-512.31-65	TRUE VALUE	BATTERIES	\$17.98	\$17.98
214520	101-3501-512.30-35	VISION MARKETING	ACCOUNTABILITY TAGS	\$62.65	\$62.65
214526	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	\$215.00
			OFFICE MACHINES & ACCESS	\$85.00	
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
214529	101-3501-512.31-45	ZEP MANUFACTURING CO	CLEANING SUPPLIES	\$263.41	\$263.41

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 1 Total	\$16,385.36
				Department 35 Total	\$16,385.36

WARRANT REGISTER - GM0002**Department: 37 Foreign Fire Insurance****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214366	227-3701-512.22-03	WILLIAM CASPER	REIMBURSEMENT	\$39.45	\$39.45
214413	227-3701-512.30-35	HARRIS TRUST & SAVINGS BANK	EVERESTBAGS.COM	\$287.50	\$287.50
				Division 1 Total	\$326.95
				Department 37 Total	\$326.95

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214382	101-4001-521.40-41	DAILY HERALD	ADVERTISING	\$225.00	\$225.00
214469	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$160.71	\$291.02
			OFFICE SUPPLIES	\$130.31	
214478	235-4001-532.20-05	RICH & ASSOCIATES INC	SERVICE PROFESSIONAL	\$55,230.00	\$55,230.00
214526	101-4001-521.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$37.96	\$37.96
				Division 1 Total	\$55,783.98
				Department 40 Total	\$55,783.98

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214410	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENGINEERING REVIEW	\$960.00	\$1,440.00
			ENGINEERING REVIEW	\$480.00	
214445	101-4501-523.30-05	CYNTHIA LORUSSO	CLOTHING & APPAREL	\$90.00	\$90.00
214452	101-4501-523.21-65	MICROSYSTEMS	SERVICE MISCELLANEOUS	\$2,350.21	\$2,350.21
214460	101-4501-523.22-02	NATL FIRE PROTECTION ASSOC	ANNUAL MEMBERSHIP	\$175.00	\$175.00
214469	101-4501-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$41.99	\$240.96
			OFFICE SUPPLIES, GENERAL	\$137.81	
			OFFICE SUPPLIES, GENERAL	\$10.78	
			OFFICE SUPPLIES, GENERAL	\$32.40	
			OFFICE SUPPLIES, GENERAL	\$17.98	
214476	101-4501-523.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$184.49	\$184.49
214488	101-4501-523.30-05	SAMS CLUB/SYNCHRONY BANK	OFFICE SUPPLIES	\$44.40	\$44.40
214497	101-4501-523.22-03	SKILLPATH SEMINARS	TRAINING MATERIALS	\$96.69	\$96.69
214511	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINTENANCE	\$56.00	\$56.00
214515	101-4501-523.20-05	TPI	PLUMBING & ELEC. INSPECTION	\$1,380.00	\$1,380.00
214526	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	\$52.00
			OFFICE MACHINES & ACCESS	\$26.00	
Division 1 Total					\$6,109.75

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214342	101-4502-523.20-25	ALEXIAN BROS CENTER MENTAL HEALTH	COUNSELING	\$70.00	\$285.00
			COUNSELING	\$80.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214342	101-4502-523.20-25	ALEXIAN BROS CENTER MENTAL HEALTH	COUNSELING	\$65.00	\$285.00
			COUNSELING	\$70.00	
214380	101-4502-523.21-10	CORELOGIC SOLUTIONS LLC	PROPERTY SEARCH	\$220.00	\$220.00
214394	101-4502-523.33-10	FFF ENTERPRISES INC	RETURNED VACCINES	(\$336.40)	\$5,384.23
			RETURNED VACCINES	(\$166.37)	
			DRUGS,PHARM & BIOLOGICALS	\$5,887.00	
214397	101-4502-523.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	\$200.00	\$1,445.00
			PROPERTY MAINTENANCE	\$90.00	
			PROPERTY MAINTENANCE	\$70.00	
			PROPERTY MAINTENANCE	\$200.00	
			PROPERTY MAINTENANCE	\$70.00	
			PROPERTY MAINTENANCE	\$350.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$210.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
214413	101-4502-523.21-65	HARRIS TRUST & SAVINGS BANK	J2 *MYFAX SERVICES	\$10.00	\$10.00
	101-4502-523.22-03	HARRIS TRUST & SAVINGS BANK	LOYOLA UNIVERSITY CHGO	\$50.00	\$476.86
			MAGGIE MILEY S	\$24.76	
			MARRIOTT HOTEL & CONFE	\$203.84	
			MEDICI	\$23.26	
			PAYPAL *LSWO	\$175.00	
	101-4502-523.40-53	HARRIS TRUST & SAVINGS BANK	1048 - MOTEL 6	\$71.67	\$71.67
214421	101-4502-523.22-02	IL DEPT OF PUBLIC HEALTH	TRAINING COURSES	\$200.00	\$400.00
			TRAINING COURSES	\$200.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214447	101-4502-523.20-25	MADRIGAL CONSULTING & COUNSELING	COUNSELING	\$560.00	\$2,380.00
			COUNSELING	\$1,820.00	
214462	101-4502-523.40-60	FRANK NEUMANN	RHAP PROGRAM	\$1,200.00	\$1,200.00
214474	101-4502-523.30-35	IPROMOTEU	CLOTHING & APPAREL	\$794.12	\$794.12
214505	101-4502-523.21-65	STACY SHEIN STAPLETON	INTERPRETING SERVICES	\$90.00	\$90.00
Division 2 Total					\$12,756.88

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214386	101-4503-523.21-65	PAULA DRUES	SING A LONG LEADER	\$150.00	\$150.00
214413	101-4503-523.22-03	HARRIS TRUST & SAVINGS BANK	NCCDP	\$137.00	\$137.00
			AMZN MKPT US	\$23.40	\$343.60
	101-4503-523.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US	\$9.12	
			AMZN MKTP US	\$11.16	
			AMZN MKTP US	\$147.54	
			AMZN MKTP US	\$152.38	
	101-4503-523.31-65	HARRIS TRUST & SAVINGS BANK	AMAZON.COM	\$137.56	\$516.54
			AMZN MKTP US	\$205.10	
			GFS STORE #0204	\$150.91	
			JEWEL-OSCO	\$22.97	
214513	101-4503-523.31-65	THURINGER MEATS	SEPTEMBERFEST SUPPLIES	\$191.63	\$191.63
Division 3 Total					\$1,338.77
Department 45 Total					\$20,205.40

WARRANT REGISTER - GM0002**Department: 50 Engineering****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214350	401-5001-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	\$626,164.28	\$626,164.28
214383	401-5001-571.50-30	HALYNA DANYLYK	DRIVEWAY APRON REIMBURSEM	\$1,191.85	\$1,191.85
214411	101-5001-524.20-05	HAMPTON LENZINI & RENWICK INC	SERVICE CONSULTING	\$47,272.38	\$47,272.38
214413	101-5001-524.22-02	HARRIS TRUST & SAVINGS BANK	AMER SOC CIVIL ENGINEE	\$275.00	\$275.00
	101-5001-524.33-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM	\$106.24	\$106.24
214430	401-5001-571.50-30	JOHNSON PAVING CO	SERVICE CONSTRUCTION	\$494,219.99	\$494,219.99
214471	401-5001-571.50-30	ELIZABETH PAULS	SIDEWALK REIMBURSEMENT	\$420.00	\$420.00
214496	101-5001-524.21-02	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$20.95	\$20.95
				Division 1 Total	\$1,169,670.69
				Department 50 Total	\$1,169,670.69

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214336	101-7101-531.31-65	ABT ELECTRONICS	SERVICE BLDG MAINTENANCE	\$528.20	\$528.20
214337	101-7101-531.21-15	ACTION FENCE CONTRACTORS, INC.	FENCE REPAIR	\$2,500.00	\$2,500.00
214340	101-7101-531.21-02	AFFILIATED CUSTOMER SERVICE INC	SERVICE BLDG MAINTENANCE	\$1,632.00	\$2,097.85
			SERVICE BLDG MAINTENANCE	\$465.85	
214343	101-7101-531.21-02	ALLEGiant FIRE PROTECTION	SERVICE BLDG MAINTENANCE	\$462.00	\$462.00
214345	101-7101-531.21-11	AMERICAN DOOR & DOCK	SERVICE BLDG MAINTENANCE	\$1,457.79	\$1,965.70
			SERVICE BLDG MAINTENANCE	\$507.91	
214349	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	\$3,869.26	\$3,869.26
214351	101-7101-531.22-70	AT & T LONG DISTANCE	TELECOMMUNICATIONS	\$420.08	\$420.08
214355	101-7101-531.31-65	BATTERIES PLUS LLC	BATTERIES	\$69.84	\$69.84
214362	101-7101-531.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$1,265.00	\$39,233.48
			RENTAL/LEASE EQUIPMENT	\$37,968.48	
214365	101-7101-531.21-15	KAREN CARRATO	CURB REIMBURSEMENT	\$424.63	\$424.63
214370	101-7101-531.21-55	CHRISTOPHER B BURKE LTD	SERVICE MISCELLANEOUS	\$1,345.80	\$1,345.80
	426-7101-571.50-25	CHRISTOPHER B BURKE LTD	SERVICE CONSULTING	\$5,269.56	\$9,289.88
			SERVICE CONSULTING	\$1,840.36	
			SERVICE CONSULTING	\$2,179.96	
214371	101-7101-531.21-11	CINTAS CORP	FLOOR MATS	\$112.22	\$112.22
214372	101-7101-531.21-55	CITY ESCAPE GARDEN CENTER & DESIGN	SERVICE MISCELLANEOUS	\$5,710.34	\$5,710.34
214375	101-7101-531.31-40	CLESEN ARTHUR INC	FORESTRY SUPPLIES	\$1,741.00	\$1,741.00
214376	101-7101-531.22-70	COMCAST CABLE	TELECOMMUNICATIONS	\$149.85	\$173.04
			TELECOMMUNICATIONS	\$21.09	
			TELECOMMUNICATIONS	\$2.10	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214377	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0191814025	\$523.78	\$523.78
214378	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	ACCT 92054513	\$1,196.18	\$1,196.18
214387	101-7101-531.21-02	DYNAMIC HEATING & PIPING CO	HVAC MAINTENANCE	\$2,638.25	\$2,638.25
214388	401-7101-571.50-30	ECOLOGY AND VISION LLC	SERVICE CONSULTING	\$986.16	\$986.16
214389	101-7101-531.31-85	EJ EQUIPMENT INCORPORATED	HARDWARE SUPPLIES	\$250.00	\$250.00
214393	101-7101-531.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$127.00	\$127.00
214395	101-7101-531.21-36	FINKBINER EQUIPMENT CO	SERVICE CONSTRUCTION	\$8,000.00	\$8,000.00
214397	101-7101-531.21-55	FLECKS LANDSCAPING	LANDSCAPING	\$4,122.00	\$4,122.00
214398	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	FOUNTAIN MAINTENANCE	\$876.00	\$1,471.00
			FOUNTAIN MAINTENANCE	\$255.00	
			FOUNTAIN MAINTENANCE	\$340.00	
214409	101-7101-531.21-11	GREAT LAKES FIRE AND SAFETY	SERVICE BLDG MAINTENANCE	\$320.00	\$1,280.00
			SERVICE BLDG MAINTENANCE	\$320.00	
			SERVICE BLDG MAINTENANCE	\$320.00	
			SERVICE BLDG MAINTENANCE	\$320.00	
214413	101-7101-531.22-02	HARRIS TRUST & SAVINGS BANK	AMER SOC CIVIL ENGINEE	\$275.00	\$275.00
	101-7101-531.31-65	HARRIS TRUST & SAVINGS BANK	SAMSClub #6464	\$64.84	\$690.97
			SAMSClub #6464	\$626.13	
214414	101-7101-531.21-02	HAYES MECHANICAL	HVAC MAINTENANCE	\$868.00	\$2,934.00
			HVAC MAINTENANCE	\$520.00	
			HVAC MAINTENANCE	\$817.00	
			HVAC MAINTENANCE	\$281.00	
			HVAC MAINTENANCE	\$448.00	
214417	101-7101-531.31-90	HELLER LUMBER CO	STREET/SIDEWALK SUPPLIES	\$201.00	\$335.00
			STREET/SIDEWALK SUPPLIES	\$134.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214418	101-7101-531.21-55	HENDRICKSEN ROBERT W COMPANY	LANDSCAPING	\$5,438.00	\$5,438.00
214425	101-7101-531.21-11	INTL EXTERMINATORS INC	PEST CONTROL	\$120.00	\$611.00
			PEST CONTROL	\$59.00	
			PEST CONTROL	\$432.00	
214428	101-7101-531.21-02	JOHNSON CONTROLS	SERVICE BLDG MAINTENANCE	\$1,388.94	\$1,380.96
			TELECOMMUNICATIONS	(\$7.98)	
214429	101-7101-531.21-02	JOHNSON CONTROLS SECURITY SOLUTIONS	COACH - QRTLTY BILLING	\$106.43	\$1,192.01
			FIRE STA 4 - QRTLTY BILLIN	\$106.43	
			FIRE STA 2 - QRTLTY BILLIN	\$117.07	
			TEEN - QRTLTY BILLING	\$106.43	
			FIRE STA 2 - QRTLTY BILLIN	\$106.43	
			SENIOR - QRTLTY BILLING	\$117.07	
			VAIL GAR - QRTLTY BILLING	\$106.43	
			POP FACT - QRTLTY BILLING	\$106.43	
			TRAIN - QRTLTY BILLING	\$106.43	
			METROP - QRTLTY BILLING	\$106.43	
			BANTA - QRTLTY BILLING	\$106.43	
214434	101-7101-531.21-36	KBI WAREHOUSE & DISTRIBUTION CNTR	EQUIPMENT RENTAL	\$1,825.00	\$1,825.00
214441	101-7101-531.30-39	LEAHY WOLF CO	HARDWARE SUPPLIES	\$1,073.50	\$2,428.42
			HARDWARE SUPPLIES	\$1,354.92	
214446	101-7101-531.31-40	LOWES COMMERCIAL SERVICES	AGRICULTURAL SUPPLIES	\$40.79	\$40.79
	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	(\$20.72)	\$355.01
			HARDWARE SUPPLIES	\$15.19	
			HARDWARE SUPPLIES	\$319.15	
			HARDWARE SUPPLIES	\$18.77	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214446	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$22.62	\$355.01
	101-7101-531.33-05	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$114.02	\$114.02
214448	426-7101-571.50-25	MANHARD CONSULTING	MS4 PERMIT	\$400.00	\$400.00
214453	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	ELEVATOR MAINTENANCE	\$1,497.75	\$1,497.75
214456	101-7101-531.21-55	MILIEU DESIGN LLC	SERVICE MISCELLANEOUS	\$1,826.09	\$9,684.34
			SERVICE MISCELLANEOUS	\$2,162.83	
			SERVICE MISCELLANEOUS	\$1,977.86	
			SERVICE MISCELLANEOUS	\$1,931.64	
			SERVICE MISCELLANEOUS	\$1,785.92	
214466	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	\$186.72	\$186.72
	101-7101-531.31-75	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	\$16.08	\$16.08
214470	101-7101-531.22-70	PACIFIC TELEMAGEMENT SERVICES	TELECOMMUNICATIONS	\$160.80	\$160.80
214473	101-7101-531.22-70	PRECISE MRM LLC	DATA PLAN / MONTHLY FEE	\$387.70	\$387.70
214476	101-7101-531.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$199.74	\$199.74
214479	426-7101-571.50-25	RJN GROUP INC	MWRD SERVICES	\$816.87	\$816.87
214480	101-7101-531.30-39	RKA PETROLEUM COMPANIES INC	FUEL,OIL,GREASE, & LUBES	\$16,676.46	\$18,528.88
			FUEL,OIL,GREASE, & LUBES	(\$16,676.46)	
			FUEL,OIL,GREASE, & LUBES	\$18,528.88	
214484	101-7101-531.31-55	ROUTE 12 RENTAL CO INC	SHIPPING/DELIVERY SERVICE	\$39.50	\$39.50
214490	101-7101-531.21-55	SANDY'S LAWN AND TREE CARE	SERVICE MISCELLANEOUS	\$5,610.00	\$5,610.00
214492	101-7101-531.21-15	SCHROEDER AND SCHROEDER	SERVICE CONSTRUCTION	\$90,342.26	\$90,342.26
214496	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$41.95	\$42.80
			HARDWARE SUPPLIES	\$0.38	
			HARDWARE SUPPLIES	\$0.47	
	101-7101-531.31-70	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$19.98	\$19.98

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214496	101-7101-531.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$33.99	\$33.99
	101-7101-531.31-90	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$55.97	\$55.97
214500	101-7101-531.22-70	SOUND INCORPORATED	TELECOMMUNICATIONS	\$72.73	\$72.73
214508	401-7101-571.50-30	TALLGRASS RESTORATION LLC	SERVICE MISCELLANEOUS	\$24,898.96	\$25,374.56
			SERVICE MISCELLANEOUS	\$475.60	
214516	101-7101-531.31-70	TRAFFIC CONTROL & PROTECTION	TRAFFIC SIGNAL MAINTENANCE	\$3,440.00	\$3,440.00
214519	101-7101-531.30-35	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$49.39	\$49.39
214524	101-7101-531.31-75	WHOLESALE DIRECT INC	ELECTRICAL SUPPLIES	\$159.98	\$159.98
214525	426-7101-571.50-25	MATHEW WYLLER	ENHANCED SEWER REBATE	\$11,250.00	\$11,250.00
214530	101-7101-531.30-35	ZORO TOOLS INC	HARDWARE SUPPLIES	\$118.24	\$118.24
801768	101-7101-531.22-70	AT & T	ACCT 84725961248940	\$40.88	\$3,262.83
			ACCT 84739208661733	\$43.18	
			ACCT 84743978686650	\$81.83	
			ACCT 84757754536603	\$68.14	
			ACCT 84757757951551	\$237.67	
			ACCT 84779713213488	\$40.88	
			ACCT 847R1605198974	\$2,100.02	
			ACCT 847Z9727849771	\$650.23	
801770	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 2278061084	\$199.41	\$1,069.69
			ACCT 2985063029	\$95.47	
			ACCT 4103039009	\$278.67	
			ACCT 5492508009	\$247.67	
			ACCT 8572043011	\$248.47	
801772	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	ACCT 92054512	\$8,108.12	\$10,698.32
			ACCT 9205452	\$1,551.94	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801772	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	ACCT 9205450	\$1,038.26	\$10,698.32
				Division 1 Total	\$291,676.99
				Department 71 Total	\$291,676.99

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214338	505-7201-561.31-05	ADDISON BUILDING MATERIAL CO	WATER SEWER SYSTEM SUPPLY	\$9.62	\$9.62
214355	505-7201-561.31-65	BATTERIES PLUS LLC	BATTERIES	\$167.60	\$167.60
214389	505-7201-561.50-15	EJ EQUIPMENT INCORPORATED	WATER SEWER SYSTEM SUPPLY	\$3,695.00	\$3,695.00
214408	505-7201-561.31-55	GRAINGER W W INC	PLUMBING EQUIP FIXT,SUPP	\$622.16	\$622.16
214412	505-7201-561.31-01	HARBOR FREIGHT TOOLS	PLUMBING EQUIP FIXT,SUPP	\$83.78	\$101.34
			PLUMBING EQUIP FIXT,SUPP	\$17.56	
214413	505-7201-561.22-02	HARRIS TRUST & SAVINGS BANK	AWWA.ORG	\$211.00	\$294.00
			AWWA.ORG	\$83.00	
214415	505-7201-561.31-02	HBK WATER METER SERVICE INC	METERS SUPPLY	\$484.42	\$8,150.47
			METERS SUPPLY	\$1,149.00	
			METERS SUPPLY	\$67.05	
			WATER SEWER SYSTEM SUPPLY	\$6,450.00	
	505-7201-561.50-15	HBK WATER METER SERVICE INC	WATER SEWER SYSTEM SUPPLY	\$12,900.00	\$38,700.00
			WATER SEWER SYSTEM SUPPLY	\$17,200.00	
			WATER SEWER SYSTEM SUPPLY	\$8,600.00	
214434	505-7201-561.21-36	KBI WAREHOUSE & DISTRIBUTION CNTR	RENTAL/LEASE EQUIPMENT	\$1,825.00	\$1,825.00
214446	505-7201-561.31-02	LOWES COMMERCIAL SERVICES	PLUMBING EQUIP FIXT,SUPP	\$33.96	\$33.96
	505-7201-561.31-05	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$48.38	\$48.38
	505-7201-561.31-07	LOWES COMMERCIAL SERVICES	WATER SEWER SYSTEM SUPPLY	\$26.41	\$26.41
	505-7201-561.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$8.02	\$18.38
			HARDWARE SUPPLIES	\$9.49	
			HARDWARE SUPPLIES	\$0.87	
	505-7201-561.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$42.70	\$42.70

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214466	505-7201-561.31-07	NORTHWEST ELECTRICAL SUPPLY CO	WATER SEWER SYSTEM SUPPLY	\$218.79	\$218.79
	505-7201-561.31-55	NORTHWEST ELECTRICAL SUPPLY CO	WATER SEWER SYSTEM SUPPLY	\$88.87	\$270.53
			WATER SEWER SYSTEM SUPPLY	\$174.63	
			FIRE ALARM INSTALLATION	\$7.03	
214473	505-7201-561.22-70	PRECISE MRM LLC	DATA PLAN / MONTHLY FEE	\$387.71	\$387.71
214475	505-7201-561.31-05	PUMP PRODUCTS	WATER SEWER SYSTEM SUPPLY	\$520.98	\$520.98
214476	505-7201-561.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$200.00	\$755.44
			CLOTHING & APPAREL	\$179.95	
			CLOTHING & APPAREL	\$200.00	
			CLOTHING & APPAREL	\$175.49	
214477	505-7201-561.31-01	RELIANT PIPELINE PRODUCTS INC	WATER DIST SUPPLIES	\$938.11	\$938.11
214492	505-7201-561.21-30	SCHROEDER AND SCHROEDER	SERVICE CONSTRUCTION	\$39,385.28	\$39,385.28
214494	505-7201-561.31-55	SECURITY EQUIPMENT SUPPLY	PLUMBING EQUIP FIXT,SUPP	\$99.00	\$774.82
			PLUMBING EQUIP FIXT,SUPP	\$675.82	
214496	505-7201-561.31-02	SHERWIN ACE HARDWARE	PLUMBING EQUIP FIXT,SUPP	\$44.41	\$44.41
	505-7201-561.31-05	SHERWIN ACE HARDWARE	PLUMBING EQUIP FIXT,SUPP	\$44.93	\$58.93
			HARDWARE SUPPLIES	\$14.00	
	505-7201-561.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$4.59	\$4.59
214504	505-7201-561.31-02	STANDARD PIPE & SUPPLY INC	METERS SUPPLY	\$36.06	\$45.75
			METERS SUPPLY	\$9.69	
214509	505-7201-561.21-35	TAYLOR PLUMBING	METERS SUPPLY	\$7,447.48	\$7,744.48
			METERS SUPPLY	\$297.00	
214530	505-7201-561.30-35	ZORO TOOLS INC	HARDWARE SUPPLIES	\$118.24	\$118.24
801768	505-7201-561.22-70	AT & T	ACCT 84739271083278	\$40.88	\$122.64
			ACCT 84743746842777	\$40.88	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801768	505-7201-561.22-70	AT & T	ACCT 84743746858567	\$40.88	\$122.64
801769	505-7201-561.21-50	NICOR	ACCT 05850400002	\$33.67	\$320.90
			ACCT 16797600000	\$98.09	
			ACCT 76830700001	\$189.14	
801770	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0831076049	\$107.59	\$963.84
			ACCT 1257044037	\$856.25	
801771	505-7201-561.22-70	AMERICAN MESSAGING	ACCT U1109311	\$109.59	\$109.59
801772	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 9205457	\$7,665.36	\$15,530.10
			ACCT 9205455	\$5,595.01	
			ACCT 9205459	\$2,269.73	
Division 1 Total					\$122,050.15
Department 72 Total					\$122,050.15

WARRANT REGISTER - GM0002**Department: 73 Parking****Division: 2**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801772	235-7302-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 9205451	\$3,857.19	\$3,857.19
				Division 2 Total	\$3,857.19

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214361	235-7304-532.31-65	BRUCKER COMPANY	SERVICE BLDG MAINTENANCE	\$1,150.00	\$1,150.00
801772	235-7304-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 9205458	\$914.03	\$914.03
				Division 4 Total	\$2,064.03
				Department 73 Total	\$5,921.22

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214339	621-7501-551.31-51	ADVANCE AUTO PARTS	VEH MAINTENANCE SUPPLY	\$20.30	\$509.97
			VEH MAINTENANCE SUPPLY	\$6.08	
			VEH MAINTENANCE SUPPLY	\$267.04	
			VEH MAINTENANCE SUPPLY	\$211.86	
			VEH MAINTENANCE SUPPLY	\$4.69	
214344	621-7501-551.21-07	WINDSHIELD CENTERS LLC	VEH MAINTENANCE SUPPLY	\$422.70	\$422.70
214348	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	\$90.72	\$90.72
214352	621-7501-551.31-51	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	\$808.46	\$808.46
214353	621-7501-551.31-51	AUTO ZONE	VEH MAINTENANCE SUPPLY	\$37.99	\$47.18
			VEH MAINTENANCE SUPPLY	\$9.19	
214355	621-7501-551.31-51	BATTERIES PLUS LLC	VEH MAINTENANCE SUPPLY	\$235.56	\$782.57
			VEH MAINTENANCE SUPPLY	\$319.54	
			VEH MAINTENANCE SUPPLY	\$64.75	
			VEH MAINTENANCE SUPPLY	\$162.72	
214359	621-7501-551.31-51	BRISTOL HOSE & FITTING INC	VEH MAINTENANCE SUPPLY	\$51.13	\$51.13
214367	621-7501-551.21-07	CASTLE CHEVROLET NORTH	VEH MAINTENANCE SUPPLY	\$1,104.57	\$1,104.57
	621-7501-551.31-51	CASTLE CHEVROLET NORTH	VEH MAINTENANCE SUPPLY	\$57.08	\$57.08
214373	621-7501-551.31-51	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLY	\$131.90	\$131.90
214391	621-7501-551.31-51	FACTORY MOTOR PARTS	VEH MAINTENANCE SUPPLY	\$26.27	\$26.27
214403	621-7501-551.30-35	JOHNATHON GASCON	UNIFORM REIMBURSEMENT	\$249.95	\$249.95
214404	621-7501-551.21-07	GLOBAL EMERGENCY PRODUCTS	VEH MAINTENANCE SUPPLY	\$6,405.52	\$6,647.96
			VEH MAINTENANCE SUPPLY	\$242.44	
	621-7501-551.31-51	GLOBAL EMERGENCY PRODUCTS	VEH MAINTENANCE SUPPLY	\$165.82	\$165.82

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214412	621-7501-551.31-65	HARBOR FREIGHT TOOLS	HARDWARE SUPPLIES	\$102.48	\$102.48
214413	621-7501-551.31-51	HARRIS TRUST & SAVINGS BANK	TORNADO HEAVY EQUIP	\$437.00	\$437.00
214420	621-7501-551.31-51	HIGH PSI LTD	VEH MAINTENANCE SUPPLY	\$36.44	\$36.44
214424	621-7501-551.31-51	INTERSTATE POWER SYSTEMS INC	VEH MAINTENANCE SUPPLY	\$12.38	\$147.80
			VEH MAINTENANCE SUPPLY	\$135.42	
214435	621-7501-551.31-51	KEYSTONE	VEH MAINTENANCE SUPPLY	\$184.82	\$184.82
214440	621-7501-551.31-51	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLY	\$155.62	\$155.62
214464	621-7501-551.21-07	NORTHWEST AUTO WASH	CAR WASHES	\$255.95	\$255.95
214476	621-7501-551.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$179.95	\$649.90
			CLOTHING & APPAREL	\$200.00	
			CLOTHING & APPAREL	\$161.98	
			CLOTHING & APPAREL	\$107.97	
214485	621-7501-551.31-51	RUSH TRUCK CENTERS OF ILLINOIS INC	VEH MAINTENANCE SUPPLY	\$747.59	\$747.59
214486	621-7501-551.21-07	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	\$4,023.25	\$4,023.25
	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	\$414.18	\$414.18
214498	621-7501-551.31-51	SNAP ON INDUSTRIAL TOOLS	VEH MAINTENANCE SUPPLY	\$299.25	\$299.25
214518	621-7501-551.21-07	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPPLY	\$75.00	\$75.00
214519	621-7501-551.30-35	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$91.74	\$144.98
			CLOTHING & APPAREL	\$53.24	
214522	621-7501-551.21-07	WE WASH EXPRESS	CAR WASHES	\$100.00	\$100.00
214523	621-7501-551.31-51	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	\$1,188.00	\$4,120.44
			VEH MAINTENANCE SUPPLY	\$2,932.44	
Division 1 Total					\$22,990.98
Department 75 Total					\$22,990.98

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214370	505-9001-571.50-25	CHRISTOPHER B BURKE LTD	SERVICE CONSULTING	\$2,225.19	\$3,922.87
			SERVICE CONSULTING	\$777.14	
			SERVICE CONSULTING	\$920.54	
Division 1 Total				\$3,922.87	

Division: 13

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214360	431-9013-571.50-15	BROTHERS FURNITURE SERVICES INC	REUPHOLSTER SEAT COVERS	\$2,250.00	\$2,250.00
214369	431-9013-571.50-15	CHICAGO COMMUNICATIONS LLC	TELECOMMUNICATION	\$76,050.00	\$76,050.00
214499	431-9013-571.50-25	SOIL & MATERIAL CONSULTANTS	CONCRETE TESTING	\$1,420.00	\$1,420.00
				Division 13 Total	\$79,720.00
				Department 90 Total	\$83,642.87
TOTAL ALL FUNDS:					\$1,915,580.74



Item: Swearing in of Raymond Finnerty

Department: Village Manager's Office

Swearing in of Raymond Finnerty as Police Sergeant

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Recognition of Arlington Aces Youth Soccer Club

Department: Village Manager's Office

Recognition of Arlington Aces U15 Girls Youth Soccer - National Presidents Cup Champions

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Arlington Aces U15 Girls Soccer	Presentation

**Village of Arlington Heights
Proclamation**

Arlington Aces U15 Girls Team

**2018 US Youth Soccer
National Presidents Cup Champions**

WHEREAS, the Arlington Aces U15 Girls Team has demonstrated commitment, dedication, sportsmanship, and teamwork on their journey from youth to teens in the Aces Soccer Club and;

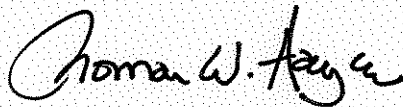
WHEREAS, the team entered the US Youth Soccer National Presidents Cup Tournament in 2018 which had them playing in Illinois, Ohio, and Indiana, and;

WHEREAS, the Arlington Aces placed first in their group and won the Illinois Presidents Cup Championship and;

WHEREAS, the team moved on to the Presidents Cup Midwest Tournament in West Chester, OH. After a tie against the state champions from Missouri, the Aces were victorious in their remaining group games against state champions from Ohio and Wisconsin. The Aces had tough games in the semi-final and final, winning both games over teams from Iowa and Minnesota to become Midwest champions and;

WHEREAS, the Arlington Aces moved on to the National Presidents Cup Championship in Indiana. In their first game, the Aces suffered their first loss in Presidents Cup play but bounced back the next day, winning over a team from North Carolina. On the last day of group play the Aces secured a victory over a team from Nevada and a spot in the championship game. In the finals the Aces faced a rematch of their earlier defeat but were victorious and won the US Youth Soccer National Presidents Cup Championship, the first national soccer championship in the history of the Arlington Aces Soccer Club, which dates back to 1978.

NOW, THEREFORE, I, Thomas W. Hayes, Mayor of Arlington Heights, along with the Arlington Heights Village Board of Trustees, do hereby offer congratulations to the Arlington Aces U15 Girls Team for their outstanding achievement.



Thomas W. Hayes, Mayor

Trustee Carol Blackwood
Trustee Joseph Farwell
Trustee Thomas Glasgow
Trustee Robin LaBedz

Trustee Bert Rosenberg
Trustee John Scaletta
Trustee Michael J. Sidor
Trustee Jim Tinaglia

Presented October 1, 2018



Item: Report of the Committee-of-the-Whole meeting of October 1,2018 - interview of RCasey

Department: Village Manager's Office

Report of Committee-of-the-Whole Meeting of October 1, 2018

Interview of Rich Casey for Appointment to the Arlington Economic Alliance (Business Representative) - Term Ending: 4/30/2020

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



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

Department: Manager/Legal

An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (Amendment to Class "B" and "BB" liquor license classifications)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Chapter 13 - Class "B" and "BB" liquor licenses	Ordinance

AN ORDINANCE AMENDING CHAPTER 13
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

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

SECTION ONE: That subsections c and d of Section 13-501, Classification, located in Chapter 13, Alcoholic Liquor Dealers, of the Arlington Heights Municipal Code, are hereby amended as follows (the language being deleted is stricken):

Section 13-501 Classification. Licenses issued hereunder shall be divided into one of the following classes:

c. Class “B” licenses, which shall authorize the retail sale of alcoholic liquor but not for consumption on the premises where sold. ~~All premises for Class “B” licenses shall be at least 2,500 square feet. This square footage limitation shall not apply to those establishments in existence as of January 6, 2014.~~

d. Class “BB” licenses which shall authorize the retail sale of wine and beer only, but not for consumption on the premises sold. ~~All premises for Class “BB” licenses shall be at least 2,500 square feet. This square footage limitation shall not apply to those establishments in existence as of January 6, 2014.~~

SECTION TWO: The various provisions of this Ordinance are to be considered severable, and if any part or portion of this Ordinance shall be held invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION THREE: This Ordinance repeals all ordinances or parts of ordinances in conflict with the provisions hereof and, except as set forth in this Section, shall be in full force and affect from and after its passage, approval and publication in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 1st day of October, 2018.

Village President

ATTEST:

Village Clerk



Item: Resolution - Cook County Class 6b Assessment Incentive Program - 703-709 W Algonquin Rd

Department: Planning/Legal

Arlington Heights1, LLC is requesting approval for a Cook County Class 6b Property Tax Classification relative to 703-709 W Algonquin Rd, consisting of four parcels of property. In order to be able to develop a modern warehouse/distribution facility of 330,000 square feet, a Class 6b designation is being requested. As the development is being completed in two phases, the applicant is requesting two separate resolutions in order to account for each phase. This specific resolution references the first phase, which consists of the first 140,000 square feet of building space.

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

The applicant expects to have a positive financial impact on the Village. The owner/developer is conducting a redevelopment of approximately \$13 million (with \$5.85 million dedicated to the first phase) to the site. This will increase the long-term value and viability of the property. In addition to the taxes generated, new tenants will increase employment within the Village. Based upon other facilities owned by Arlington Heights1's parent company (Hamilton Partners), they estimate that the completed facility should serve approximately 130 workers (assuming approximately 65 workers for each phase). Furthermore, the facility at 703-709 W. Algonquin has been completely vacant the past several years, while the facility at 715-723 W. Algonquin is currently only 50% occupied. Lastly, the applicant has signed an agreement to provide the Village with 10% of their property tax savings over the first five years of the abatement, in order to help fund the Zero Interest Loan program or other economic programs.

Hamilton Partners has a long track record of managing and redeveloping commercial and industrial properties. The Class 6b incentive would allow for the

revitalization of a property struggling with long-term vacancy and bringing the first newly developed spec industrial building to Arlington Heights since the last recession. A detailed summary of the request by Arlington Heights1, LLC for a Cook County Class 6b incentive is attached.

RECOMMENDATION

It is recommended that the Village Board approve the attached Resolution Approving Certain Property to Participate in the Cook County Class 6b Assessment Incentive Program for the property located at 703-709 W Algonquin Road.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Cook County Class 6b - 703-709 W Algonquin Rd	Resolution
Application Summary - Arlington Heights1, LLC	Exhibits

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

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights has reviewed the application for Class 6b property tax status from Arlington Heights1, LLC, located at 703-709 W Algonquin Rd, Arlington Heights, Illinois, and Arlington Heights1, LLC, has proven to this Board that such incentive is necessary for development to occur on this specific real estate, and hereby find that said property qualifies for an assessment reduction pursuant to the Cook County Class 6b assessment incentive program,

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

SECTION ONE: That Arlington Heights1, LLC, located at 703-709 W Algonquin Rd, Arlington Heights, Illinois, legally described in Exhibit A, attached hereto and made a part hereof, is approved for participation in the Cook County Class 6b assessment incentive program and the Village of Arlington Heights hereby supports and consents to said property receiving Class 6b status from the Cook County Assessor.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 1st day of October, 2018.

ATTEST:

Village President

Village Clerk

EXHIBIT A

PARCEL 1:

A PORTION OF LOT 2 IN CAUDILL'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS DEDICATED BY INSTRUMENT RECORDED FEBRUARY 2, 1933 AS DOCUMENT 11195785, AND THE NORTHERLY LINE OF LOT 10; IN THE DIVISION OF THE EAST 1/2 OF SAID NORTHWEST 1/4; THENCE NORTHWESTERLY ON SAID NORTHERLY LINE, BEING IDENTICAL WITH A BOUNDARY LINE OF SAID LOT 2, 36.36 FEET TO THE WESTERLY LINE OF SAID LOT 10; BEING ALSO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTHWESTERLY ON SAID LINE AND CONTINUING ALONG THE WESTERLY LINE OF LOT 11 IN SAID DIVISION, 784.12 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 09 MINUTES WITH THE LAST DESCRIBED COURSE, AS MEASURED FROM NORTHEAST TO NORTHWEST, 8.50 FEET; THENCE NORTHEASTERLY 812.46 FEET TO SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ON SAID LINE, BEING CURVED AND CONVEX TO THE NORTH AND HAVING A RADIUS OF 9499.34 FEET, A DISTANCE OF 50.04 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PORTION OF LOTS 10 AND 11 IN THE DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO, A PORTION OF LOT 7 IN JOSEPH A. BARNES FARM IN SECTIONS 9, 15, AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN ENGELHARDT'S SUBDIVISION OF PART OF SAID LOT 7; THENCE SOUTHWESTERLY ON THE WESTERLY LINE OF SAID LOT, 580.24 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID LINE 433.08 FEET TO THE WESTERLY LINE OF AFORESAID LOT 11; THENCE NORTHEASTERLY ON SAID LINE AND CONTINUING ON THE WESTERLY LINE OF SAID LOT 10, 784.12 FEET TO THE NORTHERLY LINE OF SAID LOT 10; THENCE SOUTHEASTERLY ON SAID LINE, 36.36 FEET TO THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS DEDICATED BY INSTRUMENT RECORDED FEBRUARY 2, 1933, AS DOCUMENT 11195785; THENCE SOUTHEASTERLY ON SAID LINE, BEING CURVED AND CONVEX TO THE NORTH AND HAVING A RADIUS OF 9499.34 FEET, A CHORD DISTANCE OF 447.46 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PERPETUAL EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS, CREATED BY GRANT MADE BY WEBER MARKING SYSTEMS, INC., A CORPORATION OF ILLINOIS, TO CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 22481 AND WEBER ADDRESSING MACHINE COMPANY, INC., A CORPORATION OF ILLINOIS DATED OCTOBER 20, 1977 AND RECORDED NOVEMBER 2, 1977 AS DOCUMENT 24176555 AND MODIFIED BY EASEMENT MODIFICATION RECORDED MARCH 26, 1982 AS DOCUMENT 26183698 OVER, UNDER, ACROSS THE FOLLOWING LAND:

THE EAST 22 FEET OF THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOT 2 IN CAUDILL'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, EXCEPT THAT PART THEREOF DEDICATED FOR PUBLIC STREET BY DOCUMENT 19756910 AND ALSO EXCEPT THAT PART LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE NORTHERLY PART OF SAID LOT, 784.12 FEET SOUTHWESTERLY OF THE NORTHERLY CORNER THEREOF; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 09 MINUTES WITH THE LAST DESCRIBED COURSE (AS MEASURED FROM NORTH TO WEST) TO THE WESTERLY LINE OF SAID LOT 2; ALSO EXCEPTING THAT PART OF SAID LOT DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT IN THE EASTERLY LINE OF THE NORTHERLY PART OF SAID LOT, 784.12 FEET SOUTHWESTERLY OF THE NORTHERLY CORNER THEREOF THENCE NORTHWESTERLY ALONG SAID LINE THAT FORMS AN ANGLE OF 90 DEGREES 09 MINUTES, AFORESAID, A DISTANCE OF 8.50 FEET THENCE NORTHEASTERLY 812.46 FEET TO A POINT IN THE SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ON SAID LINE, BEING CURVED AND CONVEX TO THE NORTH AND HAVING A RADIUS OF 9,499.34 FEET, A DISTANCE OF 50.04 FEET TO A POINT IN THE NORTHERLY LINE OF LOT 10 IN THE DIVISION OF THE EAST OF 1/2 OF SAID NORTHWEST 1/4; THENCE NORTHWESTERLY ON SAID LINE, BEING IDENTICAL WITH A BOUNDARY LINE OF SAID LOT 2, 36.36 FEET TO THE NORTHERLY CORNER OF THE SAID EASTERLY LINE OF THE NORTHERLY PART OF SAID LOT; THENCE SOUTHWESTERLY ON SAID 784.12 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TAX NO.: 08-16-102-008	VOL. NO.: 050	(AFFECTS PART OF PARCEL 2)
TAX NO.: 08-16-102-026	VOL. NO.: 050	(AFFECTS PART OF PARCEL 2)
TAX NO.: 08-16-102-027	VOL. NO.: 050	(AFFECTS PART OF PARCEL 2)
TAX NO.: 08-16-102-030	VOL. NO.: 050	(AFFECTS PARCEL 1)

ADDRESS: OAK POINTE BUSINESS CENTER
703-709 ALGONQUIN ROAD
ARLINGTON HEIGHTS, IL 60006

THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

The review for determination of support for County Tax abatement for the property identified as 703-723 W. Algonquin Road (excluding 711 W. Algonquin Road) will be conducted as follows:

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

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

I. Review Item by Item of Application

- A) INTRODUCTION: Complete. (Applicant asserts that computations are to the best of its knowledge based on current value.)
- B) PROPERTY DESCRIPTION: Complete. Submitted as Exhibit A.
- C) IDENTIFICATION OF PERSONS: Complete. Submitted as Exhibit D.
- D) PROPERTY USE: Complete. Submitted as Exhibits E, F, G, and H.
- E) TRAFFIC: Complete. Approximately 112 automobiles are projected to enter/exit the facility on a daily basis as well as an estimated 57 truck trips (32 in the morning and 25 in the late afternoon). Algonquin Road, via Arlington Heights Road and I-90, will be the main route of ingress and egress for most vehicular traffic. Per the Staff Report to the Plan Commission, 25% of the trucks entering the site will enter from Golf Road to Meijer Drive from the west (located in Rolling Meadows) and 75% will enter from Algonquin

Road to Meijer Drive to the east (located in Arlington Heights). All trucks leaving the site will utilize the existing traffic signal at Algonquin Road and Meijer Drive. When complete, the site will offer 309 parking stalls, but estimates are for only needing to utilize 169 of them, per Code. Therefore, the use meets parking requirements.

- F) EVIDENCE OF NEW CONSTRUCTION: Ownerships plans to construct a \$13 million spec industrial development over two phases. The first phase would result in a 140,000 square foot building, with the second phase adding an additional 190,000 square feet. Submitted as Exhibit J.
- G) EMPLOYMENT OPPORTUNITIES: Complete. Does not yet apply. The applicant is purchasing the property to demolish the existing buildings and attract multiple users for the proposed 330,000 square foot facility. Per the applicant's Plan Commission submittal, they estimate approximately 130 employees working on-site when the development is complete and reaches 100% occupancy.
- H) FINANCIAL INFORMATION: Complete. Submitted as Exhibit L.
- I) FISCAL EFFECT: Complete. Submitted as Exhibit M.
- J) OTHER INDUCEMENTS: Complete. No other inducements requested. Submitted as Exhibit N.
- K) JUSTIFICATION: Complete. Submitted as Exhibit O.
- L) OTHER DATA: Complete. Provided site plan and building dimensions. Submitted as Exhibits B and C.

II. Synopsis

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

The property at 703-723 W. Algonquin Road (excluding 711 W. Algonquin Road – separate ownership) has not previously received a Class 6b property tax abatement. Currently the site has two office tenants. These tenants would relocate from the property before demolition of the existing structures commences. Planning & Community Development Staff has reached out to assist these businesses in terms of potential relocation within Arlington Heights. The developer, which also owns the property, has indicated to Staff that redevelopment of the site is contingent upon approval of the Class 6b property tax abatement. The incentive would not become active until at least 50% of the first phase of the redevelopment is occupied.

Under the incentive provided by Class 6b, qualifying industrial real estate would be eligible for the Class 6b level of assessment from the date that new construction or substantial rehabilitation is completed and initially assessed or, in the case of abandoned property, from the date of substantial re-occupancy. Properties receiving Class 6b designation will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. This constitutes a substantial reduction in the level of assessment and results in significant tax savings. In the absence of this incentive, industrial real estate

would normally be assessed at 25% of its market value. Again, the abatement would not take effect until at least 50% of built space is occupied by tenants.

Eligibility Requirements

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

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

The applicant wishes to obtain a Cook County Class 6b Property Tax classification. The Law Offices of Crane & Norcross filed the original Class 6b application on behalf of the applicant, Arlington Heights1, LLC (Hamilton Partners).

III. Correlation of Application to Comprehensive Plan

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

- | | |
|--|-----|
| • Storage, Assembly, and Light Manufacturing | 97% |
| • Offices | 3% |

This takes into account the planned development of 319,000 square feet of industrial space and an estimated 11,000 square feet of office.

IV. Correlation of Application to Zoning

The Zoning Map revised January 1, 2018 designates the relevant parcel as an **M-2 Limited Heavy Manufacturing** zoning district. Within this district warehousing, distribution, and development are permitted, as well as some heavy manufacturing. As anticipated, the primary uses of the subject site fall under the Zoning Code Permitted Use Table as "Wholesale, and Warehouse Facility" which is permitted outright in M-2 zoning. Per estimates from the Plan Commission Staff Report, the site will have a surplus of 140 parking spaces above Code. The following chart details the proposed parking scenario at 703-723 W. Algonquin Road, incorporating planned growth over the next 10 years:

PHASE	PARKING CODE USE	NUMBER OF EMPLOYEES	NUMBER OF VEHICLES	SQUARE FEET	PARKING RATIO	PARKING REQUIRED
Phase I	Office	N/A	N/A	5,460	1 space per classroom plus two space per employee	18.2
	Warehouses and Storage	65	26	N/A	1 space per vehicle plus 1 space per every two employees	58.5
Phase II	Office	N/A	N/A	5,460	1 space per classroom plus two space per employee	18.2
	Warehouses and Storage	65	42	N/A	1 space per vehicle plus 1 space per every two employees	74.5
Total Parking Required						169
Total Parking Provided						309
Parking Surplus/(Deficit)						140

V. State of Economy of Industry Making Application

The properties of 703-709 / 715-723 W. Algonquin Road represent 15.4 acres with two buildings of a cumulative square footage of 200,000. Currently the facility at 703-709 W. Algonquin is 100% vacant and has been for several years. The other building, adjacent to the south of the former, is approximately 50% vacant with two existing tenants.

Hamilton Partners has purchased these two properties and aims to demolish the existing buildings in order to construct a 330,000 square foot spec industrial facility. This is due to the site's access to I-90, as well as the obsolescence of the existing buildings. This facility would be completed in two phases, with the initial 140,000 square feet to be constructed on the northern half, while the remaining 190,000 square feet are to be built upon the first phase achieving some occupancy. This project has been approved by the Village Board and is awaiting final plat approval as well before beginning construction.

The Village's Class 6b guidelines suggest that the applicant have a minimum employment threshold of 25 employees. As the property has not yet been redeveloped, it is impossible to know exactly how many workers the new building will generate. That being said it is highly likely a 330,000 square foot facility will attract more than 25 employees. Per the Plan Commission staff report for this development, in discussions with the developer, and in order to help analyze the parking requirements for the property, it was gauged that approximately 130 workers would be standard for a development of this scope. This would far exceed the minimum 25 employee municipal requirement for the incentive.

As the development is being completed over two phases, two incentive requests are being made, one for each phase. Over the 12-year life of the incentive, the applicant estimates that the property will generate over \$2.2 million more in property taxes with the Class 6b designation than if the property were to remain partially occupied as it is now. While the buildings may not have remained vacant for 12 more years, the intent of the Class 6b program is to facilitate industrial occupancy as quickly as possible. Furthermore, years of vacancy and disinvestment had rendered the buildings less desirable than other nearby industrial/flex properties. Even with the abatement, the applicant expects the property to generate \$5.73 million in total property tax revenue through 2028 (payable 2029).

VI. Site Visit

As this represents new construction, and not an existing/relocating business, no site visit was conducted. Planning & Community Development Staff has worked extensively with the developer since December 2016 and assisted in regards to the Plan Commission process.

VII. Site Specifics of Property Requesting Abatement

For the proposed redevelopment of 703-709 / 715-723 W. Algonquin Road, the property owner/developer is applying for a Class 6b property tax abatement that would allow the redevelopment of the 15.4 acre site. The site specifics are provided below:

- A. The facility at 703-709 W. Algonquin Road has been 100% vacant for several years. Meanwhile, the facility at 715-723 W. Algonquin Road is currently only 50% occupied in terms of square footage. The buildings were constructed in 1978-1979 and are suffering from obsolescence.
- B. The combined cost of demolishing the existing buildings and constructing the new facility over two phases is approximately \$13 million. The owner has stated that it would not be economically feasible for completion of the project without the incentive.
- C. Although it is unknown exactly how many tenants and employees would occupy the completed 330,000 square foot facility, Village Staff and the developer estimated that approximately 130 workers would hypothetically occupy a facility of this size based upon comparable facilities around the Chicago area, including others owned by Hamilton Partners, the parent company of the applicant. The development would benefit the community in terms of residual spending from employees and clients, and a long-term increase in property tax revenue at the site.

By definition, “The purpose of the M-2 District is to provide adequate space in appropriate locations for manufacturing and other activities. This district should be accessible to major railroads and arterial streets designated on the Village Official Map or Village Comprehensive Plan Map...Performance standards protect residential areas by restricting objectionable manufacturing activities such as noises, vibration, smoke, dust, odors, heat, glare, fire hazards, and other objectionable influences.”

The proposed development would be built to house a variety of potential industrial uses (manufacturing, assembly, warehousing, etc.) Each individual business would need to apply for a business license, and Planning & Community Development Staff would determine whether the proposed user meets zoning and parking requirements.

VIII. Relationship of Property Tax Abatement Goals to Application

The initial intent of the County Assessor's revised property tax incentive plan is to encourage new industrial and commercial development within the County. Reacting to slowed development in the commercial and industrial sectors, the Assessor recognized that the property tax rates in Cook County were higher than those of neighboring counties, which were seeing gains in the previously mentioned sectors. The Class 6b Property Tax Abatement program demonstrates an ongoing desire by Cook County officials to maintain their commercial and industrial competitiveness with the rest of the Chicago metropolitan region. In this instance, the abatement would allow for the redevelopment of an antiquated and mostly-vacant property into the first spec industrial building constructed in Arlington Heights in over 10 years. The economic impact would be shown in employment growth, an increase in local consumer spending, and an increase in property value of the site.

IX. Relationship of Village Guidelines to Application

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

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

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

1. The application fee shall have been paid.
2. The application form shall have been completed with attachments.
3. The business must be a manufacturing, industrial, research, warehousing, or fabricating firm for an excess of 51% of the structure's floor space or an excess of 51% of the employees.
4. The business must employ at least 25 individuals during the period when the taxes are abated.
5. The application (Section VI, VII, VIII and IX) must show a five-year financial benefit to the Village and no negative effect on any similar Village firm.

Guideline #3 is met by this application as an estimated 97% of the floor space would be dedicated to warehousing and light manufacturing, with the remaining 3% dedicated to office space. Guideline #4 is expected to be met as the applicant anticipates approximately 130 workers to occupy the property when completed. Guideline #5 is met by the redevelopment of an antiquated and mostly-vacant property into a new, modern industrial site more suited to attract businesses and bring workers to Arlington Heights.

X. Finance Department Review

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

XI. Adherence to 0% Interest Loan Program Requirements / Economic Development Activities

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

XII. Department of Planning and Community Development Recommendation

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

The request for tax abatement is recommended for approval. The program is designed to facilitate the ongoing, long-term use of the property located at 703-709 / 715-723 W. Algonquin Road. It is imperative that the community continues to demonstrate that it is ready to aggressively assist business development provided that it does not negatively impact the Village's quality of life.

The abatement would further benefit the community by bringing new industrial development to the community, and replacing two facilities that are 40 years old (with one building having been completely vacant for the past several years). The applicant speculates that this new 330,000 square foot development could create 130 jobs from the tenants that would move in. Also, as demonstrated in the application, the Village will see a much greater return on property taxes with the Class 6b than if the buildings were to remain partially occupied, or if both were to become completely vacant, over the same period of time.

The abatement would benefit the community through \$13 million of redevelopment to the property. Additionally, this would help attract new businesses to the community and allow them to grow in the future, creating additional employment opportunities over the next decade.

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

For use as an EXAMPLE:

	<u>COOK</u>	<u>COOK (W/CLASS 6B)</u>	<u>DUPAGE</u>
Market Value	\$17,220,000	\$17,220,000	\$17,220,000
Assessment Level	x .25	x .10	x .33
Assessed Valuation	\$4,305,000	\$ 1,722,000	\$ 5,682,600
Equalization Factor	x 2.9627	x 2.9627	x 1.0000
Equalized Value	\$12,754,424	\$ 5,101,769	\$ 5,682,600
Tax Rate (per \$100)	x 9.304%	x 9.304%	x 9.530%*
Taxes	\$ 1,186,672	\$ 474,669	\$ 541,552

*Note: DuPage County tax rate based upon that of a recently developed, similarly-sized industrial facility to the one proposed for this property.

DuPage County taxes for a property valued at \$17.2 million are about \$645,000 lower than Cook County taxes in this instance. In other terms, Cook County property taxes are 119% higher than DuPage County non-residential property taxes in this example. With the Cook County 6b abatement, property taxes become exponentially more competitive (12.4% lower than DuPage property taxes) in this instance.

As with the granting of Class 6b tax abatements in general, the net result of encouraging Class 6b tax abatements will provide for a more aggressive atmosphere for economic development in Arlington Heights than other communities in the six-county region. Hamilton Partners has a long track record of quality industrial development and business recruitment. Support of this incentive request will help the property thrive in the long-term and help re-tenant a site that has been mostly vacant for several years, ensuring its ability to serve Arlington Heights businesses in the present and in the future.



Item: Resolution - Cook County Class 6b Assessment Incentive Program - 715-723 W Algonquin Road

Department: Planning/Legal

Arlington Heights1, LLC is requesting approval for a Cook County Class 6b Property Tax Classification relative to 715-723 W. Algonquin Road, consisting of four parcels of property. In order to be able to develop a modern warehouse/distribution facility of 330,000 square feet, a Class 6b designation is being requested. As the development is being completed in two phases, the applicant is requesting two separate resolutions in order to account for each phase. This specific resolution references the second phase, which consists of the additional 190,000 square feet of building space.

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

The applicant expects to have a positive financial impact on the Village. The owner/developer is conducting a redevelopment of approximately \$13 million (with \$7.1 million dedicated to the second phase) to the site. This will increase the long-term value and viability of the property. In addition to the taxes generated, new tenants will increase employment within the Village. Based upon other facilities owned by Arlington Heights1's parent company (Hamilton Partners), they estimate that the completed facility should serve approximately 130 workers (assuming approximately 65 workers for each phase). Furthermore, the facility at 703-709 W. Algonquin has been completely vacant the past several years, while the facility at 715-723 W. Algonquin is currently only 50% occupied. Lastly, the applicant has signed an agreement to provide the Village with 10% of their property tax savings over the first five years of the abatement, in order to help fund the Zero Interest Loan program or other economic programs.

Hamilton Partners has a long track record of managing and redeveloping commercial and industrial properties. The Class 6b incentive would allow for the

revitalization of a property struggling with long-term vacancy and bringing the first newly developed spec industrial building to Arlington Heights since the last recession. A detailed summary of the request by Arlington Heights1, LLC for a Cook County Class 6b incentive is attached.

RECOMMENDATION

It is recommended that the Village Board approve the attached Resolution Approving Certain Property to Participate in the Cook County Class 6b Assessment Incentive Program for 715-723 W Algonquin Road.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Cook County Class 6b - 715-723 W Algonquin Rd	Resolution
Application Summary - Arlington Heights1, LLC	Exhibits

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

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights has reviewed the application for Class 6b property tax status from Arlington Heights1, LLC, located at 715-723 W Algonquin Rd, Arlington Heights, Illinois, and Arlington Heights1, LLC, has proven to this Board that such incentive is necessary for development to occur on this specific real estate, and hereby find that said property qualifies for an assessment reduction pursuant to the Cook County Class 6b assessment incentive program,

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

SECTION ONE: That Arlington Heights1, LLC, located at 715-723 W Algonquin Rd, Arlington Heights, Illinois, legally described in Exhibit A, attached hereto and made a part hereof, is approved for participation in the Cook County Class 6b assessment incentive program and the Village of Arlington Heights hereby supports and consents to said property receiving Class 6b status from the Cook County Assessor.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 1st day of October, 2018.

ATTEST:

Village President

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2:

"1":

LOT "A" IN WEBER ATRIUM RESUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

"2":

EASEMENTS FOR THE BENEFIT OF PARCEL 2, CREATED BY GRANTS MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST NO. 22931 TO WEBER MARKETING SYSTEMS, INCORPORATED DATED OCTOBER 20, 1977 AND RECORDED NOVEMBER 2, 1977 AS DOCUMENTS 24176553 AND 24176554 OVER, UNDER AND ACROSS THE FOLLOWING LAND:

THE EAST 25.00 FEET OF THE FOLLOWING DESCRIBED PREMISES:

A PORTION OF LOTS 10 AND 11 IN THE DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND ALSO,

A PORTION OF LOT 7 IN JOSEPH A. BARNES' FARM IN SECTIONS 9, 15 AND 16, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN ENGELHARDT'S SUBDIVISION OF PART OF SAID LOT 7; THENCE SOUTHWESTERLY ON THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 580.24 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID LINE, A DISTANCE OF 433.02 FEET TO THE WESTERLY LINE OF AFORESAID LOT 11; THENCE NORTHEASTERLY ON SAID LINE AND CONTINUING ON THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 784.12 FEET TO THE NORTHERLY LINE OF SAID LOT 10; THENCE SOUTHEASTERLY ON SAID LINE, A DISTANCE OF 36.36 FEET TO THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD, AS DEDICATED BY INSTRUMENT RECORDED FEBRUARY 2, 1933 AS DOCUMENT 13195785; THENCE SOUTHEASTERLY ON SAID LINE, BEING CURVED AND CONVEX TO THE NORTH AND HAVING A RADIUS OF 9499.34 FEET, A CHORD DISTANCE OF 447.46 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS; ALSO,

THE WEST 22.00 FEET OF THE FOLLOWING DESCRIBED PREMISES:

PARCEL "A":

A PORTION OF LOT 2 IN CAUDILL'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD, AS DEDICATED BY INSTRUMENT RECORDED FEBRUARY 2, 1933 AS DOCUMENT 11195785 AND NORTHERLY LINE OF LOT 10 IN THE DIVISION OF THE EAST 1/2 OF SAID NORTHWEST 1/4; THENCE NORTHWESTERLY ON SAID NORTHERLY LINE, BEING IDENTICAL WITH A BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 36.36 FEET TO THE WESTERLY LINE OF SAID LOT 10; BEING ALSO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTHWESTERLY ON SAID LINE AND CONTINUING ALONG THE WESTERLY LINE OF LOT 11 IN SAID DIVISION, A DISTANCE OF 784.12

FEET; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES, 09 MINUTES WITH THE LAST DESCRIBED COURSE, AS MEASURED FROM NORTHEAST TO NORTHWEST, A DISTANCE OF 8.50 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 812.46 FEET TO THE SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ON SAID LINE, BEING CURVED AND CONVEX TO THE NORTH AND HAVING A RADIUS OF 9499.34 FEET, A DISTANCE OF 50.04 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL "B":

A PORTION OF LOTS 10 AND 11 IN THE DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND ALSO, A PORTION OF LOT 7 IN JOSEPH A. BARNES' FARM IN SECTIONS 9, 15 AND 16, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN ENGELHARDT'S SUBDIVISION OF PART OF SAID LOT 7; THENCE SOUTHWESTERLY ON THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 580.24 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID LINE, A DISTANCE OF 430.08 FEET TO THE WESTERLY LINE OF AFORESAID LOT 11; THENCE NORTHEASTERLY ON SAID LINE AND CONTINUING ON THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 784.12 FEET TO THE NORTHERLY LINE OF SAID LOT 10; THENCE SOUTHEASTERLY ON SAID LINE, A DISTANCE OF 36.36 FEET TO THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD, AS DEDICATED BY INSTRUMENT RECORDED FEBRUARY 2, 1933 AS DOCUMENT 11195785; THENCE SOUTHEASTERLY ON SAID LINE, BEING CURVED AND CONVEX TO THE NORTH AND HAVING A RADIUS OF 9499.34 FEET, A CHORD DISTANCE OF 447.46 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

"3":

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 2 AS CREATED BY THE GRANT DATED OCTOBER 20, 1977 AND RECORDED NOVEMBER 2, 1977 AS DOCUMENT NUMBER 24176553, AND AS AMENDED FROM TIME TO TIME, OVER AND ACROSS THE WEST 22 FEET OF THE FOLLOWING TWO PARCELS TAKEN AS A TRACT:

PARCEL "A":

A PORTION OF LOT 2 IN CAUDILL'S SUBDIVISION OF PART OF NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS DEDICATED BY THE INSTRUMENT RECORDED FEBRUARY 2, 1933 AS DOCUMENT NUMBER 11195785 AND THE NORTHERLY LINE OF LOT 10 IN THE DIVISION OF EAST 1/2 OF SAID NORTHWEST 1/4; THENCE NORTHWESTERLY ON SAID NORTHERLY LINE,

BEING IDENTICAL WITH A BOUNDARY LINE OF SAID LOT 2, 36.36 FEET TO THE WESTERLY LINE OF SAID LOT 10; BEING ALSO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTHWESTERLY ON SAID LINE AND CONTINUING ALONG THE WESTERLY LINE OF LOT 11 IN SAID DIVISION, 784.12 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 09 MINUTES WITH THE LAST DESCRIBED COURSE, AS MEASURED FROM NORTHEAST TO NORTHWEST, 8.50 FEET; THENCE NORTHEASTERLY 812.46 FEET TO THE SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ON SAID LINE, BEING CURVED AND CONVEX TO THE NORTH AND HAVING A RADIUS OF 9,499.34 FEET A DISTANCE OF 50.04 FEET TO THE PLACE OF BEGINNING;

PARCEL "B":

A PORTION OF LOTS 10 AND 11 IN THE DIVISION OF EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO, A PORTION OF LOT 7 IN JOSEPH A. BARNES FARM IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN ENGELHARDT'S SUBDIVISION OF PART OF SAID LOT 7; THENCE SOUTHWESTERLY ON THE WESTERLY LINE OF SAID LOT, 580.24 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID LINE, 430.08 FEET TO THE WESTERLY LINE OF AFORESAID LOT 11; THENCE NORTHEASTERLY ON SAID LINE AND CONTINUING ON THE WESTERLY LINE OF SAID LOT 10, 784.12 FEET TO THE NORTHERLY LINE OF SAID LOT 10; THENCE SOUTHEASTERLY ON SAID LINE, 36.36 FEET TO THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS DEDICATED BY INSTRUMENT RECORD FEBRUARY 2, 1933 AS DOCUMENT NUMBER 11195785; THENCE SOUTHEASTERLY ON SAID LINE, BEING CURVED AND CONVEX TO THE NORTH AND HAVING A RADIUS OF 9,499.34 FEET, A CHORD DISTANCE OF 447.46 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

"4":

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 2 AS CREATED BY THE GRANT DATED OCTOBER 20, 1977 AND RECORDED NOVEMBER 2, 1977 AS DOCUMENT NUMBER 24176555, AND AS AMENDED FROM TIME TO TIME, OVER AND ACROSS THE EAST 22 FEET OF THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF LOT 2 IN CAUDILL'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, EXCEPT THAT PART THEREOF DEDICATED FOR PUBLIC STREET BY THE INSTRUMENT RECORDED AS DOCUMENT NUMBER 19756910 AND ALSO EXCEPT THAT PART LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN THE EASTERLY LINE OF THE NORTHERLY PART OF SAID LOT, 784.12 FEET SOUTHWESTERLY OF THE NORTHERLY CORNER THEREOF; THENCE NORTHERLY

ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 09 MINUTES WITH THE LAST DESCRIBED COURSE (AS MEASURED FROM NORTH TO WEST) TO THE WESTERLY LINE OF SAID LOT 2; AND ALSO EXCEPTING THAT PART OF SAID LOT DESCRIBED AS FOLLOWS: BEGINNING AT SAID POINT IN THE EASTERLY LINE OF THE NORTHERLY PART OF SAID LOT, 784.12 FEET SOUTHEASTERLY OF THE NORTHERLY CORNER THEREOF; THENCE NORTHWESTERLY ALONG SAID LINE THAT FORMS AN ANGLE OF 90 DEGREES 09 MINUTES AFORESAID, A DISTANCE OF 8.50 FEET; THENCE NORTHEASTERLY 812.46 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ON SAID LINE, BEING CURVED AND CONVEX TO THE NORTH AND HAVING A RADIUS OF 9,499.34 FEET, A DISTANCE OF 50.04 FEET TO A POINT IN THE NORTHERLY LINE OF LOT 10 IN THE DIVISION OF THE EAST 1/2 OF SAID NORTHWEST 1/4; THENCE NORTHWESTERLY ON SAID LINE, BEING IDENTICAL WITH THE BOUNDARY LINE OF SAID LOT 2, 36.36 FEET TO THE NORTHERLY CORNER OF THE SAID EASTERLY LINE OF THE NORTHERLY PART OF SAID LOT; THENCE SOUTHWESTERLY ON SAID LINE, 784.12 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

"5":

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 2 AS CREATED BY THE GRANT DATED OCTOBER 4, 1978 AND RECORDED NOVEMBER 27, 1978 AS DOCUMENT NUMBER 24738091, AND AS AMENDED FROM TIME TO TIME OVER AND ACROSS THE EAST 22 FEET OF LOT "B" IN WEBER ATRIUM RESUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

"6":

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 6 AS CREATED BY THE OAK POINT PLAT OF DEDICATION RECORDED JANUARY 16, 2003 AS DOCUMENT NUMBER 0030079992, IN COOK COUNTY ILLINOIS. OVER AND ACROSS A 22 FOOT WIDE STRIP AS SHOWN THEREIN.

"7":

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 2 CREATED BY THE PLAT OF THE FINAL WEBER'S RESUBDIVISION RECORDED MARCH 31, 2003 AS DOCUMENT NUMBER 0030435526, IN COOK COUNTY ILLINOIS, OVER AND ACROSS OUTLOT 'B' AND THE 60 FOOT WIDE NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT AREA DEPICTED THEREIN.

"8":

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 2 AS CREATED BY THE GRANT RECORDED MARCH 23, 2006 AS DOCUMENT

NUMBER 0608244082, IN COOK COUNTY, ILLINOIS, OVER AND ACROSS VARIOUS
PARCELS AS SHOWN THEREIN.

Property Index No.: 08-16-102-028-0000

Common Address: 715-723 West Algonquin Road, Arlington Heights, Illinois 60005

THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

The review for determination of support for County Tax abatement for the property identified as 703-723 W. Algonquin Road (excluding 711 W. Algonquin Road) will be conducted as follows:

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

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

I. Review Item by Item of Application

- A) INTRODUCTION: Complete. (Applicant asserts that computations are to the best of its knowledge based on current value.)
- B) PROPERTY DESCRIPTION: Complete. Submitted as Exhibit A.
- C) IDENTIFICATION OF PERSONS: Complete. Submitted as Exhibit D.
- D) PROPERTY USE: Complete. Submitted as Exhibits E, F, G, and H.
- E) TRAFFIC: Complete. Approximately 112 automobiles are projected to enter/exit the facility on a daily basis as well as an estimated 57 truck trips (32 in the morning and 25 in the late afternoon). Algonquin Road, via Arlington Heights Road and I-90, will be the main route of ingress and egress for most vehicular traffic. Per the Staff Report to the Plan Commission, 25% of the trucks entering the site will enter from Golf Road to Meijer Drive from the west (located in Rolling Meadows) and 75% will enter from Algonquin

Road to Meijer Drive to the east (located in Arlington Heights). All trucks leaving the site will utilize the existing traffic signal at Algonquin Road and Meijer Drive. When complete, the site will offer 309 parking stalls, but estimates are for only needing to utilize 169 of them, per Code. Therefore, the use meets parking requirements.

- F) EVIDENCE OF NEW CONSTRUCTION: Ownerships plans to construct a \$13 million spec industrial development over two phases. The first phase would result in a 140,000 square foot building, with the second phase adding an additional 190,000 square feet. Submitted as Exhibit J.
- G) EMPLOYMENT OPPORTUNITIES: Complete. Does not yet apply. The applicant is purchasing the property to demolish the existing buildings and attract multiple users for the proposed 330,000 square foot facility. Per the applicant's Plan Commission submittal, they estimate approximately 130 employees working on-site when the development is complete and reaches 100% occupancy.
- H) FINANCIAL INFORMATION: Complete. Submitted as Exhibit L.
- I) FISCAL EFFECT: Complete. Submitted as Exhibit M.
- J) OTHER INDUCEMENTS: Complete. No other inducements requested. Submitted as Exhibit N.
- K) JUSTIFICATION: Complete. Submitted as Exhibit O.
- L) OTHER DATA: Complete. Provided site plan and building dimensions. Submitted as Exhibits B and C.

II. Synopsis

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

The property at 703-723 W. Algonquin Road (excluding 711 W. Algonquin Road – separate ownership) has not previously received a Class 6b property tax abatement. Currently the site has two office tenants. These tenants would relocate from the property before demolition of the existing structures commences. Planning & Community Development Staff has reached out to assist these businesses in terms of potential relocation within Arlington Heights. The developer, which also owns the property, has indicated to Staff that redevelopment of the site is contingent upon approval of the Class 6b property tax abatement. The incentive would not become active until at least 50% of the first phase of the redevelopment is occupied.

Under the incentive provided by Class 6b, qualifying industrial real estate would be eligible for the Class 6b level of assessment from the date that new construction or substantial rehabilitation is completed and initially assessed or, in the case of abandoned property, from the date of substantial re-occupancy. Properties receiving Class 6b designation will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. This constitutes a substantial reduction in the level of assessment and results in significant tax savings. In the absence of this incentive, industrial real estate

would normally be assessed at 25% of its market value. Again, the abatement would not take effect until at least 50% of built space is occupied by tenants.

Eligibility Requirements

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

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

The applicant wishes to obtain a Cook County Class 6b Property Tax classification. The Law Offices of Crane & Norcross filed the original Class 6b application on behalf of the applicant, Arlington Heights1, LLC (Hamilton Partners).

III. Correlation of Application to Comprehensive Plan

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

- | | |
|--|-----|
| • Storage, Assembly, and Light Manufacturing | 97% |
| • Offices | 3% |

This takes into account the planned development of 319,000 square feet of industrial space and an estimated 11,000 square feet of office.

IV. Correlation of Application to Zoning

The Zoning Map revised January 1, 2018 designates the relevant parcel as an **M-2 Limited Heavy Manufacturing** zoning district. Within this district warehousing, distribution, and development are permitted, as well as some heavy manufacturing. As anticipated, the primary uses of the subject site fall under the Zoning Code Permitted Use Table as "Wholesale, and Warehouse Facility" which is permitted outright in M-2 zoning. Per estimates from the Plan Commission Staff Report, the site will have a surplus of 140 parking spaces above Code. The following chart details the proposed parking scenario at 703-723 W. Algonquin Road, incorporating planned growth over the next 10 years:

PHASE	PARKING CODE USE	NUMBER OF EMPLOYEES	NUMBER OF VEHICLES	SQUARE FEET	PARKING RATIO	PARKING REQUIRED
Phase I	Office	N/A	N/A	5,460	1 space per classroom plus two space per employee	18.2
	Warehouses and Storage	65	26	N/A	1 space per vehicle plus 1 space per every two employees	58.5
Phase II	Office	N/A	N/A	5,460	1 space per classroom plus two space per employee	18.2
	Warehouses and Storage	65	42	N/A	1 space per vehicle plus 1 space per every two employees	74.5
Total Parking Required						169
Total Parking Provided						309
Parking Surplus/(Deficit)						140

V. State of Economy of Industry Making Application

The properties of 703-709 / 715-723 W. Algonquin Road represent 15.4 acres with two buildings of a cumulative square footage of 200,000. Currently the facility at 703-709 W. Algonquin is 100% vacant and has been for several years. The other building, adjacent to the south of the former, is approximately 50% vacant with two existing tenants.

Hamilton Partners has purchased these two properties and aims to demolish the existing buildings in order to construct a 330,000 square foot spec industrial facility. This is due to the site's access to I-90, as well as the obsolescence of the existing buildings. This facility would be completed in two phases, with the initial 140,000 square feet to be constructed on the northern half, while the remaining 190,000 square feet are to be built upon the first phase achieving some occupancy. This project has been approved by the Village Board and is awaiting final plat approval as well before beginning construction.

The Village's Class 6b guidelines suggest that the applicant have a minimum employment threshold of 25 employees. As the property has not yet been redeveloped, it is impossible to know exactly how many workers the new building will generate. That being said it is highly likely a 330,000 square foot facility will attract more than 25 employees. Per the Plan Commission staff report for this development, in discussions with the developer, and in order to help analyze the parking requirements for the property, it was gauged that approximately 130 workers would be standard for a development of this scope. This would far exceed the minimum 25 employee municipal requirement for the incentive.

As the development is being completed over two phases, two incentive requests are being made, one for each phase. Over the 12-year life of the incentive, the applicant estimates that the property will generate over \$2.2 million more in property taxes with the Class 6b designation than if the property were to remain partially occupied as it is now. While the buildings may not have remained vacant for 12 more years, the intent of the Class 6b program is to facilitate industrial occupancy as quickly as possible. Furthermore, years of vacancy and disinvestment had rendered the buildings less desirable than other nearby industrial/flex properties. Even with the abatement, the applicant expects the property to generate \$5.73 million in total property tax revenue through 2028 (payable 2029).

VI. Site Visit

As this represents new construction, and not an existing/relocating business, no site visit was conducted. Planning & Community Development Staff has worked extensively with the developer since December 2016 and assisted in regards to the Plan Commission process.

VII. Site Specifics of Property Requesting Abatement

For the proposed redevelopment of 703-709 / 715-723 W. Algonquin Road, the property owner/developer is applying for a Class 6b property tax abatement that would allow the redevelopment of the 15.4 acre site. The site specifics are provided below:

- A. The facility at 703-709 W. Algonquin Road has been 100% vacant for several years. Meanwhile, the facility at 715-723 W. Algonquin Road is currently only 50% occupied in terms of square footage. The buildings were constructed in 1978-1979 and are suffering from obsolescence.
- B. The combined cost of demolishing the existing buildings and constructing the new facility over two phases is approximately \$13 million. The owner has stated that it would not be economically feasible for completion of the project without the incentive.
- C. Although it is unknown exactly how many tenants and employees would occupy the completed 330,000 square foot facility, Village Staff and the developer estimated that approximately 130 workers would hypothetically occupy a facility of this size based upon comparable facilities around the Chicago area, including others owned by Hamilton Partners, the parent company of the applicant. The development would benefit the community in terms of residual spending from employees and clients, and a long-term increase in property tax revenue at the site.

By definition, “The purpose of the M-2 District is to provide adequate space in appropriate locations for manufacturing and other activities. This district should be accessible to major railroads and arterial streets designated on the Village Official Map or Village Comprehensive Plan Map...Performance standards protect residential areas by restricting objectionable manufacturing activities such as noises, vibration, smoke, dust, odors, heat, glare, fire hazards, and other objectionable influences.”

The proposed development would be built to house a variety of potential industrial uses (manufacturing, assembly, warehousing, etc.) Each individual business would need to apply for a business license, and Planning & Community Development Staff would determine whether the proposed user meets zoning and parking requirements.

VIII. Relationship of Property Tax Abatement Goals to Application

The initial intent of the County Assessor's revised property tax incentive plan is to encourage new industrial and commercial development within the County. Reacting to slowed development in the commercial and industrial sectors, the Assessor recognized that the property tax rates in Cook County were higher than those of neighboring counties, which were seeing gains in the previously mentioned sectors. The Class 6b Property Tax Abatement program demonstrates an ongoing desire by Cook County officials to maintain their commercial and industrial competitiveness with the rest of the Chicago metropolitan region. In this instance, the abatement would allow for the redevelopment of an antiquated and mostly-vacant property into the first spec industrial building constructed in Arlington Heights in over 10 years. The economic impact would be shown in employment growth, an increase in local consumer spending, and an increase in property value of the site.

IX. Relationship of Village Guidelines to Application

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

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

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

1. The application fee shall have been paid.
2. The application form shall have been completed with attachments.
3. The business must be a manufacturing, industrial, research, warehousing, or fabricating firm for an excess of 51% of the structure's floor space or an excess of 51% of the employees.
4. The business must employ at least 25 individuals during the period when the taxes are abated.
5. The application (Section VI, VII, VIII and IX) must show a five-year financial benefit to the Village and no negative effect on any similar Village firm.

Guideline #3 is met by this application as an estimated 97% of the floor space would be dedicated to warehousing and light manufacturing, with the remaining 3% dedicated to office space. Guideline #4 is expected to be met as the applicant anticipates approximately 130 workers to occupy the property when completed. Guideline #5 is met by the redevelopment of an antiquated and mostly-vacant property into a new, modern industrial site more suited to attract businesses and bring workers to Arlington Heights.

X. Finance Department Review

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

XI. Adherence to 0% Interest Loan Program Requirements / Economic Development Activities

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

XII. Department of Planning and Community Development Recommendation

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

The request for tax abatement is recommended for approval. The program is designed to facilitate the ongoing, long-term use of the property located at 703-709 / 715-723 W. Algonquin Road. It is imperative that the community continues to demonstrate that it is ready to aggressively assist business development provided that it does not negatively impact the Village's quality of life.

The abatement would further benefit the community by bringing new industrial development to the community, and replacing two facilities that are 40 years old (with one building having been completely vacant for the past several years). The applicant speculates that this new 330,000 square foot development could create 130 jobs from the tenants that would move in. Also, as demonstrated in the application, the Village will see a much greater return on property taxes with the Class 6b than if the buildings were to remain partially occupied, or if both were to become completely vacant, over the same period of time.

The abatement would benefit the community through \$13 million of redevelopment to the property. Additionally, this would help attract new businesses to the community and allow them to grow in the future, creating additional employment opportunities over the next decade.

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

For use as an EXAMPLE:

	<u>COOK</u>	<u>COOK (W/CLASS 6B)</u>	<u>DUPAGE</u>
Market Value	\$17,220,000	\$17,220,000	\$17,220,000
Assessment Level	x .25	x .10	x .33
Assessed Valuation	\$4,305,000	\$ 1,722,000	\$ 5,682,600
Equalization Factor	x 2.9627	x 2.9627	x 1.0000
Equalized Value	\$12,754,424	\$ 5,101,769	\$ 5,682,600
Tax Rate (per \$100)	x 9.304%	x 9.304%	x 9.530%*
Taxes	\$ 1,186,672	\$ 474,669	\$ 541,552

*Note: DuPage County tax rate based upon that of a recently developed, similarly-sized industrial facility to the one proposed for this property.

DuPage County taxes for a property valued at \$17.2 million are about \$645,000 lower than Cook County taxes in this instance. In other terms, Cook County property taxes are 119% higher than DuPage County non-residential property taxes in this example. With the Cook County 6b abatement, property taxes become exponentially more competitive (12.4% lower than DuPage property taxes) in this instance.

As with the granting of Class 6b tax abatements in general, the net result of encouraging Class 6b tax abatements will provide for a more aggressive atmosphere for economic development in Arlington Heights than other communities in the six-county region. Hamilton Partners has a long track record of quality industrial development and business recruitment. Support of this incentive request will help the property thrive in the long-term and help re-tenant a site that has been mostly vacant for several years, ensuring its ability to serve Arlington Heights businesses in the present and in the future.



Item: Resolution - Cook County Class 7c Property Tax Abatement - 519 W Algonquin Rd LLC

Department: Planning/Legal

519 W ALGONQUIN LLC is requesting Village approval for a Cook County Class 7c Property Tax Classification relative to 519 W. Algonquin Road, consisting of two parcels of property. The property is currently occupied entirely by European Crystal Banquets. In August 2018, the Village Board approved plans to develop a nine-story, 62-room boutique hotel above the banquet hall, involving 5,200 SF of demolition to the existing facility while retaining 10,850 SF. The property tax abatement in question would apply to the hotel construction, which consists of 45,000 square feet, but not the remaining banquet facility.

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

The Village's guidelines for Class 7c applicants are based upon employing at least 100 workers, showing financial benefit to the Village, and commitment to providing 10% of their property tax savings over the first five years towards the Zero Interest Loan program.

The applicant provided a revised conceptual plan to the Conceptual Plan Review Committee on Wednesday, September 26 that would have increased the number of rooms to 100. This proposal has since been withdrawn and the applicant plans to move forward with the proposal approved by the Village Board in August.

According to the incentive application, the European Crystal Hotel would employ 51 full-time equivalent workers at this property. The applicant is requesting an exemption to the municipal requirement of at least 100 employees. The applicant anticipates having a positive financial impact on the Village by:

- Generating approximately \$525,000 more in property taxes after the incentive expires than if the site were to remain at its present use.
- Garnering \$695,000 in combined food & beverage and hotel taxes during the five-year life of the Class 7c.
- Attracting visitors who will support local businesses, adding sales taxes as

well.

- Agreeing to provide the Village with 10% of their property tax savings over the first three years of the abatement in order to help fund the Zero Interest Loan program or other economic development programs as needed.

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

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

Equalized assessed value was stagnant from 2013-2015, and decreased in 2017 from the previous year. Income tax statements were provided. The property has not been vacant, but new construction is an eligible expense under the Class 7c program. The developer has expressed that, but for the abatement, it would not be financially feasible to undertake this construction. And as stated above, increased tax revenue is shown through increases in property, sales, hotel, and food & beverage taxes.

The developer is looking to bring a boutique hotel concept to Arlington Heights that would be a destination and differentiate itself from other local hotels so as not to be direct competition. The Class 7c incentive would allow for the development of this hotel, creating additional employment and tax-generating opportunities.

RECOMMENDATION

It is recommended that the Village Board approve the attached Resolution Approving Certain Property to Participate in the Cook County Class 7c Commercial Urban Relief Eligibility Incentive, which supports the application for a partial Class 7c tax incentive for a hotel development at 519 W. Algonquin Road.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Type

Cook County Class 7c - 519 W Algonquin Resolution

LLC
Application Summary - 519 W Algonquin Rd Report

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

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights has reviewed the Cook County Commercial Urban Relief Eligibility - Incentive Classification Initial Questionnaire (IC-IQ) for Class 7c property tax status from the applicant, 519 W Algonquin Rd LLC, for the property located at 519 W Algonquin Rd, Arlington Heights, Illinois; and

WHEREAS, the applicant has proven that the four eligibility factors of the Cook County Real Property Assessment Classification Ordinance for a Class 7c Incentive are present and has satisfactorily demonstrated that the area is in need of commercial development; and

WHEREAS, the Village of Arlington Heights consents to and supports the application of 519 W Algonquin Rd LLC, for a Class 7c property tax abatement for the property located at 519 W Algonquin Rd, Arlington Heights, IL; and

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

SECTION ONE: That the applicant, 519 W Algonquin Rd LLC, located at 519 W Algonquin Rd, Arlington Heights, Illinois, and legally described as:

Lot 1 and Lot 2 in Donald Larson's Resubdivision of part of Lot 7 in Resubdivision of Joseph A Barne's Farm in Section 16, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on September 22, 1967 as Document LR 2349338 in Cook County, Illinois.

PIN 08-16-103-008, -009

is approved for participation in the Cook County Class 7c Commercial Urban Relief Eligibility Incentive and the Village of Arlington Heights hereby supports and consents to said property receiving Class 7c status from the Cook County Assessor and finds that a Class 7c is necessary for development to occur on the subject property.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 1st day of October, 2018.

Village President

ATTEST:

Village Clerk

Resolution-Misc:Class 7c – 519 W Algonquin Rd LLC

THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

The review for determination of support for a Cook County Class 7c Property Tax abatement for the property identified as 519 W. Algonquin Road will be conducted as follows:

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

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

I. Review Item by Item of Application

- A) INTRODUCTION: Complete. Applicant asserts that computations are to the best of its knowledge based on current value.
- B) PROPERTY DESCRIPTION: Complete. Submitted as Exhibit A.
- C) IDENTIFICATION OF PERSONS: Complete. Submitted as Exhibit D.
- D) PROPERTY USE: Complete. Submitted as Exhibits E, F, G, and H.
- E) TRAFFIC: Complete. Approximately 176 automobiles and 3 trucks will enter/exit the facility on a daily basis. Algonquin Road is the main route of ingress and egress, via Arlington Heights Road and I-90. The property offers 175 parking spaces, which is also what the proposed use requires. The developer has obtained agreements with neighboring properties to absorb temporary overflow parking when needed. The business anticipates employing 51 people from the start. No estimate is given for potential

employment growth, but the potential addition of a rooftop lounge could increase this number by a few additional workers.

- F) **EVIDENCE OF NEW CONSTRUCTION:** Complete. The applicant is planning to build a nine-story, 62-unit hotel atop the existing European Crystal Banquets facility. Approximately 5,200 square feet of existing banquet space would be removed, leaving around 10,850 square feet of remaining banquet space. The estimated cost for this work is approximately \$4 million. Submitted as Exhibit J.
- G) **EMPLOYMENT OPPORTUNITIES:** Complete. The tenant expects to employ around 51 workers at the opening of the hotel. By the end of the life of the Class 7c, the owner anticipates the business to employ approximately the same amount unless a rooftop lounge is added, which could add as many as four more full-time employees. The applicant does not meet the minimum number of total employees per the Village's application requirements (100 workers) and therefore is asking for an exemption from this requirement. The banquet hall at European Crystal would still retain about 30 employees. Submitted as Exhibit K.
- H) **FINANCIAL INFORMATION:** Complete. Submitted as Exhibit L.
- I) **FISCAL EFFECT:** Complete. Submitted as Exhibit M.
- J) **OTHER INDUCEMENTS:** Complete. No other inducements requested. Submitted as Exhibit N.
- K) **JUSTIFICATION:** Complete. Submitted as Exhibit O.
- L) **TAX BILLS:** Complete and submitted as additional attachment.
- M) **EAV INFORMATION:** Complete. Data showing decline in EAV in at least three of past six years provided. Submitted as Exhibit P.
- N) **CERTIFICATION OF "BUT FOR" REQUIREMENT:** Complete. Justification provided. Submitted as Exhibit O.
- O) **TAX REVENUE AND EMPLOYMENT PROJECTIONS:** Complete. Submitted as exhibits K and M.
- P) **COMPLETED IC-IQ QUESTIONNAIRE:** Complete. County "Incentive Classification – Initial Questionnaire" submitted as additional attachment.

II. Synopsis

Applicant wishes to obtain a Cook County Class 7c Property Tax Classification for 519 W. Algonquin Road. The Class 7c classification is designed to encourage commercial development throughout Cook County by offering a real estate tax incentive for the development of new commercial facilities, the rehabilitation of existing commercial structures, and the commercial reutilization of abandoned buildings. The goal of the Class 7c designation is to stabilize and increase commercial property values, incentivize viable and timely commercial projects, and increase employment opportunities.

The site has never been approved for a Class 7c tax abatement. With approval, the new construction would be assessed at 10% for the next three years, before rising to 15% in the fourth year, and 20% in the fifth and final year. Because there is an existing building (European Crystal Banquets), the abatement would not apply to existing construction. It would only apply to new construction (the hotel specifically). This constitutes a substantial reduction in the level of assessment and results in significant tax savings. Barring the approval of an incentive renewal, the property would return to paying the standard 25% assessment after the fifth year. In the absence of this incentive, commercial real estate would normally be assessed at 25% of its market value.

Eligibility Requirements

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

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

The applicant wishes to obtain a Cook County Class 7c Property Tax classification. The Class 7c application was not reviewed until after the Village Board approved the project on August 6, 2018, per the applicant's request, and was formally submitted on August 17, 2018. Additionally required information had been sent over the ensuing few weeks.

III. Correlation of Application to Comprehensive Plan

The General Comprehensive Plan indicates that this property should be research & development, manufacturing, and warehouse. However, per Cook County, the Class 7c incentive is "intended to encourage commercial projects which would not be economically feasible without assistance." Although designated by the Comprehensive Plan for a more industrial-type use, the site has been occupied by European Crystal Banquets since 1998. The hotel would be nine stories with approximately 6,000 square feet space making up each floor. The bottom floor would remain a banquet facility occupying approximately 10,850 square feet.

IV. Correlation of Application to Zoning

The Zoning Map revised January 1, 2018 designates the relevant parcel as an **M-1 Research, Development, and Light Manufacturing** zoning district. Within this district warehousing, packaging, and distribution and development are allowed. The proposed use of the subject site falls under the Zoning Code Permitted Use Table as "Hotel", which is not permitted in M-1 zoning. However, the site was approved for a land use variation to allow a hotel at this location per the Village Board on August 6, 2018.

V. State of Economy of Industry Making Application

The applicant wishes to construct a nine-story 62-room hotel atop the existing European Crystal Banquets at 519 W. Algonquin Road. Approximately 5,650 square feet of ballroom space would remain on the first floor, while the auxiliary banquet halls spaces would be demolished. The purpose for applying for the incentive request is to be able to obtain financing from potential lenders, as a significant property tax

abatement would help make the project a more secure investment. As the hotel portion of the project is the only new construction, only this portion is eligible for the property tax abatement. The banquet facility's portion is not eligible for the incentive as the space is already occupied.

Currently, Arlington Heights has nine hotels with 1,294 rooms. Of these, seven hotels are within one mile of the European Crystal property, offering just over 1,000 rooms. The applicant has expressed that this would be an independent boutique hotel, offering a different experience and amenities than the other Arlington Heights hotels that are all tied to national brands.

The applicant provided a revised conceptual plan to the Conceptual Plan Review Committee on Wednesday, September 26 that would have increased the number of rooms to 100. This proposal has since been withdrawn, and the applicant plans to move forward with the proposal approved by the Village Board in August.

The Village's Class 7c guidelines suggest that the applicant have a minimum employment threshold of 100 employees. The hotel would employ 51 workers. Therefore, the applicant is requesting an exemption from this requirement. Over the five-year life of the incentive, the applicant estimates that the property will generate approximately \$168,000 less in property taxes with the Class 7c designation than if it were to remain unchanged for the same time period. That being said, in the first year after the expiration of the incentive the property stands to generate \$1.38 million in property taxes, which is \$525,000 more in than if the site were to remain as-is (banquet facility alone). In other words, the finished hotel development will easily recoup the five-year property tax reduction due to the incentive, and then some, in just one year. Even with the abatement, the applicant expects the site to generate \$687,000 in total property tax revenue from 2020-2024. Furthermore, the hotel anticipates generating a combined \$695,000 in hotel tax and food & beverage tax during the incentive period as well.

VI. Site Visit

As this represents new construction, and not an existing/relocating business, no site visit was conducted. Planning & Community Development Staff has worked extensively with the developer since December 2015 and assisted in regards to the Plan Commission process.

VII. Site Specifics of Property Requesting Abatement

The banquet facility at 519 W. Algonquin Road is 16,130 square feet. The applicant is applying for a Class 7c property tax abatement that would enable the development of a nine-story, 62-room hotel above the existing banquet facility. This would involve the construction of 45,000 square feet of hotel at an estimated cost of \$4 million. The site specifics are provided below:

- A. Equalized assessed value (EAV) for the property has been stagnant or decreasing in three of the past six years. The EAV decreased from 2016 to 2017.
- B. The property tax rate is expected to be \$5.51 per square foot at this property once occupancy is achieved. A similar Lake County property can expect to pay \$1.94 per square foot. A Class 7c designation would make the entire property at 519 W. Algonquin Road much more competitive at \$2.01 per square foot during the incentive period.

C. The hotel is anticipated to employ approximately 51 workers at this location once open. By definition, "The purpose of the M-1 District is to encourage the grouping of offices, research offices and laboratories, light manufacturing uses, and ancillary business uses. The district should be accessible

to an arterial street designated on the Village Official Map or Village Comprehensive Plan Map...Performance standards protect residential areas by restricting objectionable manufacturing activities such as noises, vibration, smoke, dust, odors, heat, glare, fire hazards, and other objectionable influences.”

Although the use type into which the European Crystal Hotel falls under (“Hotel”) is not permitted in the M-2 zoning, a land use variation was approved by the Village Board in August 2018 to allow such a use on this site. The business is a commercial enterprise that complies with the mission of the Class 7c designation.

VIII. Relationship of Property Tax Abatement Goals to Application

The initial intent of the County Assessor's revised property tax incentive plan is to encourage new industrial and commercial development within the County. Reacting to slowed development in the commercial and industrial sectors, the Assessor recognized that the property tax rates in Cook County were higher than those of neighboring counties, which were seeing gains in the previously mentioned sectors. The Class 7c Property Tax Abatement program demonstrates an ongoing desire by Cook County officials to maintain their commercial competitiveness with the rest of the Chicago metropolitan region.

In this instance, the abatement would allow for the vertical construction of 45,000 square feet of hotel space, retaining a long-time business that would continue to occupy 10,850 square feet, and would create just over 50 new jobs. Furthermore, it would provide a reduction in property taxes that would entice financing for the project and help create stability in the hotel’s early years. Economic impact would be shown in the employment growth, an increase in tax revenue, and direct spending to Arlington Heights businesses from guests staying at the hotel.

In the first year after the expiration of the incentive the property stands to generate \$1.38 million in property taxes, which is \$525,000 more in than if the site were to remain as-is (banquet facility alone). In other words, the finished hotel development will easily recoup the five-year property tax reduction due to the incentive, and then some, in just one year. Even with the abatement, the applicant expects the site to generate \$687,000 in total property tax revenue from 2020-2024.

IX. Relationship of Village Guidelines to Application

The Class 7c incentive typically provides a 10% assessment level for the first three years, 15% in the fourth year and 20% in the fifth year. This constitutes a substantial reduction in the level of assessment and results in significant tax savings. In the absence of this incentive, commercial real estate would normally be assessed at 25% of its market value. This incentive request is for a partial abatement as the existing banquet hall facility structure is not eligible for the Class 7c, only new construction.

This provision requires “real estate used primarily for commercial purposes.” This is defined as “any real estate used primarily for buying or selling goods or services, or for otherwise providing goods and services, including any real estate used for hotel and motel purposes.”

This incentive is available throughout Cook County, but requires municipal approval prior to County officials granting the abatement. Further, localities may adopt guidelines of their own. These specifications may place restrictions such as minimum number of employees, residency, or square feet of operation.

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

1. The application fee shall have been paid.
2. The application form shall have been completed with attachments.
3. The business must be a commercial operation for an excess of 51% of the structure's floor space or an excess of 51% of the employees.
4. The business must employ at least 100 individuals during the period when the taxes are abated. The business must, in good faith, make an effort to recruit available job positions to Arlington Heights residents.
5. The application (Section VI, VII, VIII and IX) must show a five-year financial benefit to the Village and no negative effect on any similar Village firm.

Guideline #3 is met by this application as 100% of the floor space is dedicated to hotel and banquet space. Guideline #4 is not met as the hotel and banquet facility combined will only employ 80 workers. The applicant is requesting an exemption from this requirement. Guideline #5 is met as the developer is proposing a boutique hotel, which aims to attract a different clientele than existing Arlington Heights hotels and will not be of direct competition. Additionally, although taxes may potentially see a reduction for the property during the incentive period, the applicant's financial representative estimates that the site will immediately recoup those costs by generating over \$500,000 more in property taxes in just the first year alone after the Class 7c expires than if the hotel were to not be built. Furthermore, the developer anticipates generating \$695,000 in combined hotel tax and food & beverage tax during the incentive period.

X. Finance Department Review

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

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

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

XII. Department of Planning and Community Development Recommendation

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

The request for tax abatement is recommended for approval. The program is designed to facilitate the ongoing, long-term use of the property, and new investment, at 519 W. Algonquin Road. It is imperative

that the community continues to demonstrate that it is ready to aggressively assist business development provided that it does not negatively impact the Village's quality of life. However, approval is contingent upon compliance with all Village codes.

The abatement would further benefit the community by adding 51 jobs and providing additional hotel taxes and property taxes. Furthermore, this would help bring a boutique hotel that will bring people to the community and help add additional sales taxes and food & beverage taxes. The Village will see a greater return on property taxes in the first year after the incentive expires, than any tax revenue reduction during the incentive period.

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

For use as an EXAMPLE:

	<u>COOK</u>	<u>COOK (W/CLASS 7C)</u>	<u>LAKE</u>
Market Value	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Assessment Level	<u>x .25</u>	<u>x .10</u>	<u>x .33</u>
Assessed Valuation	\$ 250,000	\$ 100,000	\$ 330,000
State Multiplier	<u>x 2.9627</u>	<u>x 2.9627</u>	<u>x 1.0000</u>
Equalized Value	\$ 740,675	\$ 296,270	\$ 330,000
Tax Rate (per \$100)	<u>x 11.14%</u>	<u>x 11.14%</u>	<u>x 8.81%*</u>
Taxes	\$ 82,511	\$ 33,004	\$ 29,073

*Note: Based upon comparable Lake County property tax rate for an independent hotel (2017).

Commercial taxes in adjacent counties would be lower than in Cook. With the Cook County 7c abatement, property taxes become more competitive, yet are still 13.5% higher than Lake County taxes in this instance.

The net result of encouraging Class 7c tax abatement incentives will provide for a more aggressive atmosphere for economic development in Arlington Heights than other communities in the six-county region. The developer is proposing a high-end boutique hotel which would provide a unique amenity for Arlington Heights in its effort to attract out-of-town guests who also support local businesses, contributing to sales taxes, food & beverage taxes, and of course hotel taxes. Staff recommends approval of this incentive request.



Item: Ordinance - Planned Unit Development Amendment - Arlington Downs

Department: Planning/Legal

An Ordinance Amending Planned Unit Development Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-049 and 18-019, Granting a Land Use Variation, a Preliminary Plat of Subdivision, an Amendment to a Special Use Permit and Certain Variations from Chapter 28 of the Arlington Heights Municipal Code (Arlington Downs, 3400 W Euclid Ave)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Arlington Downs PUD Amendment	Ordinance

**AN ORDINANCE APPROVING AMENDMENTS TO
PLANNED UNIT DEVELOPMENT ORDINANCE NUMBERS
12-006, 12-037, 12-039 14-025, 15-049 AND 18-019, GRANTING A LAND
USE VARIATION, A PRELIMINARY PLAT OF SUBDIVISION, AN
AMENDMENT TO A SPECIAL USE PERMIT AND 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 heretofore passed and approved Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-049 and 18-019, approving and amending a planned unit development, for the property located at 3400 W Euclid Ave, Arlington Heights, Illinois; and

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 18-010, pursuant to notice, has on July 25, 2018, conducted a public hearing on a request for approval of amendments to Planned Unit Development Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-049 and 18-019 to allow certain modifications to the approved development plan, a land use variation to allow a residential use as a principal use in a B-2 General Business District, a preliminary plat of subdivision, amendment to a special use permit, and variations from Chapter 28 of the Arlington Heights Municipal; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that authorizing and granting said 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 Arlington Downs approved and amended in Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-049 and 18-019, is hereby amended to allow certain modifications to the approved plan for the property legally described as:

Lots 1A, 2A, and 4A in Arlington Downs Two, being a resubdivision of Lots 1, 2 and 4 in Arlington Downs, being a Planned Unit Development of part of the Northwest ¼ of Section 25

and part of the Northeast ¼ of Section 26, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat of said Arlington Downs Two, recorded October 25, 2013, as Document 1329839038, in Cook County, Illinois, and;

Lots 3 and 5 in Arlington Downs, being a Planned Unit Development of part of the Northwest ¼ of Section 25 and part of the Northeast ¼ of Section 26, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat of said Arlington Downs, Recorded January 3, 2013, as Document 1300334039, in Cook County, Illinois, and;

Lot 16 in Arlington Park Office Center, being a subdivision of part of the Northwest ¼ of Section 25, and part of the Northeast ¼ of Section 26, Township 42 North, Range 10, East of the Third Principal Meridian, recorded on May 22, 1980, Document Number 25466742, in Cook County, Illinois.

and commonly described as 3400 W Euclid Ave, Arlington Heights, Illinois, in compliance with the following plans submitted by the Petitioner:

The following plans have been prepared by OKW Architects:

Plan	Date	Sheet
Cover Sheet- PUD	May 15, 2017 with revisions through June 22, 2018	G000
Existing Conditions Site Plan	May 15, 2017 with revisions through June 22, 2018	EX10
Master Site Plan	May 15, 2017 with revisions through June 22, 2018	A010
Site Plan Details	May 15, 2017 with revisions through June 22, 2018	A011

The following plans prepared by Eriksson Engineering Associates, are dated April 4, 2018 with revisions through June 22, 2018:

Plan	Sheet
Site Cover Sheet	C-0.01
Site Notes and Legends	C-0.02
Site Demolition Plan Overall	C-1.00
Site Demolition Plan Northwest	C-1.01
Site Demolition Plan West	C-1.02
Site Demolition Plan East	C-1.03
Site Demolition Plan Southwest	C-1.04
Site Demolition Plan Southeast	C-1.05
Site Geometry Plan Overall	C-2.00
Site Geometry Plan Northwest	C-2.01
Site Geometry Plan West	C-2.02
Site Geometry Plan East	C-2.03
Site Geometry Plan Southwest	C-2.04
Site Geometry Plan Southeast	C-2.05
Site Utility Plan Overall	C-2.10
Site Utility Plan Northwest	C-2.11
Site Utility Plan West	C-2.12

Plan	Sheet
Site Utility Plan East	C-2.13
Site Utility Plan Southwest	C-2.14
Site Utility Plan Southeast	C-2.15
Grading and Paving Plan Overall	C-3.00
Grading and Paving Plan Northwest	C-3.01
Grading and Paving Plan West	C-3.02
Grading and Paving Plan East	C-3.03
Grading and Paving Plan Southwest	C-3.04
Grading and Paving Plan Southeast	C-3.05
Soil Erosion and Sediment Control Plan Overall	C-3.10
Soil Erosion and Sediment Control Plan Northwest	C-3.11
Soil Erosion and Sediment Control Plan West	C-3.12
Soil Erosion and Sediment Control Plan East	C-3.13
Soil Erosion and Sediment Control Plan Southwest	C-3.14
Soil Erosion and Sediment Control Plan Southeast	C-3.15
Site Details	C4.01, C4.02, C4.03, C4.04
MWRD Exhibit-Regional Basin per 13-016 (dated 4/4/18 with revisions through 5/18/2018)	C5.01
MWRD Drainage Exhibit-Existing Site Conditions (dated 4/4/18 with revisions through 5/18/18)	C5.02
Village Drainage Exhibit-Phase 2 Site Conditions	C5.03
Drainage Exhibit Future Site Conditions (dated 4/4/18 with revisions through 5/18/18)	C5.04
Autoturn Exhibit Fire Truck	C6.01, C6.02, C6.03, C6.04
Autoturn Exhibit Passenger	C6.05
Autoturn Exhibit Refuse	C6.06

The following plans prepared by Daniel Weinbach & Partners, Ltd. are dated April 7, 2018 with revisions through June 22, 2018:

Plan	Sheet
Tree Survey	L-1.0
Overall Landscape Plan	L-2.0
Landscape Plan NW	L-2.1
Landscape Plan SW	L-2.2
Landscape Plan NE	L-2.3
Landscape Plan SE	L-2.4
Landscape Enlargements (dated 5/9/18 with revisions through 6/22/18)	L-3.0

The following plans prepared by OKW Architects are dated April 4, 2018 with revisions through June 22, 2018:

Plan	Sheet
Ground Floor Plan	A100
Basement Plan	A101

Plan	Sheet
2 nd -5 th Floor Plan	A102
Roof Plan	A103
Elevations	A-104, A-105, A-106, A-107
Building Sections	A-108
Building B	A200

The following plans prepared by Gillespie Design Group, are dated September 15, 2017 with revisions through June 20, 2018, have been:

Plan	Sheet
First Floor Plan	A300
Mezzanine Floor Plan	A301
Second Floor Plan	A302
Third Floor Plan	A303
Fourth Floor Plan	A304
Exterior Elevations	A305
	A306
Wall Sections	A307, A308, A309,
Building Sections	A310

The following plans prepared by Gillespie Design Group are dated February 28, 2018 with revisions through June 20, 2018:

Plan	Sheet
Proposed Site Plan	A400
Basement Floor Plan	A401
First Floor Plan-Composite	A402
First Floor Plan-Area "A"	A402A
First Floor Plan-Area "B"	A402B
First Floor Plan-Area "C"	A402C
Mezzanine Floor Plan	A403
Exterior Elevations	A404, A405, A406
Existing Building Sections	A407, A408, A409

Photometric Site Plan, prepared by KSA Lighting & Controls, dated May 15, 2017 with revisions through June 22, 2018, consisting of sheet P-100,

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

SECTION TWO: That a land use variation to allow a residential use as a principal use in a B-2 General Business District within the ADR-II development site is hereby granted.

SECTION THREE: That the preliminary plat of subdivision prepared by TFW Surveying and Mapping, Inc., dated May 25, 2018 with revisions through June 21, 2018, for the property legally described as:

Lot 4A in Arlington Downs Two, being a subdivision located on part of the Northwest ¼ of Section 25 and part of the Northeast ¼ of Section 26, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat of said Arlington Downs Two recorded on October 25, 2013 as Document Number 1329839038, In Cook County, Illinois.

And Lots 3 and 5 in Arlington Downs, being a subdivision located on part of the Northwest ¼ of Section 25 and part of the Northeast ¼ of Section 26, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat of said Arlington Downs, Recorded January 3, 2013 as Document Number 1300334039, In Cook County, Illinois.

is hereby approved.

SECTION FOUR: That an amendment is hereby granted for the special use permit granted for a hotel by reducing the number of rooms from 161 rooms to 116 rooms and to allow the hotel located within Zone D, and to allow for residential development within Zone C prior to constructing the foundation for the hotel.

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

1. A variation from Section 10.4, Schedule of Parking Requirements, to allow a reduction from the required number of on-site parking spaces from 2,768 spaces to 2,333 spaces.

2. A variation from Section 5.1-11.4(a), Conditions of Use, to allow dwelling units on the first floor on Lot 5A.

3. A variation from Section 10.7, Schedule of Loading Requirements, waiving the requirement for two (10 foot x 50 foot) off-street loading berths for the retail/restaurant uses in Zone D.

SECTION SIX: That approval of the amendment to Planned Unit Development Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-049 and 18-019, land use variation, preliminary plat of subdivision, amendment to a special use permit and variations from Chapter 28 of the Arlington Heights Municipal Code, are subject to the following conditions:

1. Final Plat of Subdivision approval is required.

2. A planned unit development amendment shall be required for the ADR-III and ADR-IV development sites when a project for those properties has been proposed.

3. The previously approved ordinances shall be amended as outlined in Exhibit I, attached hereto and made a part hereof.

4. Prior to Final Plat of Subdivision approval, the Petitioner shall:

- a. Modify the plans for the ADR-II development site as necessary to comply with fire lane requirements as mandated by the Village.

- b. The Petitioner shall revise the landscape plan to incorporate 12 additional evergreen trees along Euclid Avenue to screen the rear areas of retail buildings A and B.
- c. Provide a revised site plan that shows the dumpster enclosure for retail buildings A and B as part of the building via a wing wall and the opening for these enclosures to be facing away from Euclid Avenue.
- d. Provide better screening for the mechanical and loading/delivery area at the rear of the ADR-II development site. Such screening may require a screen wall.

5. The developer shall provide in the ADR II development site, nine affordable units in perpetuity and pay a \$25,000 per unit fee in lieu of providing four additional affordable units (for a total of \$100,000) in accordance with Exhibit A – Arlington Downs Affordable Housing Conditions, attached hereto and made a part hereof, to reflect inclusion of affordable housing units.

6. Prior to building permit issuance, the Petitioner shall provide the Village with a copy of the amended Declarations, Covenants, and Restrictions for the Planned Unit Development (PUD). To the satisfaction of the Village, this document shall provide for reciprocal access, parking, and shared maintenance amongst all developments within the PUD. The revised document must also contain language that addresses payment responsibility for water loss between the master meters and individual meters within the development to the satisfaction of the Public Works Department, or alternatively, the developer can enter into a separate onsite utility and maintenance agreement to address the concerns from the Public Works Department (for review and approval by the Village).

7. Impact Fees will for the ADR-II development site shall be required at the time of building permit issuance, compliant with Village Code.

8. The removal of any debris and dilapidated concrete/asphalt, and the replacement of any dead landscaping within each zone will be required if construction within any zone has not commenced within 12 months of approval of this PUD amendment. Additionally, if at any time during construction within any zone, said construction ceases for a period of 12 months, then that zone shall be cleared of debris, construction material, and landscaped to the satisfaction of the Village.

9. The Petitioner shall explore construction of a landscaped median in the Euclid Avenue right-of-way, and shall construct said median if determined to be feasible by the City of Rolling Meadows and Cook County Department of Transportation. All maintenance costs for this landscaped median will be the responsibility of the property owner.

10. The air conditioning units located in the front yard of the hotel building shall be screened with a screen wall that is architecturally compatible with the hotel building and

provides complete screening of the units (three sides). Alternatively, these units can be relocated to the roof of the building and appropriately screened.

11. Prior to zoning approval being granted for future development of the ADR-III and ADR-IV development sites, the Petitioner will need to survey the existing parking within One Arlington and the ADR-II development site to determine if the parking ratios for these developments adequately capture their parking demand.

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

SECTION SEVEN: Except as amended by this Ordinance, the remaining provisions of Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-049 and 18-019, shall remain in full force and effect.

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

SECTION TEN: 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 ELEVEN: 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 1st day of October, 2018.

ATTEST:

Village President

Village Clerk

EXHIBIT A

Arlington Downs Affordable Housing Conditions Reflecting Inclusion of Affordable Housing Units

1. In accordance with the existing PUD and 2012 approval, the developer shall provide 5% of the units as affordable housing units. In ADRII, nine (9) units in the building shall be dedicated as affordable housing units in perpetuity. The bedroom mix of the affordable housing units shall be proportional to the bedroom mix of the building as a whole (i.e. 2 studio units, 4 one-bedroom units and 3 two-bedroom units). The affordable units shall be the same sizes for the bedroom types, same quality and have the same finishes as the market-rate units. The developer shall pay a fee-in-lieu of providing 4 additional affordable housing units at a rate of \$25,000 per affordable unit not provided for a total of \$100,000.
2. The fee in lieu payments shall be made no later than the issuance of the first building permit for the project.
3. If fees are paid and the developer later decides to provide one or more of the four affordable units for which fees have been paid, the developer may receive refunds of the fees for each of the affordable units included in the development in accordance with the following:
 - a) Refunds may only occur no more than 12 months from date of the issuance of the first building permit; and
 - b) If funds are available in the Trust Fund in the amount of the requested refund;
4. The base rental rate for affordable housing units shall be set at the HUD Fair Market Rent for Cook County as established annually by the U. S. Department of Housing and Urban Development (HUD), and income eligibility for the affordable units shall not exceed 60% of the area median income, adjusted for household size, for the Chicago area as determined by HUD. If the developer is participating in an affordable housing program that is approved by the Village (such as a government-sponsored program, program for veterans, etc.), the eligibility guidelines and rent structure of the approved affordable housing program would apply.
5. The developer shall submit an annual report concerning compliance with the affordable housing program by January 31 of each year, in a form as determined by the Village.

Exhibit I: List of Amendments to Previous Approval Ordinances

Ordinance 12-006:

That the special use approved in Ordinance number 12-006, and amended via Ordinance 14-025, be further amended to allow a 116 room hotel in Zone D.

That the land use variation granted in Ordinance 12-006 to allow residential uses as the principal use in Zone C, is hereby amended to allow residential uses as the principal use in Zone E, Zone C, and Zone 2B (inclusive of lot 16).

That the variation granted by Ordinance 12-006 to allow lodging rooms below the 2nd floor is repealed.

That the variation granted by Ordinance 12-006 to waive the requirement for landscape islands underneath all light poles in Zone D is repealed.

That the variation granted by Ordinance 12-006 to allow a reduction in the number of required onsite parking spaces, is hereby amended to allow 2,333 parking stalls where 2,768 parking stalls are required.

General Condition #1 be modified to clarify that Zone A shall be developed mixed use, Zone B shall be developed as residential and entertainment, that Zone C and E shall be developed as residential, that Zone D shall be developed as commercial and hotel.

General Condition #2 be modified to clarify that residential dwelling units shall only be allowed in Zones A, B, C, and E.

General Condition #3 be modified to clarify that the maximum number of dwelling units in Zone A shall be 214, that the maximum number of dwelling units in Zone C and E shall be 443, and that the maximum number of dwelling units in Zone B shall be 360.

General Condition #9 be amended to limit the maximum number of occupants within the First Ascent/Funtopia building to 1,275 occupants.

General Condition #10 be amended to clarify that the project shall comply with the Design Commission motions from May 22nd and June 12, 2018.

General Condition #11 be repealed.

Traffic and Parking Condition #2 be amended to allow parking for residential uses in Zones A, B, and C.

Traffic and Parking Condition #8 be amended to clarify that Salt Creek Lane roadway improvements shall be implemented in conjunction with the development of ADR-II.

Traffic and Parking Condition #11 be repealed.

Traffic and Parking Condition #14 be repealed.

Building, Site, and Landscape Related Condition #1 shall be amended to clarify that the plaza area and associated landscaping, as well as the Village gateway sign located at the southwest corner of Zone D, shall be constructed once construction within Zone D begins.

Building, Site, and Landscape Related Condition #2 shall be amended to clarify that the landscaping along the primary drive that extends west to Rohlwing Road shall be required when development in Zone D begins.

Building, Site, and Landscape Related Condition #4 shall be repealed.

Ordinance 12-037:

That the variation granted by Ordinance 12-037 be amended to clarify that the parking variation is to allow a reduction in required parking to allow 2,333 parking stalls where 2,768 parking stalls are required.

Ordinance 12-039:

That condition #1c be repealed.

Ordinance 14-025:

That the Special Use Permit granted for a large amusement device arcade in the B-2 district be repealed.

That the variation to allow lodging rooms below the second floor in the B-2 district be repealed.

That the parking variation granted by Ordinance 14-025 be amended to clarify that the parking variation is to allow a reduction in required parking to allow 2,333 parking stalls where 2,768 parking stalls are required.

Condition of approval #1 be repealed.

Condition #4 be amended to clarify that the petitioner shall comply with the Design Commission motions from May 22nd and June 12, 2018.

Ordinance 15-049:

That the conceptual approval for 26,825 square feet of restaurant spaces and 6,400 square feet of outdoor restaurant spaces be amended to grant conceptual approval for 20,000 square feet of restaurant space and 3,000 square feet of outdoor restaurant space.

That the variation granted to allow a reduction in the required 15 foot setback for parking lots located on Rohlwing Road be repealed.

That the variation to reduce the parking requirements be amended to clarify that the variation is to allow 2,333 parking stalls where 2,768 parking stalls are required.

That condition #1 be repealed.

That condition #2 be amended to clarify that no less than 10,305 square feet of non-sales tax/food and beverage tax generators shall be permitted in Zone D.

Condition #7 shall be amended to require that the petitioner comply with the Design Commission motions from May 22nd and June 12, 2018.



Item: Bond Waiver - Arlington Heights Park District

Department: Building & Life Safety

Background

The Arlington Heights Park District is requesting a waiver of the bond requirement for their upcoming raffle taking place at during the Holiday Party on December 14, 2018. Tickets will be sold the day of the event from 4:30pm to 8:30pm, at which time the winner will be announced.

Recommendation

Staff recommends that the Village Board grant a waiver of the bond requirement.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Letter

Type

Correspondence



September 18, 2018

Ms. Valerie Gerstein
Licensing Department
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Re: Arlington Heights Park District Holiday Party – Raffle/Split the Pot

Dear Valerie:

Attached please find our Raffle License application and our tax exempt information for the Arlington Heights Park District for our upcoming Holiday Party, December 14, 2018. We would appreciate your waiving the bond requirement due to the organization being a tax exempt entity.

Please let me know if you have any further questions.

Sincerely,

Jason S. Myers
Director of Finance & Personnel
Arlington Heights Park District



Item: Permit Fee Waiver - Wheeling Township

Department: Building & Life Safety

Background

Wheeling Township is requesting a waiver of the permit fee for the expansion of the Food Pantry.

Estimated amount of the fee waiver: \$535.00

Recommendation

Staff recommends that the Village Board grant a waiver of the permit fees related to the Food Pantry expansion project.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Letter

Type

Correspondence

1616 N. Arlington Heights Rd.
Arlington Heights, IL 60004



Telephone 847 259 7730
Fax 847 259 1570

September 25, 2018

Village of Arlington Heights
Randall Recklaus
Village Manager
33 S Arlington Heights Road
Arlington Heights, IL 60005

Dear Mr. Recklaus:

RE: Commercial Permit Fees Wavier for Application 181622

Hello, I would like to introduce myself, I am Regina Stapleton the new Director of Finance and Administration for Wheeling Township. As with any transitions somethings fall between the cracks, unfortunately this is one of the things. Wheeling Township will be expanding their Food Pantry due to the increase need to use our Food Pantry. During the transition, I did not realize that we needed to request for a Waiver of Permit Fees. Our permit has been approved and we would like to begin construction on Thursday September 27, 2018. We are requesting that our permit be issued pending the approval of our Wavier of Permit Fees in the amount of \$535.00. The Wheeling Township Food Pantry, a 501(c)3, fed about 11,900 people last fiscal year. We thank you in advance for considering waiving out permit fee.

Sincerely,

A handwritten signature in dark ink, appearing to read "Regina Stapleton". The signature is fluid and cursive, with the first name "Regina" being more prominent than the last name "Stapleton".

Regina Stapleton
Director of Finance and Administration



Item: H&R Block - 1040 S. Arlington Heights Rd. / Sign Variation - DC#18-081

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the side of the building, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 30.8 sf wall sign on the side of the building, where zero sf is allowed.

Recommendation

A public meeting was held by the Design Commission on September 13, 2018 where Commissioner Kingsley moved and Commissioner Kubow seconded:

A motion to recommended approval to the Village Board, the following sign variations for H&R Block at 1040 S. Arlington Heights Road:

1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the side of the building, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 30.8 sf wall sign on the side of the building, where zero sf is allowed.

This recommendation is subject to compliance with the plans dated 10/3/17 and received 8/14/18, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. A requirement to center the square logo under the window on each side of the building.
2. To prohibit any other wall signs on the building.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be

reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
DC Minutes 9/13/18	Minutes
Exhibits	Exhibits
Photos	Exhibits
DC Timeline Tracker	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: H&R Block
Project Address: 1040 S. Arlington Heights Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 18-081
Petitioner Name: Shaun Harris
Petitioner Address: South Water Signs
934 N. Church Rd.
Elmhurst, IL 60126
Meeting Date: September 13, 2018

Date Prepared: September 5, 2018

Requested Action(s):

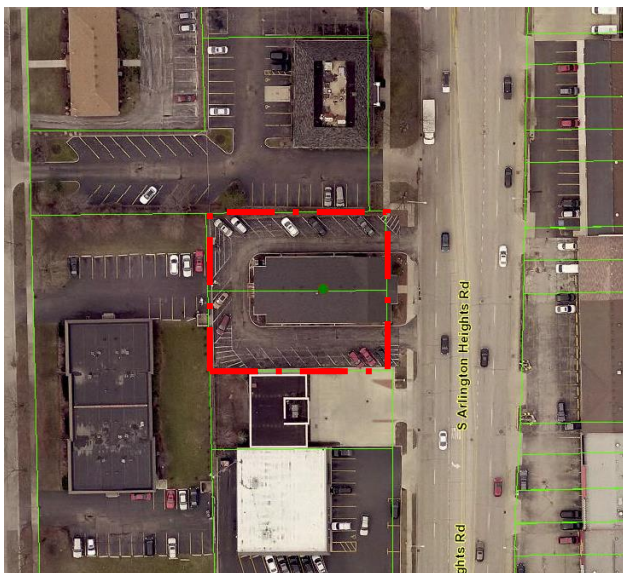
1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the side of the building, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 30.8 sf wall sign on the side of the building, where zero sf is allowed.

ANALYSIS:

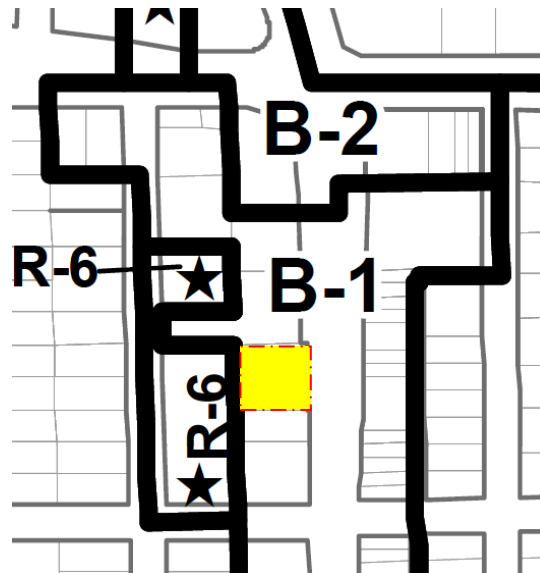
Summary

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

H&R Block is located in a two-story, multi-tenant office building, and they partially occupy the first and second floors. They are proposing to install one "H&R Block" wall sign on each side of the building, facing north and facing south. One sign is allowed per code, but a variation is required for the second wall sign. The signs are proposed to be the same size and design, and will be internally illuminated.



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	B-1, Business District Limited Retail	Multi-Tenant Office	Commercial
North	B-1, Business District Limited Retail	Multi-Tenant Office	Commercial
South	B-1, Business District Limited Retail	Martin Optical Eye Care	Commercial
East	B-1, Business District Limited Retail	Multi-Tenant Retail/Office	Commercial
West	R-6, Multiple Family Dwelling District	Multi-Tenant Office Building	Moderate Density Multi-Family

Table 1: Wall Sign Summary

SIGN	ELEVATION / FRONTAGE	SIGNABLE AREA	25% ALLOWED BY CODE	SIGN SIZE	REMARKS
"H&R Block"	North / parking lot	144 sf	36 sf	30.8 sf	Complies with code.
"H&R Block"	South / parking lot	0 sf	0 sf	30.8 sf	Variation required for number, Variation required for size. <u>Note:</u> If the proposed sign were approved, it would comply with the 25% signable area.
TOTAL				61.6 sf	

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-902 sets out the standards for granting a sign variation.

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

The petitioner has submitted a letter stating that two wall signs (one on each side of the building) are required for visibility, because a wall sign on the front of the building would not be visible. Furthermore, the letter explains that a ground sign is not possible due to the tight site constraints.

Staff agrees that the design of the front façade is not accommodating for placement of wall signage. Visibility of signage on the front wall would be limited, and this hardship is not self-created. Allowing the proposed wall signs will serve to relieve the petitioner from a difficulty attributable to this unique location and building setback. The proposed wall signs are nicely designed, and they fit comfortably on the side walls. Staff does not object to the proposed signs, but recommends that if the variation is granted, it should include a condition that no other wall signage shall be allowed on this building.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board of the following sign variations for *H&R Block* at 1040 S. Arlington Heights Road:

1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the side of the building, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 30.8 sf wall sign on the side of the building, where zero sf is allowed.

This recommendation is subject to compliance with the plans dated 10/3/17 and received 8/14/18, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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

September 5, 2018

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 18-081

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 13, 2018

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

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Jonathan Kubow

Members Absent: Ted Eckhardt
Scott Seyer

Also Present: Shaun Harris, South Water Signs for *H&R Block*
Mario Valentini, MRV Architects Inc. for *Taco Bell*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM AUGUST 28, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF AUGUST 28, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. SIGN VARIATION REVIEWDC#18-081 – H&R Block - 1040 S. Arlington Heights Rd.

Shaun Harris, representing *South Water Signs*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. H&R Block is located in a two-story, multi-tenant office building, and they partially occupy the first and second floors. They are proposing to install an "H&R Block" wall sign on each side of the building, facing north and facing south. One sign is allowed per code, but a variation is required for the second wall sign. The signs are proposed to be the same size and design, and will be internally illuminated.

The petitioner has submitted a letter stating that two wall signs (one on each side of the building) are required for visibility, because a wall sign on the front of the building would not be visible. Furthermore, the letter explains that a ground sign is not possible due to the tight site constraints.

Staff has reviewed the proposed sign variation request and agrees that the design of the front facade is not accommodating for placement of wall signage. Visibility of signage on the front wall would be limited, and this hardship is not self-created. Allowing the proposed wall signs will serve to relieve the petitioner from a difficulty attributable to this unique location and building setback. The proposed wall signs are nicely designed, and they fit comfortably on the side walls. Staff does not object to the proposed signs, but recommends that if the variation is granted, it should include a condition that no other wall signage shall be allowed on this building.

Chair Fitzgerald asked if there was any public comment and there was no response from the audience.

Commissioner Kingsley agreed with all of Staff's recommendations and had no problem with the variation request. She asked if the raceway color would match the brick, and Mr. Harris said that it would. Commissioner Kingsley had no other comments.

Commissioner Kubow agreed completely; the proposed signage is nicely designed and would be helpful at this location. He asked about the hours for the internal illumination of the signage, and Mr. Harris said that the signage would meet Village regulations in terms of hours of illumination. Mr. Hautzinger clarified that code requirements for illuminated signs located on a lot adjacent to or immediately across the street from any residential district are that the signs must be turned off at all times between the hours of 11 p.m. and 7 a.m. and the petitioner is not seeking a variation from this requirement. Commissioner Kubow also agreed with Staff's requirement to prohibit any other wall signage on the building.

Chair Fitzgerald agreed with the comments made so far, and he suggested the green block on both sides of the building be moved slightly to be centered under the windows, since the building is so perfectly symmetrical. Commissioners Kingsley and Kubow agreed with the suggestion. Chair Fitzgerald also agreed with Staff's requirement to prohibit any other wall signs on the building.

Commissioner Kingsley commented that the illumination of the signs should not exceed the Village parameters for backlit signs.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, OF THE FOLLOWING SIGN VARIATION REQUEST FOR H&R BLOCK LOCATED AT 1040 S. ARLINGTON HEIGHTS ROAD.:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402 NUMBER, TO ALLOW ONE WALL SIGN ON THE SIDE OF THE BUILDING, WHERE ZERO WALL SIGNS ARE ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403a DIMENSIONS, TO ALLOW A 30.8 SF WALL SIGN ON THE SIDE OF THE BUILDING, WHERE ZERO SF IS ALLOWED.

THIS RECOMMENDATION IS BASED ON THE PLANS DATED 10/3/17 AND RECEIVED 8/14/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. A REQUIREMENT TO CENTER THE SQUARE LOGO UNDER THE WINDOW ON EACH SIDE OF THE BUILDING.
2. TO PROHIBIT ANY OTHER WALL SIGNS ON THE BUILDING.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

Mr. Hautzinger advised the petitioner that the Village Board has final approval on all sign variations, with the Design Commission being a recommending body. He will work with the petitioner to schedule the sign variation request with the Village Board at the next available meeting.

Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

RE: Sign Variation Application & Procedures

To Whom It May Concern:

I am the sign contractor for the HR Block office located at 1040 S. Arlington Heights Rd. The purpose of this letter is to address the reason(s) for filing for a variance at the aforementioned location. The following are the reasons for the request:

A: HR Block's current position does not provide visibility to commuters heading North & South Bound on Arlington Heights Rd.

B: This office would need identification for traffic flowing North & South bound. South bound traffic would be assisted by an identification sign, as the entry driveway is one directional. North bound traffic would be assisted by an identification sign to make a decision to use Central Road or an alternative option to arrive at location.

C: Based on the Plat of Survey, HR Block would not be allowed a monument sign, which could serve as identification, they do not meet the criteria of space needed to place a monument sign.

D & E: HR Block would not be setting a precedent with side elevations signs. The 2 side elevation signs are proposed because the front of the building is slightly regressed and would not be visible to traffic. Also, due to the location to avoid traffic issues, the side elevation signs would ample time to alert of HR Block's location.

Please accept this letter for variation hardship so we can present our case for this request. Thank you for your time and consideration.

Best regards,

Shaun D. Harris | Project Manager
sharris@southwatersigns.com

934 North Church Road, Elmhurst, IL 60126

DIRECT	331 225 3404
MOBILE	708 466 2778
FAX	630 333 4915

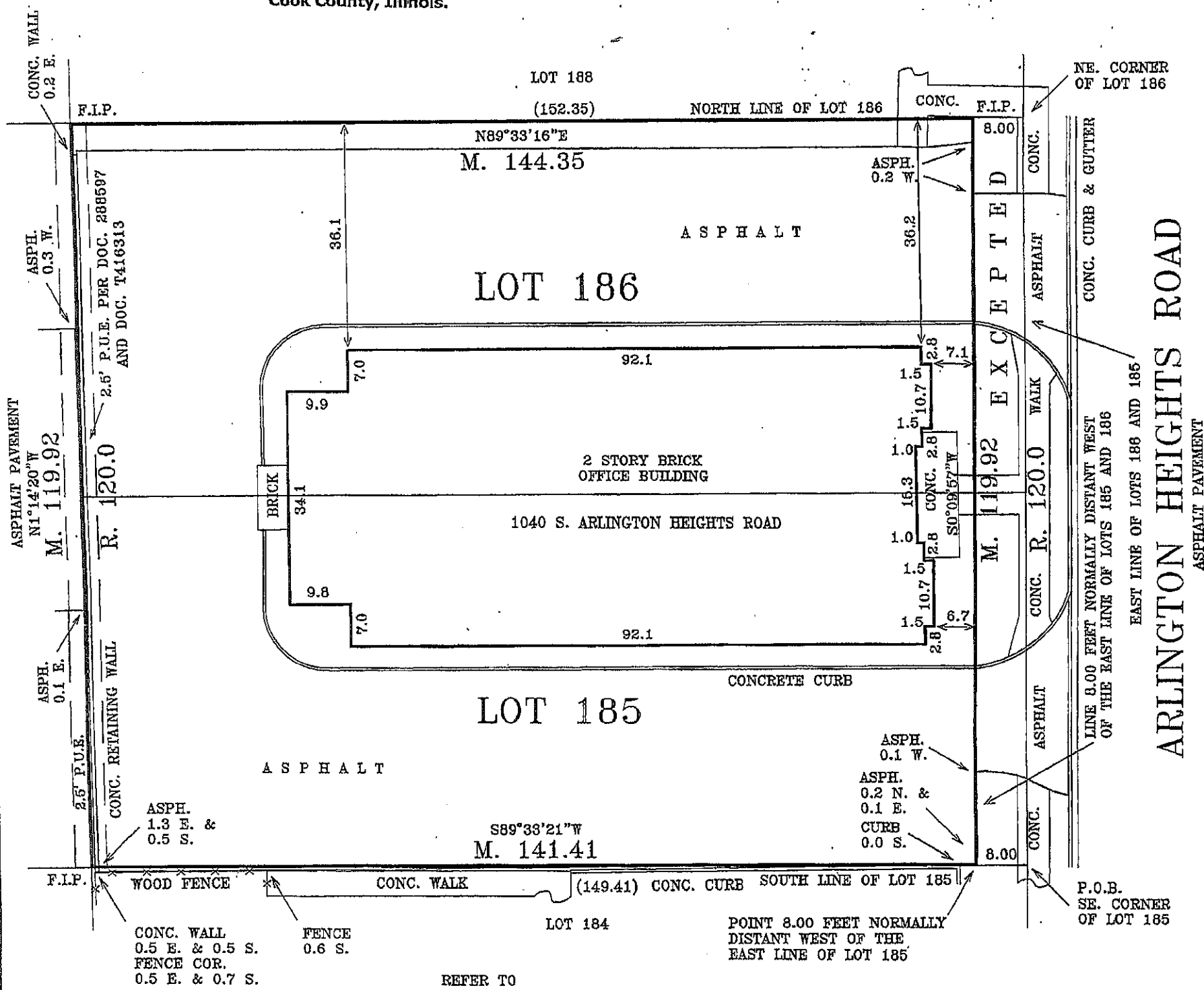
WEB	southwatersigns.com
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PLAT OF SURVEY



SCALE:
1 INCH = 20 FEET

Lots 185 and 186 in R.A Cepek's Arlington Highlands, a subdivision of parts of Sections 4 and 9, Township 41 North, Range 11 East of the Third Principal Meridian and parts of Sections 31 and 32, Township 42 North, Range 11 East of the Third Principal Meridian, except that part of said Lots described as follows: Beginning at the Southeast corner of said Lot 185; thence on an assumed bearing of South 89 degrees 33 minutes 21 seconds West along the South line of said Lot 185 a distance of 8.00 feet to a point 8.00 feet normally distant West of the East line of said Lot 185; thence North 00 degrees 09 minutes 57 seconds East along a line 8.00 feet normally distant West and parallel with the East line of said Lots 185 and 186 a distance of 119.92 feet to the North line of said Lot 186; thence North 89 degrees 33 minutes 16 seconds East along the said North line of Lot 186 a distance of 8.00 feet to the Northeast corner of said Lot 186; thence South 00 degrees 09 minutes 57 seconds West along the East line of said Lots 186 and 185 to the point of beginning, all in Cook County, Illinois.



REFER TO
DOC. 288597: WITH DISCLAIMER "COPY OF ORIGINAL DOES NOT SHOW EASEMENTS".
ENDORSED ON BACK OF THIS PLAT IS THE FOLLOWING: DOC. 288597 THIS IS PRESERVED
AS A PHOTOGRAPHIC REPRODUCTION OF THE ORIGINAL WHICH IS NOW MISSING FROM
THE FILE.
DOC. T416313: PREMISES HEREIN CONVEYED SHALL BE USED FOR RESIDENCE PURPOSES ONLY.
NO STRUCTURE SHALL BE PLACED NEARER THAN 25 OF THE FRONT LOT LINE OF PREMISES.
PERPETUAL RIGHT OF WAY FOR UTILITIES 2.5' INWARDLY FROM THE EXTERIOR REAR LOT LINE.
DOC. 2398372: SUBJECT TO APPROXIMATELY 1.5 FOOT WIDE GARAGE ENCROACHMENT ON
NORTHWEST CORNER OF NORTH LOT.
FOR MORE PARTICULARS SEE DOCUMENTS.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

SURVEYOR'S STATEMENT

AREA OF PARCEL SURVEYED:
0.39 ACRES, MORE OR LESS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY,
SECTION 1270.56(b), MINIMUM STANDARDS OF PRACTICE.
THE FIELD WORK WAS COMPLETED ON 9/10/2016.

DATED THIS 29TH DAY OF SEPTEMBER, 2016.

Dirk Lauterbach

DIRK LAUTERBACH

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3173
413 GREENHILL LANE, SCHAUMBURG, IL 60193-1765
PHONE: (847) 650-9194, E-MAIL: DIRKPLS@YAHOO.COM



MY LICENSE EXPIRES
NOVEMBER 30, 2016.

NOTES:
P.U.E. PUBLIC UTILITY EASEMENT.
F.I.P. FOUND IRON PIPE.
M. = MEASURED, R. = RECORD.
ALL DIMENSIONS ARE IN FEET
AND DECIMAL PARTS THEREOF.
FOR EASEMENTS, BUILDING LINES AND
OTHER RESTRICTIONS NOT SHOWN ON
THIS PLAT REFER TO YOUR ABSTRACT,
DEED, TITLE INSURANCE POLICY AND
LOCAL ORDINANCES.
CLIENT'S NAME:
JEFFREY H. GOTTLIEB, P.C.

SURVEYOR'S FILE NO. 2016-606



HR BLOCK #14108	Sales Rep: tm
	Designer: MR
	Client Approval
	Landlord Approval
Job#: 7024010	Drawing#: 14108
Start Date: 08.28.17	Page: 1 of 8
Last Revision: 10.03.17 MR	

Location:
1040 S. Arlington Heights Rd.
Arlington Heights, IL



Allowable SQ.FT.

32 SQ FT

Building SQ.FT.

N/A SQ FT

Current SQ.FT.

0 SQ FT

Opportunity to increase size: ☐ Y ☐ N

EXISTING SIGN



Existing Signage:

Sign Type: Box Sign: ☐ Channel Letters: ☐ Other: ☐	Existing Sign Dimensions: H W Existing Wall Dimensions: H 45" W 13' 5-1/2"	Illumination: None: ☐ LED: ☐ Neon: ☐ Fluorescent: ☐	Face Color: White: ☐ Day/Night: ☐ Other: ☐	Sign Condition: Good: ☐ Fair: ☐ Poor: ☐
Additional Notes:				

South Water Signs

HR BLOCK #14108

Location:

1040 S. Arlington Heights Rd.

Arlington Heights, IL

Sales Rep:

tm

Designer:

MR

Client Approval

Landlord Approval

Job#: 7024010

Drawing#: 14108

Page: 1 of 8

Start Date: 08.28.17

Last Revision: 10.03.17 MR

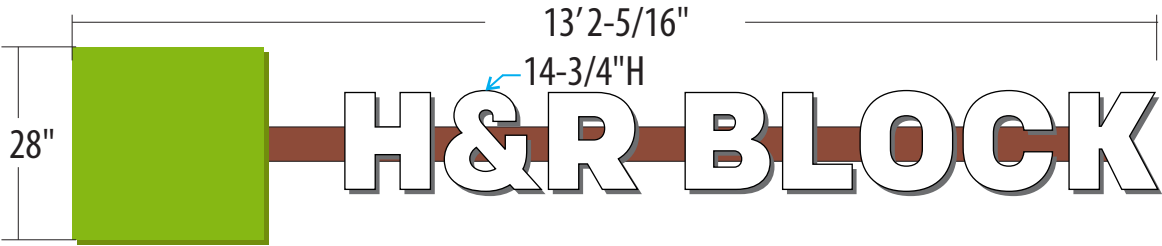
MEMBER

INTERNATIONAL SIGN ASSOCIATION

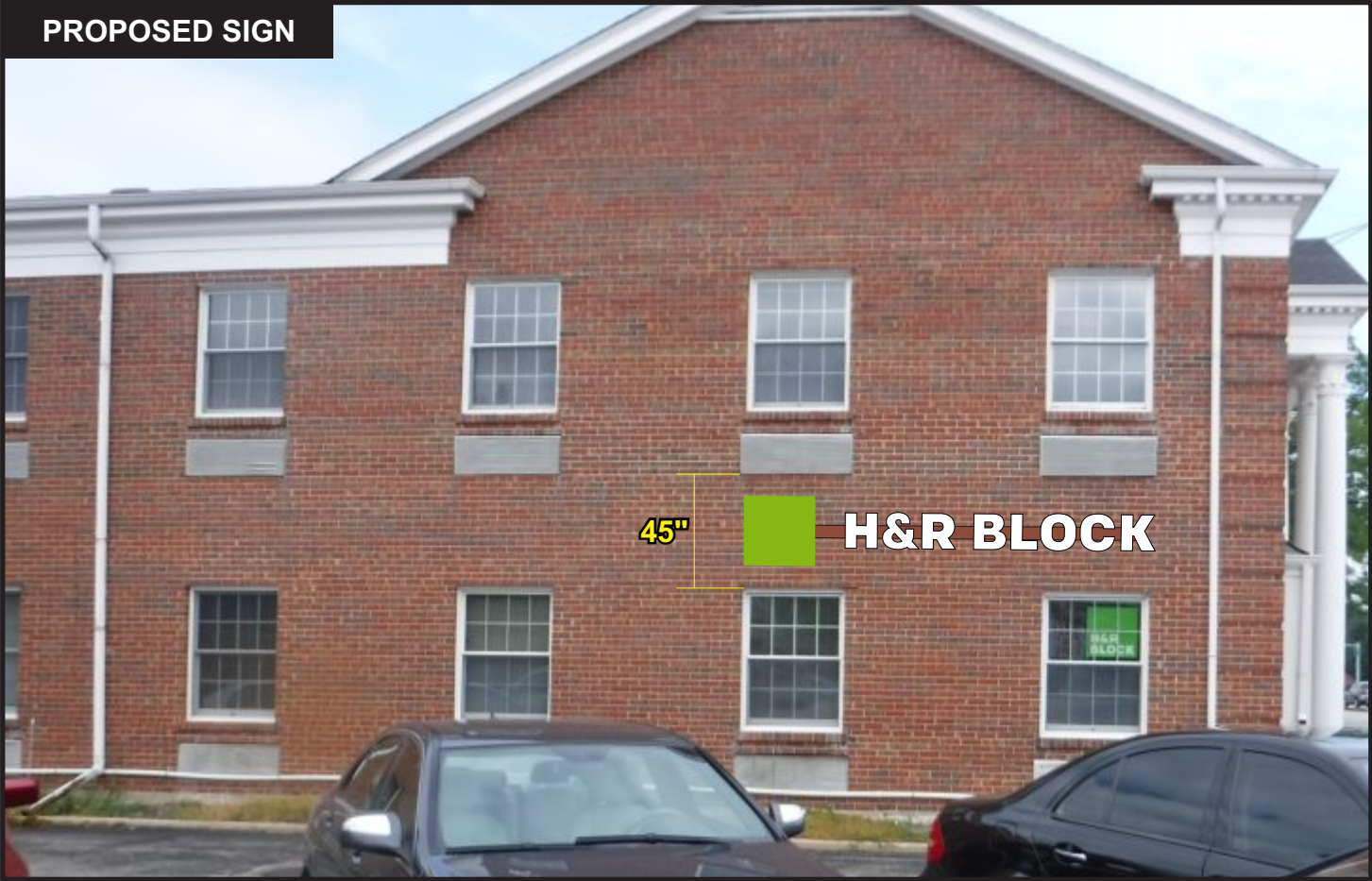
UL

LISTED

Allowable SQ.FT.	32 SQ FT	Total SQ.FT.	30.8 SQ FT	South Side ID
------------------	----------	--------------	------------	---------------



PROPOSED SIGN



TYPE: Face-Lit illuminated channel letters

FAB: 5" deep std .040 coil - white interior, .063 pre-finished white aluminum backs

MOUNTING: All cans attached to a common extruded Eastern Metal aluminum raceway (4 1/2" x 7"). Raceway mounted to building with appropriate hardware.

ILLUMINATION: LEDs - Sylvania 71071 White 6500K. Toggle switch, UL Listed, dedicated 20 amp breaker. Osram optotronic OT60W/12V/UNV 120V/277V Class 2 Self Adjusting Power Supply, installed per NEC code book, All bonded and grounded

LETTER FACES: 3/16" thk. #2447 Arkema Plexiglas Acrylic with 1" std trimcap.

LOGO FACES: 3/16" thk. #2447 Arkema Plexiglas Acrylic with 3M 3630-106 Brilliant Green.

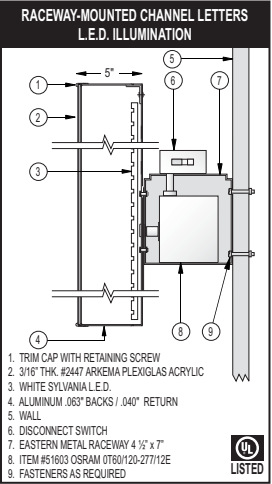
PRE-PAINT: Letter returns - pre-painted coil (PMS Gray 430C)
Logo returns - pre-painted coil (PMS 376C)
Trim caps - pre-painted black(letters) green(logo)

Colors to Match

Raceway Color To Be Determined

Letter Returns PMS 430C Gray

Trim & Returns - PMS 376C
Faces - #2447 Arkema Plexiglas with 3M 3630-106 Brilliant Green



Signage Recommendations:

Leave As Is: ☐ Additional Notes:	LED Retrofit: ☐ Face Change: ☐ Y ☐ N Existing Face Color: ☐ White ☐ Day/Night ☐ Other New Face Color: ☐ White ☐ Day/Night ☐ Other	Channel Letters: ☒ Raceway: ☒ Y ☐ N New Face Color: ☒ White ☐ Day/Night ☐ Other Existing Sign Size: H _____ X W _____ New Sign Size: OR H 28" - 14" X W 13' 2-5/16" Part # _____	Box Sign: ☐ Reface Existing: ☐ Retrofit Existing: ☐ New Sign: ☐ Size: ☐ 2' X 8' ☐ 3' X 5' ☐ 3' X 8' ☐ 3' X 6' ☐ 4' X 8' ☐ 4' X 10' ☐ 2'-6" X 11'-0" ☐ Other: 0'-0" X 0'-0"	Awning: ☐ Illuminated: ☐ Y ☐ N Shared Pylon/Tenant Sign: ☐ Y ☐ N If yes, Green logo with white copy ☐ Other ☐	☐ Lag Screw Wood lags for solid wood backing Concrete lags for solid masonry applications ☐ Toggle Bolts For Use in Hollow Walls ☐ Wedge Anchors For Use in Masonry Applications ☐ Thru-Bolt with U-Channel Hollow Walls with Rear-Access
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HR BLOCK #14108

Sales Rep: tm
Designer: MR

Client Approval
Landlord Approval

Job#: 7024010
Drawing#: 14108
Page: 1 of 8

Start Date: 08.28.17
Last Revision: 10.03.17 MR

Location:
1040 S. Arlington Heights Rd.
Arlington Heights, IL





Existing Signage:				
Sign Type: Box Sign: ☐ Channel Letters: ☐ Other: ☐	Existing Sign Dimensions: H _____ W _____ Existing Wall Dimensions: H 44-1/2" W 13' 6"	Illumination: None: ☐ LED: ☐ Neon: ☐ Fluorescent: ☐	Face Color: White: ☐ Day/Night: ☐ Other: ☐	Sign Condition: Good: ☐ Fair: ☐ Poor: ☐
Additional Notes:				

HR BLOCK #1234

Sales Rep: tmDesigner: nkr

Client Approval

Landlord Approval

Job#: 7001234Drawing#: 1234Page: 3 of 9

Start Date: 00.00.15Last Revision: 00.00.00

Location:
1040 S. Arlington Heights Rd.
Arlington Heights, IL

MEMBER

INTERNATIONAL SIGN ASSOCIATION

LISTED

Allowable SQ.FT.				32 SQ FT		Total SQ.FT.		30.8 SQ FT		North Side ID							
28" 13'2-5/16" 14-3/4"H H&R BLOCK																	
PROPOSED SIGN 45" H&R BLOCK																	
TYPE: Face-Lit illuminated channel letters FAB: 5" deep std .040 coil - white interior, .063 pre-finished white aluminum backs MOUNTING: All cans attached to a common extruded Eastern Metal aluminum raceway (4 1/2" x 7"). Raceway mounted to building with appropriate hardware. ILLUMINATION: LEDs - Sylvania 71071 White 6500K. Toggle switch, UL Listed, dedicated 20 amp breaker. Osram optotronic OT60W/12V/UNV 120V/277V Class 2 Self Adjusting Power Supply, installed per NEC code book, All bonded and grounded LETTER FACES: 3/16" thk. #2447 Arkema Plexiglas Acrylic with 1" std trimcap. LOGO FACES: 3/16" thk. #2447 Arkema Plexiglas Acrylic with 3M 3630-106 Brilliant Green. PRE-PAINT: Letter returns - pre-painted coil (PMS Gray 430C) Logo returns - pre-painted coil (PMS 376C) Trim caps - pre-painted black(letters) green(logo) Colors to Match Raceway Color To Be Determined Letter Returns PMS 430C Gray Trim & Returns - PMS 376C Faces - #2447 Arkema Plexiglas with 3M 3630-106 Brilliant Green RACEWAY-MOUNTED CHANNEL LETTERS L.E.D. ILLUMINATION 1. TRIM CAP WITH RETAINING SCREW 2. 3/16" THK. #2447 ARKEMA PLEXIGLAS ACRYLIC 3. WHITE SYLVANIA L.E.D. 4. ALUMINUM .063" BACKS / .040" RETURN 5. WALL 6. DISCONNECT SWITCH 7. EASTERN METAL RACEWAY 4 1/2" X 7" 8. ITEM #51603 OSRAM OT60/120-277/12E 9. FASTENERS AS REQUIRED LISTED																	
Signage Recommendations: <table><tr><td> Leave As Is: ☐ Additional Notes: </td><td> LED Retrofit: ☐ Face Change: ☐ Y ☐ N Existing Face Color: ☐ White ☐ Day/Night ☐ Other New Face Color: ☐ White ☐ Day/Night ☐ Other </td><td> Channel Letters: ☒ Raceway: ☒ Y ☐ N New Face Color: ☒ White ☐ Day/Night ☐ Other Existing Sign Size: H _____ X W _____ New Sign Size: OR H 28" - 14" X W 13' 2-5/16" Part # _____ </td><td> Box Sign: ☐ Reface Existing: ☐ Retrofit Existing: ☐ New Sign: ☐ Size: ☐ 2' X 8' ☐ 3' X 5' ☐ 3' X 8' ☐ 3' X 6' ☐ 4' X 8' ☐ 4' X 10' ☐ 2'-6" X 11'-0" ☐ Other: 0'-0" X 0'-0" </td><td> Awning: ☐ Illuminated: ☐ Y ☐ N Shared Pylon/Tenant Sign: ☐ Y ☐ N If yes, Green logo with white copy ☐ Other ☐ </td><td> ☐ Lag Screw Wood lags for solid wood backing Concrete lags for solid masonry applications ☐ Toggle Bolts For Use in Hollow Walls ☐ Wedge Anchors For Use in Masonry Applications ☐ Thru-Bolt with U-Channel Hollow Walls with Rear-Access </td></tr></table>												Leave As Is: ☐ Additional Notes:	LED Retrofit: ☐ Face Change: ☐ Y ☐ N Existing Face Color: ☐ White ☐ Day/Night ☐ Other New Face Color: ☐ White ☐ Day/Night ☐ Other	Channel Letters: ☒ Raceway: ☒ Y ☐ N New Face Color: ☒ White ☐ Day/Night ☐ Other Existing Sign Size: H _____ X W _____ New Sign Size: OR H 28" - 14" X W 13' 2-5/16" Part # _____	Box Sign: ☐ Reface Existing: ☐ Retrofit Existing: ☐ New Sign: ☐ Size: ☐ 2' X 8' ☐ 3' X 5' ☐ 3' X 8' ☐ 3' X 6' ☐ 4' X 8' ☐ 4' X 10' ☐ 2'-6" X 11'-0" ☐ Other: 0'-0" X 0'-0"	Awning: ☐ Illuminated: ☐ Y ☐ N Shared Pylon/Tenant Sign: ☐ Y ☐ N If yes, Green logo with white copy ☐ Other ☐	☐ Lag Screw Wood lags for solid wood backing Concrete lags for solid masonry applications ☐ Toggle Bolts For Use in Hollow Walls ☐ Wedge Anchors For Use in Masonry Applications ☐ Thru-Bolt with U-Channel Hollow Walls with Rear-Access
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HR BLOCK #14108																	
Sales Rep: tm Designer: MR Client Approval Landlord Approval Job#: 7024010 Drawing#: 14108 Page: 1 of 8 Start Date: 08.28.17 Last Revision: 10.03.17 MR																	
Location: 1040 S. Arlington Heights Rd. Arlington Heights, IL																	
MEMBER I S A INTERNATIONAL SIGN ASSOCIATION UL LISTED																	



NORTH SIDE ID ELEVATION



NORTH SIDE ID ELEVATION



NORTH SIDE ID ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT AND SOUTH SIDE ELEVATION



SOUTH SIDE ID ELEVATION



SOUTH SIDE ID ELEVATION



SOUTH SIDE ID ELEVATION

HR BLOCK #14108

Sales Rep:
tm
Designer:
MR

Client Approval
Landlord Approval

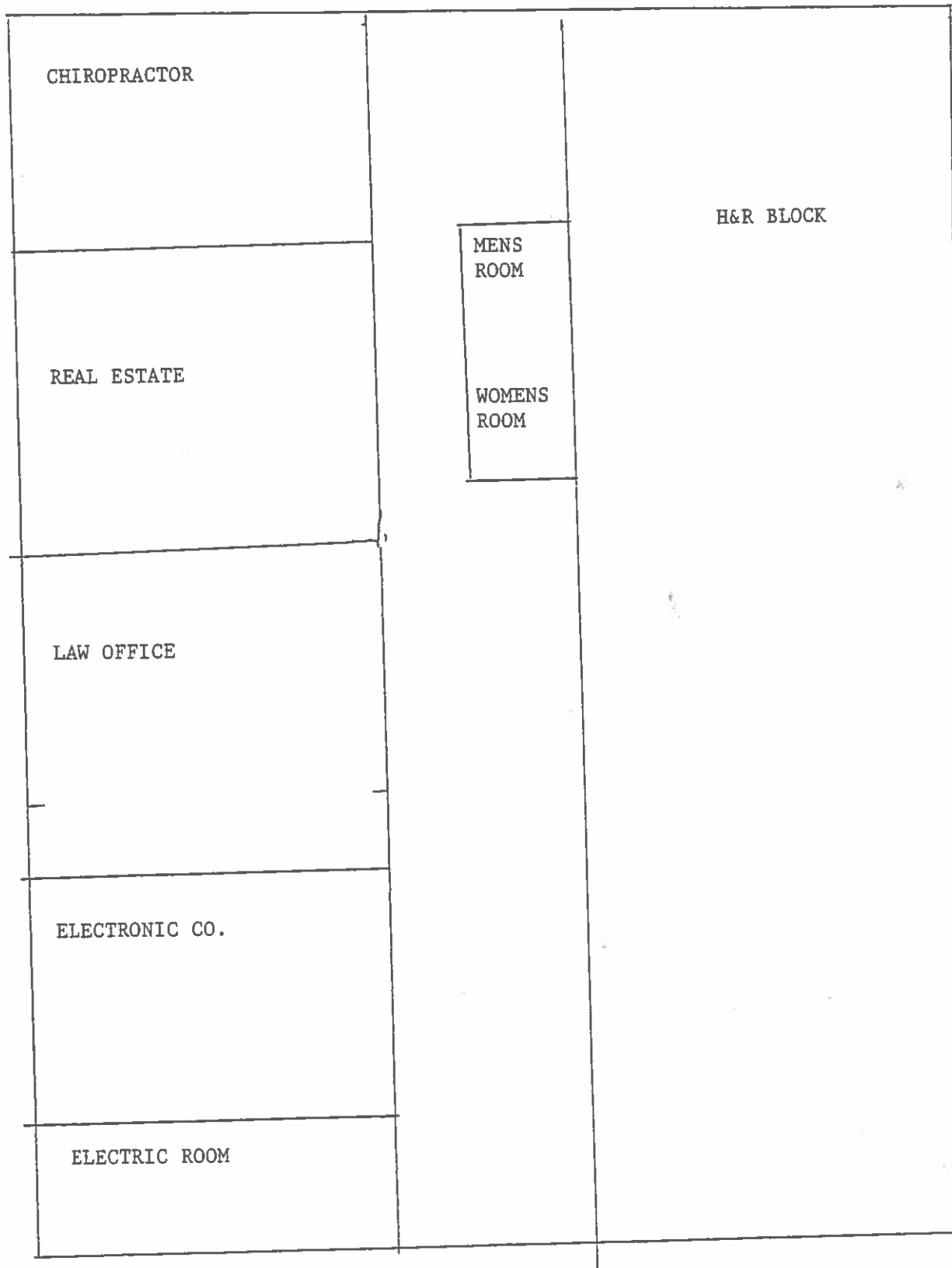
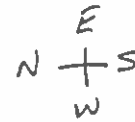
Job#: 7024010
Drawing#: 14108
Page: 1 of 8

Start Date: 08.28.17
Last Revision: 10.03.17 MR

Location:
1040 S. Arlington Heights Rd.
Arlington Heights, IL



1st FL.
1040 S. ARLINGTON HEIGHTS RD.



H & R BLOCK

COLLECTION AGENCY

STAIRS

BOOKKEEPER

RESTROOMS

UNEMPLOYMENT
CONSULTANTS

COLLECTION AGENCY

BACK HALL

Sign Variation Application and Procedures

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

SAMPLE MATERIAL LIST*

1. Petitioner Name: South Water Signs
2. Date: August 01, 2018
3. Project: (2) HR Block Channel Letters Signs on Raceway North & South Facing.
4. Location: 1040 S. Arlington Heights Road, Arlington Heights, IL 60005

**List of primary colors, textures and materials to be used.*

TYPE: Face-Lit illuminated channel letters

FAB: 5" deep std .040 coil - white interior, .063 pre-finished white aluminum backs

MOUNTING: All cans attached to a common extruded Eastern Metal aluminum raceway (4 1/2" x 7").
Raceway mounted to building with appropriate hardware.

ILLUMINATION: LEDs - Sylvania 71071 White 6500K. Toggle switch, UL Listed, dedicated 20 amp breaker.

LETTER FACES: 3/16" thk. #2447 Arkema Plexiglas Acrylic with 1" std trimcap.

LOGO FACES: 3/16" thk. #2447 Arkema Plexiglas Acrylic with 3M 3630-106 Brilliant Green.

PRE-PAINT: Letter returns - pre-painted coil (PMS Gray 430C)

Logo returns - pre-painted coil (PMS 376C)

Trim caps - pre-painted black(letters) green(logo)



























LINGTON

REAL PROFESSIONAL BLOG

1020



ALL ABOUT
THE HOUSE

THE LINGTON
REAL ESTATE

SPRINGFIELD
REAL ESTATE

CHRYSLER
FINANCIAL



ORTHODONTIST
DENTISTRY
CHIROPRACTOR

3018 South
Armand's Beauty Salon
10111 1st Street
Channahon, Illinois 61018
(815) 461-1111

"OFFICE SPACE FOR RENT 847-362-8220"

ARMAND'S

BEAUTY

SALON

OPEN
EVENINGS



SAVARINO SALON & SPA

SALLY
REALTY

MARTIN OPTICAL
EYE CARE







ANTIQUE
ADAMS
WATER WHEEL
RESTAURANT

PRESTIGE
KITCHEN & BATH
847-543-0966

REAL ESTATE

ANNA'S HAIR

a-ADAMS DRIVING

ELLERBOUQUE

PRESTIGE KITCHEN & BATH

FOR LEASE
847-543-0966

FOR LEASE
847-543-0966



INTERNATIONAL VEGETARIAN CUISINE



THE



DESIGN COMMISSION PROJECT TIMELINE

Project Name: H&R Block
DC Number: DC:18-081
Location: 1040 S. Arlington Heights Road
Requested Action: Sign Variation

	Date	# of Business Days
DC Application Submittal Date	8/14/18	
Design Commission Meeting	9/13/18	21
Village Board Meeting	10/1/18	12

Notification Requirements:

- Sign Posting, not less than 15 days prior to the date of the Design Commission meeting.
- Written Notice, not less than 7 days and not more than 30 days prior to the date of the Design Commission meeting.



Item: Arlington 425 Development - Early Review

Department: Planning & Community Development

Project Background

The proposed development involves the construction of three buildings on the site; one building along Chestnut Avenue, one building along Campbell Street, and one building along Highland Avenue. The developer is proposing a five/six-story residential building on the Chestnut Avenue side of the site, an eight-story residential building with ground floor commercial space on the Campbell Street portion of the site, and a 12-story building with five floors of parking and residential units above on the Highland Avenue side of the site.

The subject property is located along Campbell Street between Highland Avenue and Chestnut Avenue in Downtown Arlington Heights. The majority of the property is within the B-5, Downtown District, with a small portion at the southern end of the site within the R-3, One-family Dwelling District. The developer is proposing a rezoning of the R-3 portion into the B-5 District, as well as Planned Unit Development (PUD) approval to allow the proposed development. Setback variations, a density variation, and a loading space variation may be required. Additional variations may be identified once detailed plans have been submitted. The proposed use of the property is consistent with the Comprehensive Plan, which designates the site as Mixed Use. One of the Board's 2017 Strategic Priorities is to facilitate development of this block.

Recommendation

It is recommended that the Village Board evaluate the plans and preliminary information available at this time and provide preliminary feedback regarding the proposed development.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
VB Early Review Memo	Memorandum
Early Review Request Letter	Correspondence
Response to Village Preliminary Review Comments	Exhibits
Responses to Staff Reported Initial Trustee Comments	Exhibits
Site Plan	Exhibits
Rendering 1	Exhibits
Rendering 2	Exhibits
Rendering 3	Exhibits
Aerial	Exhibits
Village Preliminary Comments	Correspondence
Neighborhood Meeting Summary	Exhibits



Memorandum

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

CC: Randy Recklaus, Village Manager

Bill Enright, Deputy Director of Planning and Community Development

From: Sam Hubbard, Development Planner

Date: 9/27/2018

Re: Early Review – Arlington 425 Development, Campbell/Highland/Chestnut

Please find attached information regarding a development on the northern three quarters of Block 425 by CCH LLC (property owner). Block 425 is a vacant block of land located in Downtown Arlington Heights bounded by Campbell Street to the north, Sigwalt Street to the south, Highland Avenue to the east, and Chestnut Avenue to the west. Michael Firsell of Firsell Ross is representing the property owner and has submitted a letter, dated September 26, 2018, requesting an Early Review by the Village Board. Also included is an aerial of the subject property, a site plan, and renderings of the proposed development.

The Early Review Process, instituted by the Village Board in March 2001, allows developers, under certain circumstances consistent with the stated Guidelines of Early Review, to present projects to the Board in order to gauge the acceptability of development proposals. It should be understood that the results of the Village Board Early Review do not commit the Village to approving or denying a development proposal if and when the proposal moves through the review process. It is simply an opportunity for a developer to obtain a degree of preliminary feedback from the Board.

Project Background:

The proposed development would involve the construction of three buildings on the site; one building along Chestnut Avenue, one building along Campbell Street, and one building along Highland Avenue. The developer is proposing a five/six-story residential building on the Chestnut Avenue side of the site, an eight-story residential building with ground floor commercial space on the Campbell Street portion of the site, and a 12-story building with five floors of parking and residential units above on the Highland Avenue side of the site.

The subject property is located along Campbell Street between Highland Avenue and Chestnut Avenue in Downtown Arlington Heights. The majority of the property is within the B-5, Downtown District, with a small portion at the southern end of the site within the R-3, One-family Dwelling District. The developer is requesting a rezoning of the R-3 portion into the B-5 District, as well as Planned Unit Development (PUD) approval to allow the proposed development. Certain variations may be required as outlined below, and additional variations may be identified once detailed plans have been submitted. The proposed use of the property is consistent with the Comprehensive Plan, which designates the site as Mixed Use. One of the Board's 2017 Strategic Priorities is to facilitate development of this block.

A summary of the key development attributes is contained on the following page.

Key Development Attributes

	Chestnut Building	Campbell Building	Highland Building	Total
Total Number of Units	73	172	113	358
Studio/1-Bdrm	38	123	89	250
2-Bdrm	35	49	24	108
Height	Approx. 59'	Approx. 85'	134'	-
Overall Number of Bedrooms	108	221	137	466
Setbacks	Required		Proposed	
North	0'		0'	
South	25'		13.2'	
East	0'		Structure overlaps into ROW*	
West	20'		7'	
Dwelling Units Per Acre	132.6* 128.7**			
Required Minimum Lot Size (density)	118,200 sq. ft.			
Proposed Lot Size (density)	117,820 sq. ft.* 121,392 sq. ft.**			
F.A.R.	TBD			
Building Lot Coverage	TBD			
Parking Spaces Provided	548***			
Parking Space Required (residential)	385			
Parking Spaces Required (commercial)	Unknown			
Parking Spaces Per Unit	1.53****			

*If 8' of ROW is dedicated along both Highland and Chestnut

**If 8' of ROW is dedicated only along Chestnut

*** Number will reduce when handicap stalls are included

*** Number will reduce when handicap stalls are included and parking for commercial is factored in

The petitioner has indicated that they will plan for and include affordable units within the project in accordance with the Village's Multi-Family Affordable Housing Policy. The specific details of this will be discussed and formalized during the standard review process.

Relative to project phasing, the petitioner anticipates construction of both the Campbell and Highland buildings (along with the associated parking structure) as part of the first phase of development. The final phase of development would be construction of the Chestnut building.

Review Process:

The developer has been through several steps in order to finalize their preliminary development concept for presentation before the Village Board at an Early Review. These steps are summarized below:

- Preliminary Staff Review: As is customary with larger developments, the petitioner met with staff on several occasions to discuss their initial proposal. Conceptual plans were submitted for review by the Village, and on May 1, 2018, the Village provided the petitioner with preliminary review

comments on the proposal. These review comments are included within the Early Review materials provided to the Village Board.

- Meetings with Elected Officials: Staff reviewed the conceptual plans in one-on-one meetings with the Mayor and individual Trustees and provided informal feedback from these meetings to the developer for their consideration.
- Neighborhood Meeting: On September 9, 2018, the developer hosted an open house for members of the public to introduce the proposal to the surrounding neighborhood and receive preliminary feedback from the public regarding the proposed development. Invitations for this open house were mailed to approximately 830 households located within the vicinity of the development. A summary of the open house is included within the Early Review materials provided to the Board.

Upon conclusion of the Early Review, the developer can proceed with the standard zoning review and entitlement process. The next step will be an appearance before the Conceptual Plan Review Committee, and once this is complete, the petitioner can submit a formal zoning application to initiate the Plan Commission review process, which will entail a public hearing and public meetings.

Downtown Master Plan:

The Downtown Master Plan was adopted in 2007 and outlined several development parameters for each block within Downtown Arlington Heights. This plan calls for Block 425 to be developed in a cohesive manner, with the northern three-quarters of the block (the subject property) designated with a height limit of 6-8 stories and the southern quarter of the block being 4-6 stories in height. While the Chestnut and Campbell buildings are consistent with this plan, the proposed building along Highland Avenue is not. This building will need careful analysis in order to determine if its height is suitable for this block. However, the proposed height appears to comply with the 140-foot maximum allowable height as per the B-5 District regulations, although the developer will need to clarify how the development qualifies for height bonuses that allow buildings up to 140 feet in the B-5 District.

Site Related:

Overall, the site is well designed with the tallest building proposed away from the single-family homes to the west and not directly adjacent to the existing multi-family mid-rises to the north and east. The smallest building (five/six stories) is proposed along Chestnut Avenue on the western side of the site, and the eight story structure is proposed adjacent to the existing five and eight story buildings on the north side of Campbell Street and the eight story building along Highland Avenue. The site provides an interior courtyard area designed to minimize traffic and loading on public streets and to provide for pedestrian access within the development. Several areas of the plan still need further analysis and revisions, as summarized below.

Right of Way Dedication and Density

Per code requirements, the subject property must be consolidated into one lot to accommodate for the proposed development. Alternatively, the developer can create separate lots for each of the three proposed buildings, however, their preference is to have one lot for the overall development. As part of this consolidation process, eight feet of right-of-way must be dedicated along Chestnut. Staff is evaluating whether eight feet of right-of-way will also be required along Highland Avenue. If eight feet of right-of-way is required along both Chestnut and Highland Avenue, a density variation would be required.

Setbacks:

Given the required eight-foot right-of-way dedication along Chestnut Avenue, neither the Campbell nor Chestnut buildings comply with the required 20-foot setback along this frontage. The Campbell building is proposed at a 15-foot setback from the existing right-of-way line along Chestnut, and the Chestnut building is proposed at a 20-foot setback from this line. After dedication, the Campbell building would be setback seven feet from the property line along Chestnut Avenue and the Chestnut building would be setback 12 feet from the property line along Chestnut Avenue, requiring variations for both buildings. Staff requested that the Chestnut building conform to the required setback along Chestnut Avenue and will further review the Campbell building setback along Chestnut Avenue. The developer has expressed concern regarding compliance with the required 20-foot setback along this street. The front entry to the Campbell building includes a canopy that encroaches on the zero-foot front yard setback and overhangs into the public right-of-way, which will require review and approval of an indemnification agreement with the Village.

The Highland building is proposed at a zero-foot setback from the existing property line along Highland Avenue and would be built up to, but not attached, the Vail Avenue garage. If eight feet of right-of-way is required along Highland Avenue, then the proposed building would encroach eight-feet outside of the property line. As indicated above, staff is evaluating whether right-of-way dedication is necessary along this street.

Site Engineering/Utilities/Fire Access:

The Petitioner will be required to provide on-site stormwater detention as part of their preliminary Engineering submittal, and they have indicated that they will comply with all Village and MWRD requirements for stormwater management. Preliminary utility information must be submitted and analyzed to determine if the existing infrastructure in the vicinity will need upgrades to accommodate for the proposed development. A plan outlining the burial of overhead utility lines shall also be required as part of this development, for further evaluation by the Village.

Fire access will need to be evaluated as part of the formal Plan Commission review process. Additional meetings with the Building, Planning, and Fire Department are recommended to discuss emergency access to the site. The Fire Department will review this project when additional details are provided, including a fire truck turning radius exhibit, Fire Department connection locations, the location of fire access lanes, and details on construction types and overhead utility lines.

Landscape/Streetscape:

The developer will need to work with the Village to develop appropriate streetscape improvements along Highland, Campbell, and Chestnut in conformance with the Village's Downtown streetscape program. The conceptual plans show that the existing downtown style streetscape along Campbell street will be upgraded with additional street trees. Details on the streetlights, landscaping, and street furnishings along this frontage will need to be provided, and the developer should provide space for a downtown "gateway" sign at the northwest corner of the site (maintenance and construction of this sign would be the responsibility of the developer). Along Chestnut Avenue abutting the Campbell building, a reduced version of the Downtown streetscape may be appropriate, and the developer should revise the plans to propose something other than the standard five-foot wide sidewalk and parkway. The standard five-foot sidewalk and parkway is acceptable along the frontage of the Chestnut building.

Dense landscaping shall be required within the greenspaces on the subject property. Details will be needed on the plantings proposed above the basement garage to determine how landscaping will be suitable in this courtyard area.

Parking Garage Structure

The garage structure proposed at the base of the Highland building will be constructed abutting the western edge of the existing Vail Avenue garage. Further review of the proposed garage will be required to ensure that it will not compromise the structural integrity of the Village parking garage. Additionally, the Village will need to ensure that the Vail Avenue garage is properly protected during construction and that future maintenance of the Village garage will not be impaired. The developer will need to provide a structural review of the existing Vail Avenue garage as part of the process.

Traffic and Parking:

A traffic and parking study will be required to assess the traffic impact of the proposed development and adequacy of the proposed parking supply. This study should analyze if a loading/delivery space may be needed on Campbell street at the front entrance to the Campbell Street building, as well as the overall roadway system impacts and ingress/egress at the Highland Avenue garage entrance.

As proposed, parking complies the B-5 requirement, however, based upon Arlington Heights data, 1.5 parking spaces per unit will be required, plus parking to meet all requirements for the commercial portion of the development. The proposed development achieves a 1.53 parking space per unit ratio, however, this will decrease once the developer factors in handicap parking stalls and the required parking for the commercial uses on the ground floor of the Campbell building. Parking for commercial uses should be provided within the development, and parking for the residential uses should not fall below 1.5 space per unit ratio.

Staff has asked the petitioner to evaluate the ingress/egress of the Chestnut building onto Chestnut Avenue. Additionally, the petitioner will need to provide details on the garage ramp leading into basement parking area for the Chestnut building in order to ensure that the knee walls on the garage do not obstruct visibility triangles.

Five loading spaces are necessary in order to comply with code requirements (three for the residential uses, two for the commercial uses). The conceptual plans include two loading spaces within the interior courtyard, and 80-foot long on-street drop off area in front of the Chestnut building. A variation will likely be required to reduce the number of onsite loading spaces. Additional details are needed on how trash collection, deliveries, and move-ins/move-outs will function, for both the commercial and residential uses proposed.

Conclusion

It is recommended that the Village Board evaluate the plans and preliminary information available at this time and provide preliminary feedback regarding the proposed development.



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September 26, 2018

Mr. Randall R. Recklaus
Village Manager
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

**Re: Request for Village Board of Trustees Early Review
CCH LLC Property - Block 425**

Dear Mr. Recklaus:

As you are aware, our firm represents CCH LLC, the owner of the property located in the Downtown Business District of the Village of Arlington Heights (the "Village"). The property is bordered by Campbell Street to the north, Highland Avenue to the east, Chestnut Avenue to the west and Sigwalt Street, approximately 150 feet to the south. The property consists of approximately 2.87 acres or 125,000 square feet (the "Property").

The Property consists of 17 lots, 13 of which are currently zoned B-5, and 4 of which are currently zoned R-3. In accordance with the current Village Downtown Master Plan, we are requesting that the Property be rezoned as a one lot Planned Unit Development ("PUD"). We will further request that B-5 be the underlying zoning for the entire PUD (collectively, the "Project").

The owner of the Property is very sensitive to the current development climate in the DBD and of particular importance, and the need to comply with current Village Subdivision and Zoning requirements. To that end, the Owner will not be requesting any variances for height, density, or parking for this Project. Our proposed plans include very few variances, the most significant of which is to not require retail uses on the first floor of the Chestnut building directly across the street from the strictly residential neighborhood. The remaining variances deal primarily with relief from certain building setback requirements. We understand that the current Downtown Master Plan has height limitation recommendations which vary from the overall B-5 zoning ordinance. However, we have attempted to balance the height of the various buildings on the Property in order to have the least amount of impact to the residential areas west of the Property.

Mr. Randall R. Recklaus
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Due to the significance, importance and high visibility of the Property, we prepared and submitted our initial concept plans to the Village Staff for their initial review and comments last spring. On May 1, 2018, we received comments from Staff to our initial concept plans, and have attached our responses on an item-by-item basis to this initial Staff Report. In addition, we understand that members of the Village Staff discussed the initial concept plans with each individual Trustee and the Mayor in order to provide them with a preliminary view of the overall development concepts for the Project. Also, attached to this request, are our responses to the informal Board Feedback as relayed to us by Staff.

Finally, we felt it important to reach out to the public and present them with our initial concept plans, and solicit and listen to their reactions and comments. We mailed invitations to over 830 residents in the surrounding area to a public "Open House" which was held at the Property on September 9, 2018. In addition, all members of the Village Chamber of Commerce received invitations. At the Open House, we made two separate informational presentations, one at 12:15 P.M and one at 2:15 P.M. Jim Tinaglia, of Tinaglia Architects, and I each made a brief presentation of the scope and preliminary design of the Project. After our presentation, we divided our consultants into various areas so that members of the public could ask questions regarding the areas of the Project in which they were most interested and concerned. These included architecture, engineering, traffic and parking, and landscape architecture. In addition, members of the ownership development team were available and answered many additional questions regarding the Project. It was a pleasure to see over 200 people attended these sessions, and the overall reaction to the proposed Project was very positive. In addition, we have solicited and received further responses and comments through our newly created website (www.Arlington425.com) where we intend to provide personal responses to questions and comments, and to keep those members of the public who are interested apprised as to the progress of the Project.

Some of the more significant issues raised by the staff, the elected officials, and the public which we have addressed included the following:

1. According to our analysis, the number of parking spaces required by Village Code for the Project based on our initial concept plans is approximately 390 spaces. We intend to provide approximately 535-540 total parking spaces which is approximately 40% greater than the current Village Code requirement. The plans currently show 548 spaces overall, which number will be reduced when handicap spaces are located and included. Therefore, there will be more than sufficient parking for our residents, their guests, and our retail customers and employees.

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2. All stormwater detention will be contained in underground structures on-site, and there will be no negative impact whatsoever on the current stormwater infrastructure of the Village in this area or elsewhere.

3. We will include Affordable Housing apartments (rather than cash-in-lieu) in the Project in accordance with the applicable Affordable Housing Code requirements.

4. Significant upscale landscape and hardscape amenities consistent with or greater than the current Downtown Master Plan requirements.

5. We have already engaged not only our design architect (Tinaglia Architects, Inc.), and landscape architect (Hitchcock Design Group), but we are finalizing our traffic and parking study (KLOA), preliminary engineering (SPACECO), fiscal impact study (S.B. Friedman), marketing study (Gail Lissner of Integra Realty Sources), pre-construction general contractor (Power Construction), property management (Deb Smart of Briarwood Property Management), and public relations (Lisa Eckert Design). We believe we have hired the best-in-class in every area who not only know their own business, but all have experience working (and some living) in the Village.

6. Significant tenant amenities including exercise areas, indoor and outdoor public viewing, meeting and gathering areas, which will take place in the courtyard greenspace areas as well as on the top floor of the Highland building which will provide spectacular views in all directions.

7. We are planning for a significant restaurant on the northeast corner of the site on the first floor of the Campbell building with outdoor seating.

8. We are finalizing a full market study which will be submitted to the Village indicating that there is more than sufficient demand for the type of project and number and type of units we are proposing.

9. We are also in the process of completing a financial impact analysis of the Project that will indicate the significant economic impact this Project and its residents will have on not only the downtown and other surrounding businesses, but on all of the taxing bodies who currently receive an insignificant amount of real estate tax revenue from the Property. Our initial estimates are that this Property will go from generating about \$30,000 per year in total real estate taxes to as much as \$1,500,000 per year. Approximately 65% of that amount will go directly to the school districts with very little student impact on those schools.

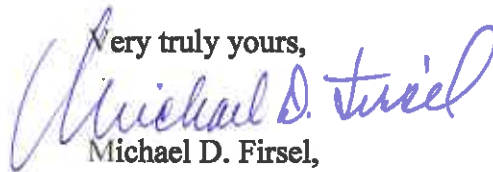


Mr. Randall R. Recklaus
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As can be seen by all of the previously distributed information and at the Open House, and all of the planning to date, the team we have assembled has spent many months preparing, designing and investigating the requirements and processes in order to make this very significant Project successful, and become the "crown jewel" of the Downtown Business District, and the Village in general. It is our goal to set the standard against which all future projects within the Village are measured.

It should be quite evident that we are listening as we are planning. We have heard staff. We have heard the public. We have heard the elected officials. We will continue to do so. We want this Project to be a true collaboration in order to produce the very best Project possible while still providing ownership the appropriate benefits for the tremendous risk and expense of making this Project a reality.

In summary, we request that the Village Board provide a positive recommendation for CCH LLC to proceed through the entitlement process. The owner, and its development team, are looking forward to bringing a very high quality, successful, attractive and financially significant project to the Village of Arlington Heights.

Very truly yours,

Michael D. Firsell,
on behalf of CCH LLC

MDF/djm
Attachments

RESPONSES TO VILLAGE STAFF MAY 1, 2018 COMMENT LETTER

Zoning:

The following zoning approvals will be required:

- **PUD Approval:** All development in the B-5 Downtown District is required to obtain Planned Unit Development approval. **AGREED**
- **Rezoning:** The three southern-most lots along Highland and the one southern-most lot on Chestnut that are part of this project will require rezoning from R-3 to B-5. **AGREED**
- **Land Use Variation:** From Section 28-5.5-3, Permitted Uses Table, Residential, to allow an Apartment Building or Multiple Family Dwellings in the B-5 District (for the 33 Chestnut Building). **AGREED**
- **Variations:**
- From Section 5.1-14.1, Conditions of Use, to allow dwelling units below the 2nd floor (for the 33 Chestnut Building). **YES**
- From Section 5.1-14.6, Minimum Required Yards, to reduce the rear yard setback (south) from 25' to 14'-4" for the 44 S. Highland Building. **YES. THE CURRENT PLAN SHOWS A REAR YARD SETBACK OF 13'3' TO MATCH WITH THE SOUTHERN EXTERIOR WALL OF THE VAIL STREET PARKING DECK**
- From Section 11.8, Schedule of Loading Requirements, to reduce the number of required loading spaces. **THIS VARIATION WILL NOT BE NECESSARY AS WE ARE MODIFYING OUR PLANS TO PROVIDE FOR LOADING THAT WILL MEET CURRENT CODE REQUIREMENTS**
- As proposed, there are certain setback variations required along Chestnut Avenue, which staff is asking for compliance on. **DUE TO THE CURRENT REQUIREMENTS OF ADDITIONAL RIGHT-OF-WAY, AND IN ORDER NOT TO CREATE A "CANYON" EFFECT BETWEEN THE HIGHLAND AND CHESTNUT BUILDINGS, WE WILL NEED A SETBACK VARIANCE ALONG CHESTNUT.**
- Additional variations may be identified when detailed plans are submitted. **UNDERSTOOD**

Right of Way Dedication and Density

1. Please note that 8' of right-of-way must be dedicated along Chestnut Avenue. **WE WOULD PREFER TO GRANT A PERPETUAL EASEMENT FOR THE RIGHT OF WAY RATHER THAN A DEDICATION IN ORDER TO NOT LOSE LAND AREA AND THUS HAVE TO POSSIBLY REDUCE THE DENSITY OF UNITS ON THE SITE**
2. Staff is evaluating whether 8' of right-of-way will also be required along Highland Avenue. **IN LIGHT OF THE LOCATION OF THE VILLAGE GARAGE, WE BELIEVE THAT IT WOULD BE INCONSISTENT TO REQUIRE A SETBACK ON THE BALANCE OF HIGHLAND, ESPECIALLY WHEN WE WERE REQUESTED TO MOVE THE CAMPBELL BUILDING EAST, WHICH WE HAVE DONE**
3. Please revise the density calculations to take into consideration the loss of land that will be required for the 8-foot right-of-way dedication along Chestnut. If only 8' of right-of-way is required on the Chestnut side, then additional density could be added to max out on code requirements. If right-of-way dedication is required along both streets, the loss of lot area will require the density to be reduced to comply with code requirements. **PLEASE SEE THE PREVIOUS RESPONSES TO THIS ISSUE**

Subdivision:

1. Please clarify if the site will be subdivided into individual lots for each building in the PUD, or if the site will be consolidated for an overall PUD. **ONE LOT PUD**
2. The development will need to establish easements or covenants that govern shared

access and shared parking if portions of the site are intended to be sold to multiple owners. **AT THE PRESENT TIME THERE IS NO INTENT TO HAVE MULTIPLE OWNERS**

3. If subdivision is proposed, details will need to be provided on how each lot conforms to the density and parking requirements. **A MULTI-LOT SUBDIVISION IS NOT PROPOSED**
4. Depending on the design and layout of any future subdivision, additional variations may be required. **UNDERSTOOD**

Building Height:

1. The Downtown Master Plan that was adopted in 2007 calls for the block to be developed in a cohesive manner with the northern three-quarters of the block designated with a height limit of 6-8 stories and the southern quarter of the block being 4-6 stories in height (see attached plan extract). While the Chestnut and Campbell buildings are consistent with this plan, the proposed building along Highland Avenue is inconsistent with the Downtown Master Plan. This building will need to be carefully analyzed in order to determine if its height is suitable for this block. The complete Downtown Master Plan can be viewed at www.vah.com. **THE ADDITIONAL HEIGHT IS NECESSARY AS A RESULT OF THE VAIL STREET GARAGE GOING UP TO OUR PROPERTY LINE (AND BEYOND). IT IS NOT FEASIBLE TO CONSTRUCT ANY DWELLINGS OR RETAIL USES ALONG HIGHLAND IN THE FACE OF THE VAIL STREET GARAGE, AND THE ONLY FEASIBLE USE IS A PARKING DECK. THUS, WE HAVE LOST VALUABLE AREA FOR THE CONSTRUCTION OF UNITS. THE ONLY WAY TO COMPENSATE FOR THIS LOSS IS TO BUILD A STRUCTURE ABOVE THE PARKING DECK, THAT WITH THE CODE AUTHORIZED ALLOWANCES, WILL BE UNDER THE MAXIMUM HEIGHT LIMITATIONS IMPOSED BY VILLAGE CODE**
2. Please provide an analysis on outlining which height bonuses were used to obtain the proposed 137'-6" building height for the Highland building in order to determine compliance with the B-5 density bonus requirements. **WILL PROVIDE**

Setbacks:

1. Given the required 8-foot right-of-way dedication along Chestnut Avenue, the 33 Chestnut building does not comply with the required 20-foot setback along this street. Please revise the building to conform with the required 20' setback along this elevation. **PLEASE SEE OUR PREVIOUS ANSWERS TO THIS ISSUE**
2. Depending upon how the property is subdivided, a setback variation may be needed for the Campbell building along the western elevation as well. **ONE LOT; NOT APPLICABLE**
3. Please shift the Campbell building 5' to the east to provide for additional a larger setback on the west side. This building setback will need further review. **WE ARE RELUCTANT TO SHIFT THE CAMPBELL BUILDING TO THE EAST. IT CURRENTLY HAS A 15' SETBACK ON BOTH HIGHLAND AND CHESTNUT. THIS IS ONE OF THE REQUESTED VARIANCES. IF THIS BUILDING IS SHIFTED TO THE EAST IT WILL HAVE A SIGNIFICANT IMPACT ON THE SETBACK ALONG HIGHLAND.**

Parking/Loading/Traffic:

1. A traffic and parking study will be required to assess the traffic impact of the proposed development and adequacy of proposed parking supply. **IN PROGRESS** As proposed, parking meets the B-5 requirement, however, based upon Arlington Heights data, 1.5 parking spaces per unit will be required, plus parking to meet all requirements for the commercial portion of the development. Staff will further evaluate based upon complete submittal and an analysis of prior parking ratio's used throughout Downtown. **WE ARE PROVIDING MORE THAN 1.5:1 PARKING**
2. Please reevaluate the ingress/egress of the Chestnut building onto Chestnut Avenue to determine if alternatives exist that could distribute traffic to be less of a disturbance to the nearby residential areas. **WE HAVE LIMITED THE NORTHERN ACCESS TO NO INGRESS AND FOR**

NORTHBOUND EGRESS ONLY. THERE WILL BE NO ACCESS TO THE NEW PARKING DECK FROM CHESTNUT. THE ONLY INGRESS AND FULL EGRESS ON CHESTNUT BE TO EXCLUSIVELY SERVE THE SMALLER CHESTNUT BUILDING

3. Additional details are needed on how trash collection, deliveries, and move-ins/move-outs will function, for both the commercial and residential uses proposed. **WILL PROVIDE DETAILS FOR PLAN COMMISSION. THE ABOVE REFERENCED FUNCTIONS WILL BE INTERNAL**
4. Staff will also need additional details on the garage ramp to the Chestnut building in order to ensure that the knee walls on the garage do not obstruct visibility triangles. **WILL PROVIDE WHEN AVAILABLE. THERE WILL NEED TO BE FULL COORDINATION IN SEVERAL AREAS BETWEEN THE VAIL STREET PARKING DECK AND THE NEW DECK WE ARE CONSTRUCTING.**
5. Currently, no handicap-accessible parking stalls are shown in the proposed garage, and at least 11 spaces will be required. **OF COURSE, CODE REQUIRED HANDICAP SPACES WILL BE ADDED TO FINAL PLAN WHEN PRESENTED**
6. The traffic study should analyze if a loading/delivery space may be needed on Campbell street at the front entrance to the Campbell Street building. **WILL PROVIDE AS A PART OF THE TRAFFIC STUDY**
7. The traffic study must analyze roadway system impacts & ingress/egress at the Highland Avenue garage entrance. **IT WILL**

Market Demand:

1. A market study will be required to assess the need for the proposed quantity of dwelling units in this location. **THE MARKET STUDY IS CURRENTLY BEING FINALIZED**

Site Related:

1. Please accommodate for a Downtown "gateway" sign at the northwest corner of the site. Maintenance of this sign should be the responsibility of the developer. **WE WILL WORK WITH OUR LANDSCAPE ARCHITECT AND STAFF TO IMPLEMENT THIS RECOMMENDATION.**
2. The front entry of the Campbell Street building appears to have a canopy that encroaches into the Village right-of-way, which will require review and approval of an indemnification agreement with the Village. **THE CANOPY NEEDS TO REMAIN AS DESIGNED AND AN INDEMNIFICATION LETTER, SIMILAR TO THAT FOR THE BALCONIES WILL BE PROVIDED.**
- 3.

Landscape/Streetscape:

WE HAVE ENGAGED HITCHCOCK DESIGN GROUP AND WILL PRESENT FULL LANDSCAPE AND HARDSCAPE PLANS INCORPORATING THE FOLLOWING ITEMS.

1. The developer will need to work with the Village to develop appropriate streetscape improvements along Highland, Campbell, and Chestnut in conformance with the Village's Downtown streetscape program.
2. Along Chestnut abutting the Campbell building, a reduced version of the Downtown streetscape may be appropriate, and further down Chestnut the streetscape may be the standard sidewalk/parkway abutting the Chestnut building (this will be further evaluated by staff).
3. Details will be required on the plantings above the basement garage to determine how landscaping will be suitable in this courtyard area.

Parking Garage Structure

THE ISSUES SET FORTH BELOW ARE OF CONCERN TO ALL PARTIES AND WILL

BE DISCUSSED AND PLANNED IN GREAT DETAIL.

1. Please provide additional details of the proposed garage structure:
 - a. Methods of design and construction of sufficient design detail so as to not compromise the Village parking garage. **T**
 - b. How will the Vail Avenue garage be protected?
 - c. How will maintenance of the garage occur in the future?
 - d. A structural review of the existing Vail Avenue garage and proposed garage will be necessary.

Site Engineering/Utilities/Fire Access:

1. All stormwater detention must comply with all MWRD and Village standards and must be accommodated on-site. Please review and evaluate this early on in the design process as there is limited space onsite to accommodate stormwater. **COMPLETED AND DESIGNED. ALL STORMWATER DETENTION WILL BE ON-SITE**
2. Preliminary utility information should be provided for further review. **WILL PROVIDE WITH PRELIMINARY ENGINEERING**
3. Fire access is a major concern for the 12-story building. As proposed, the fire access is minimal and insufficient. A meeting with the Building, Planning, and Fire Department is recommended to discuss fire department access to the site. **PLANS HAVE BEEN REVISED TO ALLOW FULL ACCESS AND APPROPRIATE TURNING RADII FOR VILLAGE FIRE TRUCKS. WE WILL CONTINUE TO WORK WITH FIRE DEPARTMENT AND STAFF TO CONFIRM AND FURTHER REVISE IF NECESSARY**
4. The Fire Dept. will review this project when additional details are provided, including a Fire Truck turning radius exhibit, FDC locations, fire access lanes shown on the site plans, and details on construction types and overhead utility lines. **SEE ANSWER TO #3 ABOVE**
5. All utility equipment and transformers will need to be appropriately located. **WILL BE INCLUDED IN PRELIMINARY ENGINEERING**
6. A plan outlining the burial of overhead utility lines shall be required as part of this development for further evaluation by the Village. **UNDERSTOOD**

General Details:

1. Please provide FAR calculations, building lot coverage data, and impervious surface coverage data. **WILL PROVIDE** If lot is to be subdivided, please provide this calculation based on both the overall PUD and each lot within the PUD. **NOT APPLICABLE**
2. Please provide additional details on project phasing. **WILL PROVIDE WHEN AVAILABLE. CURRENT PLAN IS TO BUILD THE CAMPBELL BUILDING; AND THE HIGHLAND BUILDING (AND PARKING DECK) SIMULTANEOUSLY; THE CHESTNUT BUILDING WILL BE THE FINAL BUILDING.**
3. Affordable housing per the Village's Multi-Family Affordable Housing Policy will be required. A fee in lieu of providing the affordable units is also acceptable. Please provide a response to the policy within any Plan Commission application. **WE WILL FULLY COMPLY WITH VILLAGE CODE IN EFFECT AT THE TIME WE PROVIDE BUILDING PLANS. WE WILL SPECIFICALLY PROVIDE AFFORDABLE UNITS RATHER THAN FEE IN LIEU. THIS IS A VERY SIGNIFICANT ISSUE FOR THE OWNER**
4. Impact Fee's will be required for the residential units. **UNDERSTOOD.**
5. Details shall be required for any proposed restaurant spaces and outdoor dining areas. Please design the building to anticipate the future location of restaurant mechanical and exhaust equipment. **YET TO BE DETERMINED. WE ANTICIPATE A RESTAURANT AT THE NORTHEAST CORNER OF THE SITE IN THE CAMPBELL BUILDING. SITE PLAN HAS BEEN DESIGNED TO ACCOMMODATE OUTDOOR SEATING AT THIS LOCATION. FINAL BUILDING PLANS WILL**

INCORPORATE NECESSARY MECHANICAL, PLUMBING AND EXHAUST SYSTEMS TO ACCOMMODATE ANY RESTAURANT USES

Building Design/Architecture:

General Comment:

1. An overall massing model showing the proposed buildings with the surrounding context on all sides should be provided. **WE WILL PROVIDE A MASSING MODEL AS A PART OF OUR DESIGN REVIEW SUBMISSION.** Multiple birds eye views and street level perspectives should be provided to illustrate how the massing of the proposed buildings will fit in with the context of both Downtown buildings and the adjacent residential neighborhood. **PREPARED AND SHOWN AT THE PUBLIC OPEN HOUSE AND ARE INCLUDED IN THIS SUBMISSION**

North Building (Campbell Street):

1. Overall, the design is very nicely done. It has a rich appearance that will add to the quality of the Downtown. The colors and materials are nicely coordinated, and the overall composition is well balanced. The design will fit very well with the context of the adjacent 8-story buildings. **THE DEVELOPMENT TEAM AGREES WITH STAFF, AND NO SUBSTANTIAL CHANGES ARE CONTEMPLATED AT THIS TIME.**

2. Stepping down the massing of the building on the west end is encouraged to ease the transition to the adjacent residential neighborhood. **THE OWNER PREFERS TO KEEP THE BUILDING AS DESIGNED WITHOUT STEPPING DOWN THE WEST END. WE ARE AWARE THAT MULTI-FAMILY PARCELS EXIST IMMEDIATELY WEST OF THIS BUILDING AND THAT 8-STORY BUILDINGS EXISTING NORTH AND EAST. STEPPING DOWN THE WEST END WITHOUT RAISING THE EAST END WOULD RESULT IN A LOSS OF UNITS, AND WE CURRENTLY MEET THE ALLOWABLE UNIT COUNT FOR THIS PARCEL.**

3.

West Building (Chestnut Avenue):

1. Overall, the proposed design has a traditional style and character that is appropriate with the context of the adjacent residential neighborhood. The sloped roof and gable features work well to relate to the adjacent houses. **THE DEVELOPMENT TEAM AGREES WITH STAFF, AND NO SUBSTANTIAL CHANGES ARE CONTEMPLATED AT THIS TIME.**

2. The arched entry feature is large and out of scale with the adjacent residential neighborhood.

i. Consider replacing the arched feature with a gabled portico to help relate to the adjacent residential context and scale, and tie in with the gables at the top of the building. **THE DEVELOPER WILL WORK WITH STAFF AND ULTIMATELY THE DESIGN COMMISSION TO SETTLE ON AN APPROPRIATE ENTRY FEATURE FOR THE BUILDING. THE ARCHED ENTRY CAN BE REPLACED WITH A LESS DOMINANT FEATURE.**

3. The west wall is tall and flat. Consider the following suggestions to break down the scale of the wall and help relate to the adjacent residential neighborhood: **WILL WORK WITH STAFF ON THESE ITEMS AND WILL REVISE WHERE POSSIBLE.**

i. Widen/expand the covered porches across the first floor to create a one-story massing that relates to the scale of the residential neighborhood. **FRONT PORCHES ALONG CHESTNUT WILL BE EVALUATED AND POTENTIALLY EXPANDED IN ORDER TO RELATE WELL WITH THE ADJACENT RESIDENTIAL NEIGHBORHOOD.**

ii. Add the vertical box bay detail from the east elevation onto the west elevation. Consider limiting the height of the bays to two or three stories. **ADDITIONAL BAY DETAILS CAN BE CONSIDERED ON THE WEST ELEVATION. WE WILL WORK WITH STAFF AND THE DESIGN COMMISSION FOR AN APPROPRIATE SOLUTION.**

iii. Consider partially recessing all of the balconies to break up the flat wall. **THE UNITS**

IN THIS BUILDING ARE THE LARGEST OF THE THREE BUILDINGS, AND COULD ACCOMMODATE A SLIGHT RECESS FOR THE BALCONIES. WE WILL WORK TOGETHER WITH STAFF AND THE DESIGN COMMISSION TO RESOLVE.

4. It is recommended that the cornice detail be continued on the north elevation. **USING TWO DIFFERENT BRICK COLORS AS WELL AS DIFFERENT ROOF LINES AND CORNICE DETAILS WAS DONE PURPOSEFULLY TO VISUALLY BREAK UP THE MASSING OF THE BUILDING INTO SMALLER COMPONENTS. WE CAN CERTAINLY RE-EVALUATE CORNICE DETAILS AND ADJUST AS NECESSARY.**

The entrance ramp to the parking garage could be enhanced with decorative piers and carriage lights to complement the architecture of the building. **WE AGREE THAT THE ENTRANCE RAMP WOULD BENEFIT ARCHITECTURAL CHARACTER WITH RAILINGS, CARRIAGE LIGHTS AND DECORATIVE PIERS TO ENHANCE THE BUILDING. WE WILL WORK CAREFULLY ON THESE DETAILS IN ORDER TO AVOID VISUAL SIGHT ANGLE OBSTRUCTIONS.**

East Building (Highland Avenue):

1. The design of the new parking garage levels works well with the existing parking garage architecture. **THANK YOU**

- i. Overall, the residential tower portion of the building works well with the garage and surrounding context, but the glass curtain walls on the north and south ends should be better coordinated with the garage below. **THE ENTIRE DEVELOPMENT IS DESIGNED AS A UNIFIED CAMPUS WITH THREE "SISTER" BUILDINGS. EACH BUILDING IS UNIQUE AND SLIGHTLY DIFFERENT FROM THE OTHERS, BUT HAS SIMILAR QUALITIES AND CHARACTER WHICH TIES THE FAMILY OF BUILDINGS TOGETHER. THE CHESTNUT BUILDING IS THE MOST TRADITIONAL AND RESIDENTIAL-STYLED BUILDING IN ORDER TO MARRY ITSELF APPROPRIATELY WITHIN THE FABRIC OF THE SURROUNDING RESIDENTIAL NEIGHBORHOOD. THE CAMPBELL BUILDING IS A MORE RECOGNIZABLE 8-STORY STRUCTURE AMONG MANY OTHER 8-STORY STRUCTURES WITHIN THE CENTRAL BUSINESS DISTRICT. A RETAIL STOREFRONT IS INCLUDED AT THE FIRST FLOOR WHILE 7 STORIES OF UNITS FIT NICELY WITHIN A MORE CONTEMPORARY STYLED BUILDING. THE CENTER PORTION ABOVE THE MAIN ENTRANCE ON CAMPBELL HAS A 7-STORY MODERN GLASS ELEMENT THAT BALANCES COMFORTABLY WITH THE TRADITIONAL ELEMENTS OF BRICK AND STONE ON THE REMAINDER OF THE BUILDING. THE HIGHLAND BUILDING IS THE TALLEST OF THE THREE BUILDINGS BECAUSE IT IS SET BACK THE FURTHEST FROM THE SURROUNDING NEIGHBORHOOD. THE 6-STORY BASE IS MASONRY TO MATCH THE VILLAGE GARAGE, AND THE UNITS ABOVE ARE A MIX OF MASONRY AND MORE MODERN ELEMENTS SUCH AS THE GLASS CURTAIN WALL. WE INTENTIONALLY DESIGNED THIS BUILDING TO BE SLIGHTLY MORE SHEIK AND MODERN, WHICH OFFERS A DIFFERENT LIFESTYLE THAN THE OTHER TWO BUILDINGS. WE MIGHT EXPECT THE INTERIORS TO BE INDUSTRIAL AND LOFTY IN DESIGN, AND A MORE VIBRANT AND EXCITING LIFESTYLE COULD BE DRAWN TO THIS TYPE OF BUILDING. LASTLY, IT SHOULD BE NOTED THAT THE INTRODUCTION OF THE GLASS CURTAIN WALLS, WHILE EXCITING AND DIFFERENT FROM TYPICALLY MASONRY CONSTRUCTION, OFFERS ANOTHER UNIQUE BENEFIT: IN ORDER TO SOFTEN AND LIGHTEN THE APPEARANCE OF A 12-STORY BUILDING, WE HAVE DELIBERATELY INTRODUCED LARGE EXPANSES OF GLASS THAT SOFTLY REFLECT THE SKY. MIRRORED-TYPE REFLECTED GLASS WILL NOT BE CONSIDERED, AND A MORE COMFORTABLY-TINTED AND ENVIRONMENTALLY FRIENDLY GLAZING SYSTEM WILL BE PROVIDED.**

- ii. Consider extending the primary vertical brick piers from the garage below up through the

glass curtain walls to break up the large glass curtain walls and better integrate the garage with the tower above. **THE CURRENT DESIGNS WERE PRESENTED AT THE NEIGHBORHOOD MEETING ON SEPTEMBER 9TH. WE RECEIVED A VERY POSITIVE REACTION TO THE GLASS DESIGNS.**

iii. Also, consider extending some of the horizontal brick bands through the curtain wall area to help tie the glass curtain walls in with the main body of the building. **SEE ANSWER TO ii ABOVE.**

2. Clarify the types of glazing proposed for the curtain walls. Highly reflective glazing should be avoided to prevent glare on adjacent properties. **THIS WILL BE A PART OF OUR DESIGN REVIEW SUBMITTALS. WE WILL AVOID HIGHLY REFLECTIVE GLAZING**

Developer's Responsive Comments to the Informal Board Input Regarding Developer's Initial Concept Plans for Block 425

The purpose of this document is to provide Developer's responses to the various comments as relayed to us from the Village Staff, which they received from their informal discussions with the members of the Board.

General Comments to Proposed Plan

The development team is committed to excellence and plans to do all that it can to earn the confidence and positive support from all commissions and the entire Village Board. We will work closely with staff over the next few months to achieve this goal.

Building Heights

Campbell Street Building 8-Stories:

The developer is requesting approval for 358 units for the entire project. This fits within the zoning regulations for the lot area, and no variation for density is required. We have been very careful to adjust heights on each of the three buildings so that appropriate levels can be placed on each street frontage while maintaining the allowable unit counts. We believe 8-stories is the appropriate solution for the Campbell Street Building as this is very similar or identical to the multi-family B-5 buildings to the north and east.

Chestnut Building - 5-Stories:

As noted above and on staff comment responses, the Chestnut building is purposefully designed to be the smallest of the three buildings. We believe 5-stories facing the street is reasonable and a good transition to 8 stories immediately adjacent on Campbell Street.

Highland Avenue Building - 12+ Stories:

The development team needs to maintain the allowable density of 358 units. In order for us to provide lower height buildings at Chestnut and Campbell, it is necessary to design a taller building adjacent to the Village parking garage along Highland. The existing Village parking garage, which is built all the way to the developer's property line, makes it impossible to use the first 6 floors for any residential use, or anything other than additional parking. Therefore, 6-stories of residential units are proposed above the approximately 450 stall garage, and the top floor will include building amenities and possibly a restaurant with spectacular views. Including all allowable height bonuses, this building is under the allowable Village Code maximum zoning height for this parcel.

Building Architecture

Our comments regarding architectural design, character, scale and materials are discussed in the staff letter responses. The development team has given considerable thought to the entire concept of all three buildings and received very favorable responses at the neighborhood meetings, which approximately 200 residents attended.

Affordable Housing

Affordable housing is very important to the Developer and will be included within this development. Please see staff's letter and responses.

Traffic Parking Loading & Pedestrian Access

A loading and unloading zone will be provided in a recessed area along Chestnut. We will be submitting a full traffic study addressing the concerns regarding pedestrian and traffic movements within and around the Project. All loading and unloading, deliveries, trash removal and move-in and move-outs will be internal and carefully planned and reviewed.

Storm Water Detention and Utilities

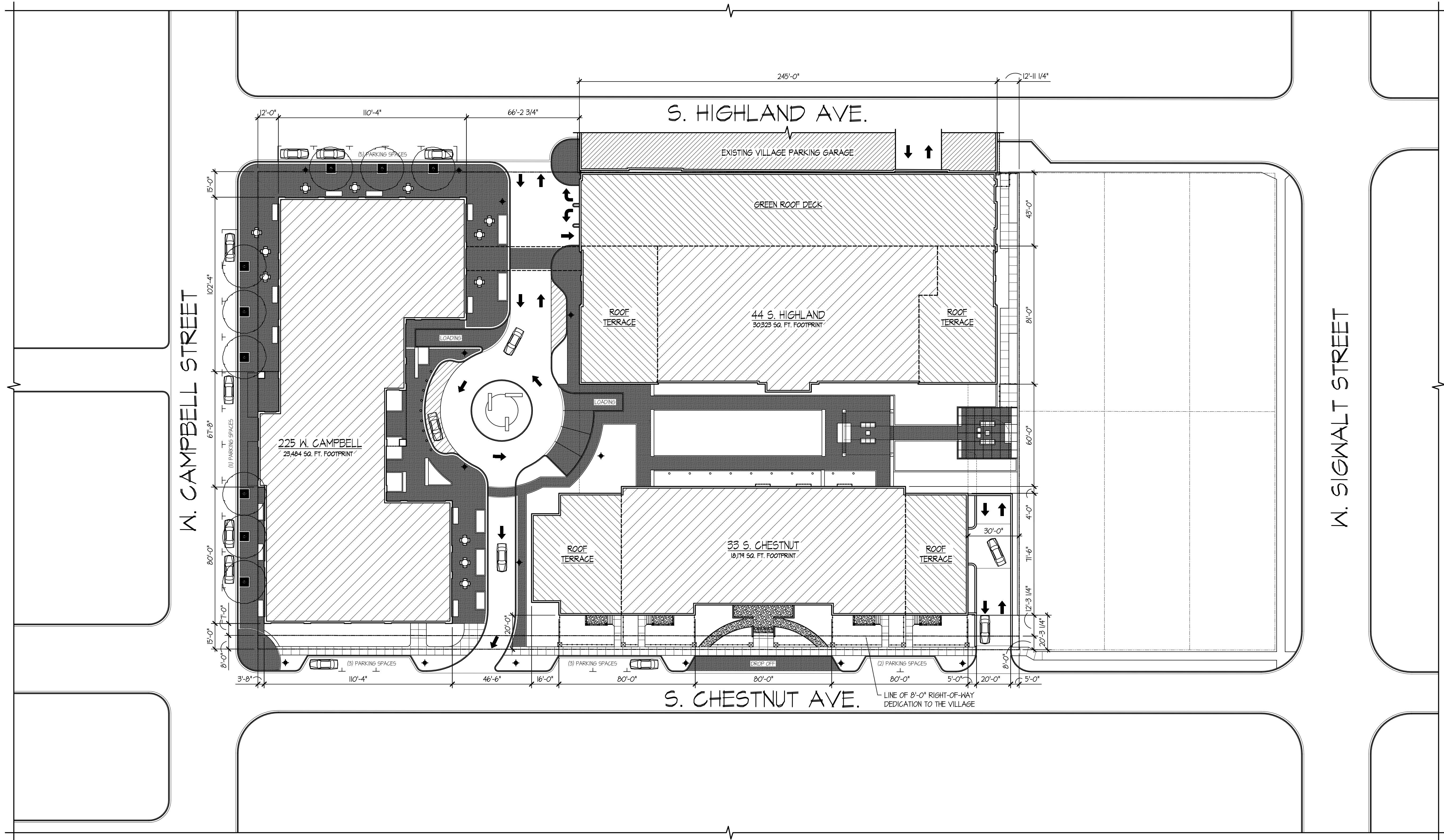
Developer' civil engineer, Spaceco is in discussions and coordinating with Village Engineers in order to facilitate proper designs with existing and proposed Village infrastructure in the area. 100% of all stormwater detention will be on-site and will be mitigated appropriately.

Rooftop Restaurant

The rooftop restaurant will be included if an appropriate restaurant operator is identified and properly financed for the construction and operation of a restaurant. The facility will not be a bar; it will have a full kitchen with black iron to the roof, and all necessary amenities. Conversations are on-going, and we are hopeful that this element will be included.

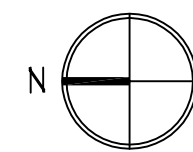
R-6 Property at Southwest Corner at Campbell and Chestnut

The southwest corner of Campbell and Chestnut will be considered for development at a later date. All appropriate concerns will be identified and addressed as necessary with staff in the future.



ARLINGTON 425: ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"



TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
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TINAGLIA
ARCHITECTS

CLIENT

CCH, LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, ILLINOIS
MIXED-USE DEVELOPMENT

DRAWING TITLE

ARCHITECTURAL
SITE PLAN

FILE NAME 3883-20P

DRAWN BY RDL DATE

NO.	REVISED PER	DATE	BY

JOB NO. 388315

SHEET NO. 1.P
OF







Arlington425 – Site Aerial





Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5000
Website: www.vah.com

May 1, 2018

Michael D. Firsel
Firsel Ross
2801 Lakeside Drive - Suite 207
Bannockburn, IL 60015

RE: Proposed Mixed Use Development, Block 425

Dear Mr. Firsel,

Thank you for providing conceptual plans prepared by Tingalia Architects, dated 4/3/18, for redevelopment of Block 425. The Staff Development Committee appreciates your continued efforts towards the redevelopment of this key piece of property in Downtown Arlington Heights. While this is a critical site for redevelopment of downtown, there are a number of key issues that have been identified and need to be addressed as more detailed plans are developed and explored including, but not limited to the following:

Zoning:

The following zoning approvals will be required:

- PUD Approval: All development in the B-5 Downtown District is required to obtain Planned Unit Development approval.
- Rezoning: The three southern-most lots along Highland and the one southern-most lot on Chestnut that are part of this project will require rezoning from R-3 to B-5.
- Land Use Variation: From Section 28-5.5-3, Permitted Uses Table, Residential, to allow an Apartment Building or Multiple Family Dwellings in the B-5 District (for the 33 Chestnut Building).
- Variations:
 - From Section 5.1-14.1, Conditions of Use, to allow dwelling units below the 2nd floor (for the 33 Chestnut Building).
 - From Section 5.1-14.6, Minimum Required Yards, to reduce the rear yard setback (south) from 25' to 14'-4" for the 44 S. Highland Building.
 - From Section 11.8, Schedule of Loading Requirements, to reduce the number of required loading spaces.
 - As proposed, there are certain setback variations required along Chestnut Avenue, which staff is asking for compliance on.
 - Additional variations may be identified when detailed plans are submitted.

Right of Way Dedication and Density

1. Please note that 8' of right-of-way must be dedicated along Chestnut Avenue.
2. Staff is evaluating whether 8' of right-of-way will also be required along Highland Avenue.
3. Please revise the density calculations to take into consideration the loss of land that will be required for the 8-foot right-of-way dedication along Chestnut. If only 8' of right-of-way is required on the Chestnut side, then additional

density could be added to max out on code requirements. If right-of-way dedication is required along both streets, the loss of lot area will require the density to be reduced to comply with code requirements.

Subdivision:

1. Please clarify if the site will be subdivided into individual lots for each building in the PUD, or if the site will be consolidated for an overall PUD.
2. The development will need to establish easements or covenants that govern shared access and shared parking if portions of the site are intended to be sold to multiple owners.
3. If subdivision is proposed, details will need to be provided on how each lot conforms to the density and parking requirements.
4. Depending on the design and layout of any future subdivision, additional variations may be required.

Building Height:

1. The Downtown Master Plan that was adopted in 2007 calls for the block to be developed in a cohesive manner with the northern three-quarters of the block designated with a height limit of 6-8 stories and the southern quarter of the block being 4-6 stories in height (see attached plan extract). While the Chestnut and Campbell buildings are consistent with this plan, the proposed building along Highland Avenue is inconsistent with the Downtown Master Plan. This building will need to be carefully analyzed in order to determine if its height is suitable for this block. The complete Downtown Master Plan can be viewed at www.vah.com.
2. Please provide an analysis on outlining which height bonuses were used to obtain the proposed 137'-6" building height for the Highland building in order to determine compliance with the B-5 density bonus requirements.

Setbacks:

1. Given the required 8-foot right-of-way dedication along Chestnut Avenue, the 33 Chestnut building does not comply with the required 20-foot setback along this street. Please revise the building to conform with the required 20' setback along this elevation.
2. Depending upon how the property is subdivided, a setback variation may be needed for the Campbell building along the western elevation as well.
3. Please shift the Campbell building 5' to the east to provide for additional a larger setback on the west side. This building setback will need further review.

Parking/Loading/Traffic:

1. A traffic and parking study will be required to assess the traffic impact of the proposed development and adequacy of proposed parking supply. As proposed, parking meets the B-5 requirement, however, based upon Arlington Heights data, 1.5 parking spaces per unit will be required, plus parking to meet all requirements for the commercial portion of the development. Staff will further evaluate based upon complete submittal and an analysis of prior parking ratio's used throughout Downtown.
2. Please reevaluate the ingress/egress of the Chestnut building onto Chestnut Avenue to determine if alternatives exist that could distribute traffic to be less of a disturbance to the nearby residential areas.
3. Additional details are needed on how trash collection, deliveries, and move-ins/move-outs will function, for both the commercial and residential uses proposed.
4. Staff will also need additional details on the garage ramp to the Chestnut building in order to ensure that the knee walls on the garage do not obstruct visibility triangles.

5. Currently, no handicap-accessible parking stalls are shown in the proposed garage, and at least 11 spaces will be required.
6. The traffic study should analyze if a loading/delivery space may be needed on Campbell street at the front entrance to the Campbell Street building.
7. The traffic study must analyze roadway system impacts & ingress/egress at the Highland Avenue garage entrance.

Market Demand:

1. A market study will be required to assess the need for the proposed quantity of dwelling units in this location.

Site Related:

1. Please accommodate for a Downtown "gateway" sign at the northwest corner of the site. Maintenance of this sign should be the responsibility of the developer.
2. The front entry of the Campbell Street building appears to have a canopy that encroaches into the Village right-of-way, which will require review and approval of an indemnification agreement with the Village.

Landscape/Streetscape:

1. The developer will need to work with the Village to develop appropriate streetscape improvements along Highland, Campbell, and Chestnut in conformance with the Village's Downtown streetscape program.
2. Along Chestnut abutting the Campbell building, a reduced version of the Downtown streetscape may be appropriate, and further down Chestnut the streetscape may be the standard sidewalk/parkway abutting the Chestnut building (this will be further evaluated by staff).
3. Details will be required on the plantings above the basement garage to determine how landscaping will be suitable in this courtyard area.

Parking Garage Structure

1. Please provide additional details of the proposed garage structure:
 - a. Methods of design and construction of sufficient design detail so as to not compromise the Village parking garage.
 - b. How will the Vail Avenue garage be protected?
 - c. How will maintenance of the garage occur in the future?
 - d. A structural review of the existing Vail Avenue garage and proposed garage will be necessary.

Site Engineering/Utilities/Fire Access:

1. All stormwater detention must comply with all MWRD and Village standards and must be accommodated on-site. Please review and evaluate this early on in the design process as there is limited space onsite to accommodate stormwater.
2. Preliminary utility information should be provided for further review.
3. Fire access is a major concern for the 12-story building. As proposed, the fire access is minimal and insufficient. A meeting with the Building, Planning, and Fire Department is recommended to discuss fire department access to the site.
4. The Fire Dept. will review this project when additional details are provided, including a Fire Truck turning radius exhibit, FDC locations, fire access lanes shown on the site plans, and details on construction types and overhead utility lines.
5. All utility equipment and transformers will need to be appropriately located.

6. A plan outlining the burial of overhead utility lines shall be required as part of this development for further evaluation by the Village.

General Details:

1. Please provide FAR calculations, building lot coverage data, and impervious surface coverage data. If lot is to be subdivided, please provide this calculations based on both the overall PUD and each lot within the PUD.
2. Please provide additional details on project phasing.
3. Affordable housing per the Village's Multi-Family Affordable Housing Policy will be required. A fee in lieu of providing the affordable units is also acceptable. Please provide a response to the policy within any Plan Commission application.
4. Impact Fee's will be required for the residential units.
5. Details shall be required for any proposed restaurant spaces and outdoor dining areas. Please design the building to anticipate the future location of restaurant mechanical and exhaust equipment.

Building Design/Architecture:

General Comment:

1. An overall massing model showing the proposed buildings with the surrounding context on all sides should be provided. Multiple birds eye views and street level perspectives should be provided to illustrate how the massing of the proposed buildings will fit in with the context of both Downtown buildings and the adjacent residential neighborhood.

North Building (Campbell Street):

1. Overall, the design is very nicely done. It has a rich appearance that will add to the quality of the Downtown. The colors and materials are nicely coordinated, and the overall composition is well balanced. The design will fit very well with the context of the adjacent 8-story buildings.
2. Stepping down the massing of the building on the west end is encouraged to ease the transition to the adjacent residential neighborhood.

West Building (Chestnut Avenue):

1. Overall, the proposed design has a traditional style and character that is appropriate with the context of the adjacent residential neighborhood. The sloped roof and gable features work well to relate to the adjacent houses.
2. The arched entry feature is large and out of scale with the adjacent residential neighborhood.
 - i. Consider replacing the arched feature with a gabled portico to help relate to the adjacent residential context and scale, and tie in with the gables at the top of the building.
3. The west wall is tall and flat. Consider the following suggestions to break down the scale of the wall and help relate to the adjacent residential neighborhood:
 - i. Widen/expand the covered porches across the first floor to create a one-story massing that relates to the scale of the residential neighborhood.
 - ii. Add the vertical box bay detail from the east elevation onto the west elevation. Consider limiting the height of the bays to two or three stories.
 - iii. Consider partially recessing all of the balconies to break up the flat wall.
4. It is recommended that the cornice detail be continued on the north elevation.
5. The entrance ramp to the parking garage could be enhanced with decorative piers and carriage lights to complement the architecture of the building.

East Building (Highland Avenue):

1. The design of the new parking garage levels works well with the existing parking garage architecture.
2. Overall, the residential tower portion of the building works well with the garage and surrounding context, but the glass curtain walls on the north and south ends should be better coordinated with the garage below.
 - i. Consider extending the primary vertical brick piers from the garage below up through the glass curtain walls to break up the large glass curtain walls and better integrate the garage with the tower above.
 - ii. Also, consider extending some of the horizontal brick bands through the curtain wall area to help tie the glass curtain walls in with the main body of the building.
3. Clarify the types of glazing proposed for the curtain walls. Highly reflective glazing should be avoided to prevent glare on adjacent properties.

Next Steps/Neighborhood Meeting/Early Review:

The Village will consult separately with you regarding process and next steps. It is recommended that at the appropriate time a neighborhood meeting be held and Early Review with the Village Board should be considered.

Please note that these are preliminary comments and should not be relied upon as the identification of the only major concerns of the proposed development. The Staff Development Committee reserves the right to generate additional comments upon submittal of a formal application and more detailed plans. The appropriate Village staff would be happy to discuss this project in more detail to align this project with the vision set forth in the Downtown Master Plan.

In the meantime, if you have any questions please do not hesitate to contact me.

Sincerely,



Sam Hubbard
Development Planner
Department of Planning and Community Development

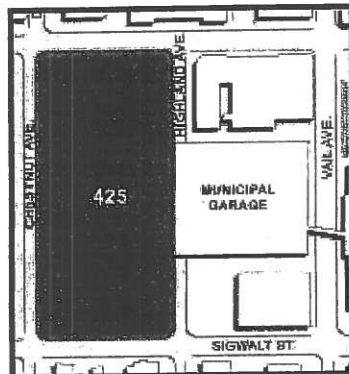
Cc: Randy Recklaus, Village Manager
Charles Witherington-Perkins, Director of Planning & Community Development
Bill Enright, Deputy Director of Planning & Community Development
Steve Hautzinger, Design Planner
Temp File #1599

BLOCK 425

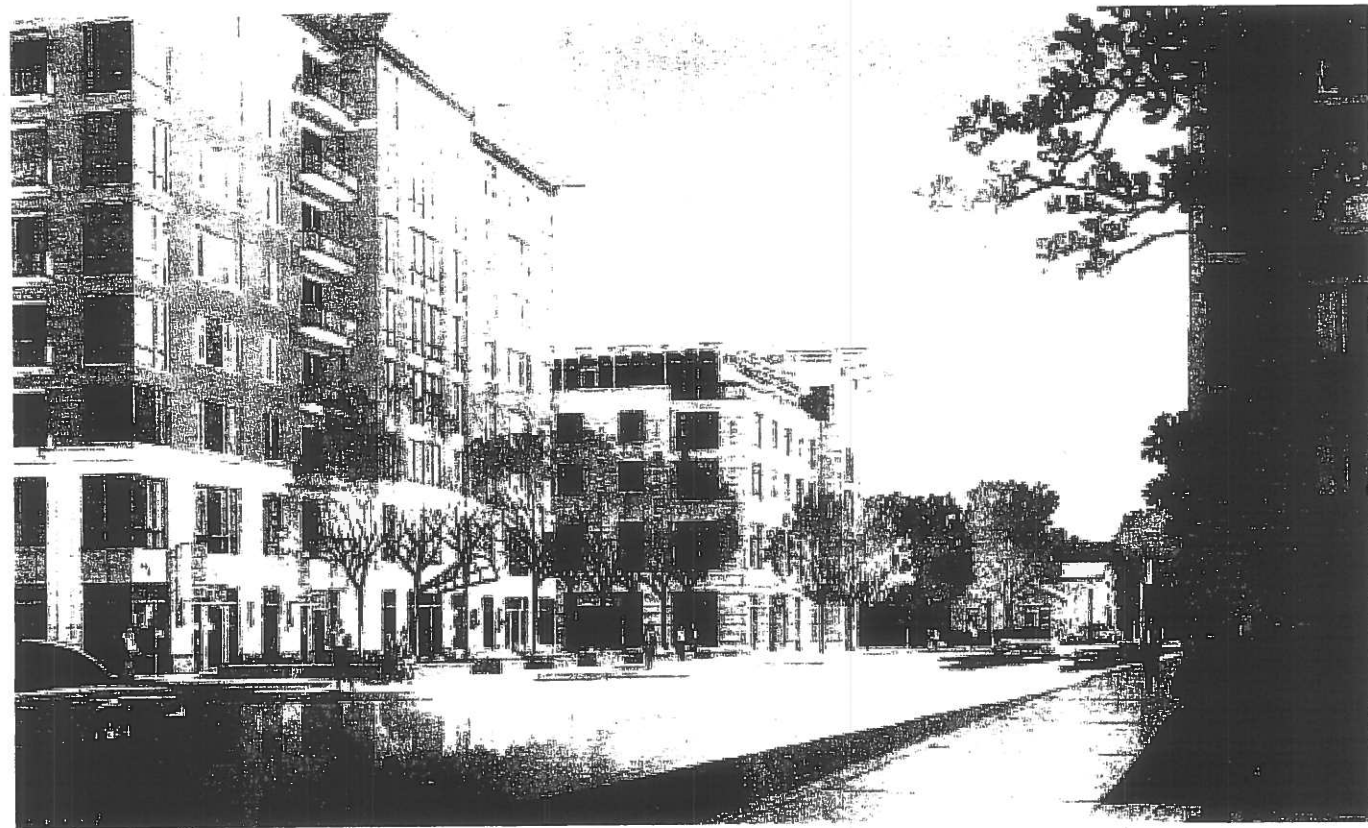
Recommendation 1: Relate piecemeal development of block in a cohesive manner with 6 to 8 stories, mixed use on northern three-quarters of block transitioning to 4 to 6 stories on the southern quarter of block.

Recommendation 2: Provide access to eastern portion of block through Vail Avenue municipal garage.

Recommendation 3: Provide commercial retail space at the corner of Campbell Street and Highland Avenue.



BLOCK 425 - MAP 6.7



BLOCK 425 : CONCEPTUAL DEVELOPMENT SKETCH ON CAMPBELL STREET LOOKING WEST FROM HIGHLAND AVENUE.

SUMMARY OF THE PROCEEDINGS OF THE INTRODUCTORY NEIGHBORHOOD MEETING

OF THE ARLINGTON 425 DEVELOPMENT

HELD AT THE SOUTHWEST CORNER OF CAMPBELL STREET AND HIGHLAND AVENUE ON:

September 9, 2018

Project Title: Arlington 425

Address: SW Corner of Campbell Street and Highland Avenue, Block 425

Prepared by: Jake Schmidt, Department of Planning and Community Development

Introduction

This neighborhood meeting was conducted in two separate sessions, one at 12:15 PM and one at 2:15 PM. Attendance was relatively high at each session, with an estimated 80 to 90 individuals at each session. Both sessions began with an introduction of the project, which comprised of a discussion of the current and requested zoning, the design and layout of the buildings, on-site parking, storm water detention, and a summary and explanation of the variations that will be requested. This initial presentation was conducted by Mike Firsell, of Firsell Ross, and Jim Tinaglia, of Tinaglia Architects. The second portion of both sessions was a question and answer period. For this question and answer period, separate stations were set up in the meeting tent addressing different aspects of the project - those being Architecture, Landscaping, Traffic, and Storm Water. Members of the public could walk from station to station to ask questions of the experts present. What follows is a list of the comments and concerns observed at each station, along with the general impression of public feedback at each station.

Architecture

The feedback at this station was generally positive. Most members of the public seemed pleased with the design and layout of the buildings, however impressions were mixed on the tallest, Highland Avenue building.

Observed Comments and Concerns:

- The proposal would be a "beautiful addition" to Arlington Heights
- Concerns that the bigger buildings will block sunlight, to the inner courtyard and in the general area
- The location of a center courtyard for traffic circulation and deliveries is a "good idea"
- The building on Highland is "a lot"
- Would rather see "the biggest building be smaller, and the smallest building be a bit bigger" rather than have one big tower and a smaller building in front
- The building on Highland seems to look "institutional"
- The location of the Highland Building "makes sense"
- The proposal "looks nicer than expected"
- "Oh wow"
- "Looks nice"

Landscaping

The feedback at this station was generally positive. Members of the public seemed pleased with the proposed landscaping and proposed site features.

Observed Comments and Concerns:

- Will the ground floor outdoor spaces be open to the public?
- The greenery "looks pretty"
- There is "a lot of green" incorporated into the design
- Will there be an area for development residents to walk dogs?

Traffic

The majority of negative comments observed were related to traffic. Members of the public were generally concerned with the amount of traffic that would be generated by the site, as well as the impact on the intersection at Campbell and Highland. Many expressed that they felt the intersection was already dangerous, and that the addition of the primary driveway on Highland would increase both the volume, confusion, and danger at this intersection. Many expressed the desire to add a 3-way stop or other traffic control measure at this intersection.

Observed Comments and Concerns:

- How will moving trucks access the Chestnut building?
- Location of deliveries and trash collection – How will trucks be directed to access the inner courtyard rather than parking on the street?
- How will guests or patrons of the development be prevented from utilizing street parking on Chestnut and on the surrounding streets?
- The intersection at Highland and Campbell is currently a “blind corner” and unsafe – development will increase issues
- Suggestion that 1-way streets could alleviate concerns/improve traffic flow to and from the development
- Why is there no access to the center court/parking areas from the west side of the development?
- Seems like on-site parking will be hard to access for residents on the west side of the Campbell Building
- There is no shared access between the existing public garage and the development garage – how will customers/guests know to access the on-site garage rather than driving into and using the public garage?
- Traffic studies should also show impacts on neighborhood streets, beyond those adjacent to the development.
- Stop signs should be added to the intersection at Campbell and Highland, and at Sigwalt and Highland

Storm Water

The feedback at this station was generally neutral. This station was observed to have the lowest number of questions and concerns; however some members of the public did stop by to express concerns about sewer capacity. Specifically, that this development, even with storm water detention facilities proposed, was still more intense than the uses previously located on the site, and would consequently produce greater amounts of sewage.

Observed Comments and Concerns:

- Will existing sewers be able to accommodate the need from these three buildings?
- Don't want “sewage backing up into my basement”

General

Overall, the impressions expressed by members of the public seemed positive. Many liked the site design and landscaping. There were no comments observed regarding the proposed density, and few regarding the height of the buildings. Traffic and parking was the most concerning facet of the proposal, with concerns primarily focused on how delivery/service trucks, customers, and guests will be directed to use the on-site parking facilities rather than on-street or public garage spaces. The impact on traffic was also a primary concern, both on the surrounding streets and on the neighborhood as a whole, in addition to the impact the development would have on the intersections of Highland/Campbell and Highland/Sigwalt, which are perceived as dangerous at present. Below are some general comments and questions observed, which did not deal specifically with the stations and aspects described above.

Observed Comments and Concerns:

- How likely will the units in the Chestnut building be condominiums?
- How will the developer be addressing the Affordable Housing Requirement? Will there be a “buy-out”?
- What is the anticipated customer base for the apartments? What is the anticipated age/demographics?
- What will the rents be for these units?
- What will the uses be in the proposed retail spaces?
- Development on this site “is a matter of time”, just want to be sure it will be done in a way that preserves safety