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
September 18, 2023
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Village Board 09/05/2023

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 09/15/2023

VI. RECOGNITIONS AND PRESENTATIONS

A. Presentation of "One Book, One Village" Community Reading Event by Sherri Tader, Information Services Advisor and Neal Parker, Programs and Exhibits Specialist, Arlington Heights Memorial Library.

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 September 18, 2023

Interview of Beth Deiter for appointment to the Commission for

Citizens with Disabilities - term ending April 30, 2026

B. Report of the Committee of the Whole Meeting of September 18, 2023

Interview of Jennifer Durkin for appointment to the Commission for Citizens with Disabilities - term ending April 30, 2024

C. Report of the Committee of the Whole Meeting of September 18, 2023

Consideration of recommending to the Liquor Commissioner the issuance of a Class A liquor license to Sushi De Tapas, Inc. dba Kaido Sushi located at 45 W. Golf Road.

D. Paragon Mechanical - 2400 S. Arlington Heights Rd. - PC#22-010 Amendment to LUV Ord. 20-022, Variations

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. Ordinance - Code Amendment - Chapter 13 - Alcohol Liquor Dealers

B. A Resolution Accepting an Illinois Criminal Justice Information Authority Community-Law Enforcement Partnership Deflection Program Grant (CARE Grant)

C. An Ordinance Amending the Annual Budget of the Village of Arlington Heights, County of Cook, State of Illinois, for the Fiscal Year Beginning January 1, 2023 and Ending December 31, 2023 (IL Criminal Justice Information Authority Grant)

D. An Ordinance Approving A Purchase And Sale Agreement For, And The Purchase Of, Certain Real Property - 6 North Hickory Avenue

CONSENT PETITIONS AND COMMUNICATIONS

A. Proceed at Own Risk Request – Verizon Cell Phone Tower, 1500 W Shure Drive

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

A. Closed Session

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

-and-

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

XVII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Village Board
9/18/2023

Item: Village Board 09/05/2023

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Village Board 09/05/2023	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 5, 2023
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Pro-Tem LaBedz and the following Trustees responded to roll: Baldino, Tinaglia, Grasse, Dunnington, Schwingbeck, Bertucci and Shirley.

Also present were: Randy Recklaus, Diana Mikula, Hart Passman, Nick Pecora, Cris Papierniak and Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 7/31/2023 Approved

Trustee Nicolle Grasse moved to approve. Trustee Wendy Dunnington Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Hayes

B. Committee of the Whole 8/21/2023 Approved

The meeting was paused as the audio system was not working.

Trustee Jim Tinaglia moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Dunnington, Grasse, LaBedz, Schwingbeck, Shirley,

Tinaglia

Abstain: Baldino
Absent: Hayes

C. Village Board 08/21/2023 Approved

The meeting resumed at this time.

Trustee Tom Schwingbeck moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Dunnington, Grasse, LaBedz, Schwingbeck, Shirley, Tinaglia

Abstain: Baldino
Absent: Hayes

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 08/30/2023 Approved

Trustee James Bertucci moved to approve in the amount of $3,335,526.94. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Hayes

VI. RECOGNITIONS AND PRESENTATIONS

A. Presentation of the 2023 Kenneth Hood Senior Service Award

Steven Schultz was recognized for his outstanding service to the Arlington Heights Senior Center Inc. Board. President Pro-Tem Labedz honored Mr. Schultz for his service. Senior Citizen's Commission member Fred Vogt presented Mr. Schultz with the Dr. Kenneth Hood Award for 2023.

B. 2023 Illinois Traffic Safety Challenge Award

Chief Pecora introduced Deputy Chief Czernecki who described the numerous traffic safety opportunities and challenges in which the Department has participated. Their efforts have been validated not just by the awards being received tonight, but the overall safety of the community. Officers continually conduct evidence-based traffic safety strategies. In the past ten years, our Village has seen a significant decline in accidents and their severity. High volume intersections are frequently monitored with additional enforcement implemented if needed.

Scott Kristiansen, Director of the Illinois Traffic Safety Challenge, presented the Department with the 2023 Illinois Traffic Safety Challenge Award, the 1st Place Distracted Driving Enforcement Award, the 1st Place Speed Awareness Award, and the 1st Bicycle & Pedestrian Award. Mr. Kristiansen said Arlington Heights has the best program in the State and in the Nation. The Village has experienced a 30% reduction in traffic incidents. President Pro-Tem LaBedz said the Police Department is one of the reasons the Village is second to none.

Sergeant Russ Mandel received the Illinois Association of Chiefs of Police '*Looking Beyond the Safety Belt Award'* for discovering a large amount of cannabis with the intent to deliver during a traffic stop.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Jerome Arp said he was present to draw attention to a rising concern for apartment residents. He has been a victim of package theft and there are no cameras at his complex. He would like for cameras to be required by ordinance for landlords. Mr. Recklaus said the Village encourages landlords to put proper security measures in place. Surveillance cameras are being seen as a feature of new apartment buildings. Staff is not recommending a requirement at this time, but encourages best practices for all facilities. Mr. Recklaus said the Village does not have staff to enforce such an ordinance at this time.

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

Trustee James Bertucci moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Hayes

A.	Risk and Resiliency Project - Reject All Bids	Approved
B.	New Fire Engine	Approved
C.	Elevator Maintenance Services - Contract Extension 2023	Approved

D. 2023 Downtown Brick Sidewalk Replacement (Wing Street) — Approved

E. 2023 MFT Street Reconstruction Project - Contract Extension #1 — Approved

F. 2022 MFT Street Reconstruction Project - Contract Extension #3 — Approved

G. Motor Fuel Purchase 2023 - Bid Award — Approved

CONSENT LEGAL

A. Ordinance - Portillo's - 806 W. Dundee Rd. — Approved

Trustee James Bertucci moved to approve 2023-58. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Hayes

B. Resolution - Appointing a Delegate and Alternate Delegate to the Intergovernmental Risk Management Agency. (Thomas Kuehne, Delegate and Kelly Livingston, Alternate Delegate) — Approved

Trustee James Bertucci moved to approve R2023-24. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Hayes

C. Resolution - Approving Release of Closed Session Minutes — Approved

Trustee James Bertucci moved to approve R2023-25. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Hayes

D. Ordinance - Arlington Towne Square PUD Amendment - 15-89 W. Golf Rd. — Approved

Trustee James Bertucci moved to approve 2023-59. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Hayes

E. Resolution - Approving a First Amendment to the ERP Project Implementation Advisory Services Agreement with Plante & Moran, PLLC. — Approved

Trustee James Bertucci moved to approve R2023-26/A2023-50. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Hayes

F. Ordinance - Plante Moran ERP Advisory Services Budget Amendment — Approved

Trustee James Bertucci moved to approve 2023-60. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Hayes

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT APPOINTMENTS

A. Appointment of Chairman to Commission for Citizens with Disabilities — Approved

Appointment of Sheryl Letwat as the Chairperson of the Commission for Citizens with

Disabilities, term ending 4/30/24

Trustee James Bertucci moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Hayes

CONSENT PETITIONS AND COMMUNICATIONS

Trustee James Bertucci moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Hayes

A.	Permit Fee Waiver - Arlington Heights Memorial Library	Approved
B.	Bond Waiver - Hersey High School	Approved
C.	Bond Waiver - Arlington Heights Park Foundation	Approved

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

A. 2024-25 Village Strategic Priorities

Mr. Recklaus said the Village Board met on July 31, for their biannual goal setting meeting. At this meeting, the Board developed strategic priorities for the next two-year cycle. The priorities identified are used as guiding principles, are turned into a business plan for staff, and are included in the budgeting process. Nine priorities were identified.

1) Work with the Chicago Bears Football Club, our residents and business,

and all other local, regional, and state-wide partners to develop a responsible, mutually beneficial, and one-of-a-kind redevelopment plan for the former Arlington Racetrack site that benefits our community's interests and is worthy of the property's legacy.

2) Continue to maintain good fiscal stewardship of Village resources ensuring ethical and efficient financial decision making on behalf of taxpayers (tied with #3).

3) Pursue environmentally sustainable programs and business practices within the Village, including the encouragement and facilitation of alternative transportation options such as pedestrian and bicycle access (tied with #2).

4) Continue efforts to maintain high quality core municipal services (tied with #5).

5) Develop new and creative ways to enhance public safety for residents, businesses, and all who visit the Village of Arlington Heights (tied with #4).

6) Continue to embrace diversity, equity, and inclusion efforts with an emphasis on creating a sense of belonging and engagement within the community and Village Government.

7) Maintain focus on the long-term design, construction, and maintenance of the Village's infrastructure program.

8) Seek economic development initiatives to strengthen the local economy, reduce vacancies, and enhance key gateways (tied with #9).

9) Seek, maintain, and expand attainable housing within the community (tied with #8)

Mr. Recklaus emphasized the importance of the Board setting priorities. Next, staff will develop a business plan in order to take action. This plan drives the staff priorities for the next two years.

Trustee Grasse moved to adopt the 2024-2025 Strategic Priorities. Trustee Baldino seconded the motion.
The motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, LaBedz, Schwingbeck, Shirley, Tinaglia
Absent: Hayes

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Richard Baldino moved to adjourn at 8:26. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Hayes

Village Board
9/18/2023

Item: Warrant Register 09/15/2023

Department: Village Clerk

ATTACHMENTS:

Description	Type
Warrant Register 09/15/2023	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR CHECK DATE: 9/15/2023

Fund	Fund Description	Total Transaction Amount
101	GENERAL FUND	$308,250.29
211	MOTOR FUEL TAX FUND	$292,677.48
215	CDBG FUND	$85.00
231	CRIMINAL INVESTIGATION FD	$1,612.04
235	MUNICIPAL PARKG OPR FUND	$90,234.62
401	CAPITAL PROJECTS FUND	$98,426.62
426	STORM WATER CONTROL FUND	$13,960.00
505	WATER AND SEWER FUND	$132,558.56
515	ARTS ENTERT & EVENTS FUND	$13,802.34
605	HEALTH INSURANCE FUND	$299,139.81
611	GENERAL LIABILITY INS FND	($756.40)
615	WORKERS COMPENSATION INS	$70,578.56
621	FLEET OPERATIONS FUND	$27,000.29
625	TECHNOLOGY FUND	$252,703.53
715	GUARANTY DEPOSITS FUND	$1,000.00
	TOTAL ALL FUNDS	**$1,601,272.74**

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0000	**NON DEPARTMENTAL**				
303574	715-0000-220930-	CARMEN COLAO JR	BOND REFUND	$200.00	**$200.00**
303575	505-0000-120800-	JOHNA & IZREAL CARY	WATER REFUND	$167.71	**$167.71**
303576	715-0000-220930-	KIM R PALMER	BOND REFUND	$200.00	**$200.00**
303577	715-0000-220930-	MAHENDRA PATEL	BOND REFUND	$200.00	**$200.00**
303578	715-0000-220930-	PAUL MAGIERA	BOND REFUND	$200.00	**$200.00**
303579	715-0000-220930-	STEVE DOERING	BOND REFUND	$200.00	**$200.00**
303585	101-0000-421100-	ROONEY LANDSCAPE, INC.	LICENSE REFUND	$130.00	**$130.00**
303587	101-0000-402250-	FIVE STARS CENTER, INC.	FODD AND BEVERAGE REFUND	$1,711.49	**$1,711.49**
303588	505-0000-452420-	CECILIA HANCHAR	WATER REFUND	$25.00	**$25.00**
303589	505-0000-452420-	DANIEL O'SHEA	WATER REFUND	$106.10	**$106.10**
303590	505-0000-452420-	FISERV/BASTOGNE INC	WATER REFUND	$48.18	**$48.18**
303591	505-0000-452420-	MARTHA BUSSEY	WATER REFUND	$17.70	**$17.70**

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$2,397.60
303612	101-0000-421200-	SAN KOREAN CUISINE	LIQUOR LICENSE REFUND	$2,397.60	
					$1,931.40
303627	101-0000-421200-	TOMMY CHANTHABANDITH	LIQUOR LICENSE REFUND	$1,931.40	
					$4,373.47
902126	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH CARE/DEPENDENT CARE FSA	$565.36	
902126	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH CARE/DEPENDENT CARE FSA	$3,808.11	
					$3,539.23
902129	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH CARE/DEPENDENT CARE FSA	$3,539.23	
			DEPARTMENT 0000 TOTAL:	$15,447.88	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0101	**BOARD OF TRUSTEES ADMIN**				
	101-0101-521650-	TOSCANA	DINNER FOR TRUSTEES	$562.59	**$562.59**
303434	101-0101-530050-	ARLINGTON SIGNS & BANNERS	MISCELLANEOUS SUPPLIES	$245.00	**$245.00**
303478	101-0101-521650-	CAPTION FIRST INC	CAPTIONING SERVICES	$318.00	**$318.00**
303541	101-0101-521650-	LORELLE COMMUNICATIONS INC	PROFESSIONAL SERVICES	$4,500.00	**$4,500.00**
			DEPARTMENT 0101 TOTAL:	$5,625.59	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0201	**INTEGRATED SERVICES ADMIN**				
					$509.21
	101-0201-521650-	HOOTSUITE MEDIA INC	OFFICE EQUIPMENT	($588.00)	
	101-0201-521650-	ADOBE	OFFICE EQUIPMENT	$599.88	
	101-0201-522020-	IL CITY/COUNTY MGMT ASSOC	DUES	$331.75	
	101-0201-522020-	ENGAGING LOCAL GOVERNMENT LEADERS	SUBSCRIPTION	$53.00	
	101-0201-522030-	TEDX	OFFICE EQUIPMENT	$106.59	
	101-0201-530010-	JOURNAL & TOPICS NEWSPAPERS	SUBSCRIPTION	$5.99	
					$100.00
303462	101-0201-521650-	AT & T MOBILITY	ACCT 232106787838	$100.00	
					$120.99
303483	101-0201-530010-	CHICAGO TRIBUNE	SUBSCRIPTION	$120.99	
					$121.29
303572	101-0201-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$121.29	
					$281.59
303645	101-0201-521650-	VERIZON WIRELESS	ACCT 88534852600001	$281.59	
			DEPARTMENT 0201 TOTAL:	$1,133.08	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0301	**HUMAN RESOURCES ADMIN**				
					$1,822.69
	101-0301-522010-	AMERICAN PLANNING ASSOC	ADVERTISING	$125.00	
	101-0301-522010-	AMERICAN PLANNING ASSOC	ADVERTISING	$295.00	
	101-0301-530050-	AMAZON.COM	OFFICE SUPPLIES	$26.35	
	101-0301-530050-	AMAZON.COM	OFFICE SUPPLIES	$103.24	
	101-0301-540700-	AMAZON.COM	EMPLOYEE RECOGNITION SUPPLIES	$38.75	
	101-0301-540700-	AMAZON.COM	EVENT SUPPLIES	$8.79	
	101-0301-540700-	AMAZON.COM	EVENT SUPPLIES	$21.98	
	605-0301-522030-	IL SHRM	TRAVEL & TRAINING	$525.00	
	615-0301-520500-	JIMMY JOHNS	MISCELLANEOUS SUPPLIES	$86.89	
	615-0301-520500-	JIMMY JOHNS	MISCELLANEOUS SUPPLIES	$94.79	
	615-0301-520500-	JIMMY JOHNS	MISCELLANEOUS SUPPLIES	$176.23	
	615-0301-522020-	IL SHRM	DUES	$244.00	
	615-0301-522020-	NATL PUBLIC EMPLYR LABOR RLTNS	DUES	$76.67	
	615-0301-522030-	IL SHRM	TRAVEL & TRAINING	($199.00)	
	615-0301-522030-	IL SHRM	TRAVEL & TRAINING	$199.00	
					$201.95
303435	615-0301-520700-	IL WORKERS COMPENSATION COMMISSION	PROFESSIONAL SERVICES	$201.95	
					$69,698.03
303532	615-0301-542810-	INTERGOVERNMENTAL RISK MGMT AGENCY	JULY S.C. DED	$69,698.03	
					$50.00
303623	101-0301-530050-	SUMMIT PRINT SOLUTIONS	OFFICE SUPPLIES	$50.00	
					$83.18
303638	101-0301-521650-	VERIZON WIRELESS	ACCT 9942462330	$83.18	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$298,614.81
902128	605-0301-542750-	BLUE CROSS BLUE SHIELD OF ILLINOIS	8/16-8/31 MEDICAL	$349,584.12	
902128	605-0301-542770-	BLUE CROSS BLUE SHIELD OF ILLINOIS	8/16-8/31 DENTAL	$21,254.15	
902128	605-0000-471230-	BLUE CROSS BLUE SHIELD OF ILLINOIS	8/16-8/31 STOP LOSS	-$72,223.46	
			DEPARTMENT 0301 TOTAL:	$370,470.66	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0401	**LEGAL DEPARTMENT ADMIN**				
303487	101-0401-520200-	CLARK BAIRD SMITH LLP	PROFESSIONAL SERVICES	$7,443.75	**$7,443.75**
303512	101-0401-520150-	ERNEST R BLOMQUIST PC	LEGAL SERVICES	$4,170.00	**$4,170.00**
			DEPARTMENT 0401 TOTAL:	$11,613.75	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0501	**FINANCE ADMIN**				
					$941.34
	101-0501-521650-	APPLE STORE	CLOUD STORAGE	$0.99	
	101-0501-522030-	IL MUNICIPAL LEAGUE	TRAVEL & TRAINING	$165.00	
	101-0501-522030-	GOVERNMENT FINANCE OFFICERS ASSOC	TRAVEL & TRAINING	$315.00	
	101-0501-522100-	QUADIENT FINANCE USA, INC.	OFFICE SUPPLIES	$176.70	
	101-0501-530050-	DELL MARKETING L.P.	OFFICE EQUIPMENT	$221.91	
	101-0501-530050-	CDW GOVERNMENT INC	OFFICE SUPPLIES	$61.74	
					$221.41
303444	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$4.49	
303444	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$75.58	
303444	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$141.34	
					$140.40
303506	101-0501-522010-	DAILY HERALD	ADVERTISING	$45.90	
303506	101-0501-522010-	DAILY HERALD	ADVERTISING	$94.50	
					($756.40)
303532	611-0501-542610-	INTERGOVERNMENTAL RISK MGMT AGENCY	JULY S.C. DED	($4,599.78)	
303532	611-0501-542610-	INTERGOVERNMENTAL RISK MGMT AGENCY	JULY S.C. DED	$3,843.38	
					$685.70
303572	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$22.99	
303572	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$26.77	
303572	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$190.86	
303572	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$205.66	
303572	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$239.42	
					$41.78

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
303597	101-0501-530050-	PETTY CASH	MISCELLANEOUS SUPPLIES	$41.78	
303611	101-0501-522100-	RYDIN SIGN & DECAL	PRINTING SERVICES	$525.25	**$525.25**
303623	505-0501-522100-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	$347.00	**$347.00**
303642	101-0501-521650-	VERIZON WIRELESS	ACCT 38508581800001	$47.17	**$47.17**
303654	101-0501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	**$26.00**
902125	505-0501-522050-	SEBIS DIRECT INC	POSTAGE REPLENISHMENT	$5,757.00	**$5,757.00**
			DEPARTMENT 0501 TOTAL:	$7,976.65	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0601	**INFORMATION TECHNOLOGY ADMIN**				
					$227.12
	625-0601-520390-	CLOUDFLARE	SUBSCRIPTION	$25.00	
	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$23.95	
	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$55.17	
	625-0601-533050-	SIMPLEMDM	OFFICE EQUIPMENT	$123.00	
					$21.40
303444	625-0601-550100-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$21.40	
					$14,613.77
303479	625-0601-533050-	CDW GOVERNMENT INC	OFFICE EQUIPMENT	$13,424.35	
303479	625-0601-550100-	CDW GOVERNMENT INC	OFFICE SUPPLIES	$108.35	
303479	625-0601-550100-	CDW GOVERNMENT INC	OFFICE SUPPLIES	$211.88	
303479	625-0601-550100-	CDW GOVERNMENT INC	OFFICE SUPPLIES	$413.90	
303479	625-0601-550100-	CDW GOVERNMENT INC	OFFICE SUPPLIES	$455.29	
					$10,285.00
303521	625-0601-520390-	GOVOS, INC	OFFICE EQUIPMENT	$10,285.00	
					$164.80
303572	625-0601-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$164.80	
					$18,590.13
303624	625-0601-520390-	SUPERION LLC	OFFICE EQUIPMENT	$18,590.13	
					$187,137.50
303630	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	$78,458.75	
303630	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	$108,678.75	
					$350.41
303637	625-0601-521650-	VERIZON WIRELESS	ACCT 78036610800001	$350.41	

VILLAGE OF ARLINGTON HEIGHTS

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303640	625-0601-521650-	VERIZON WIRELESS	ACCT 98726153700001	$800.76	**$800.76**
303641	625-0601-521650-	VERIZON WIRELESS	ACCT 68500580500001	$1,972.64	**$1,972.64**
902127	625-0601-520050-	MUNICIPAL GIS PARTNERS INC	GIS SERVICES	$18,540.00	**$18,540.00**
			DEPARTMENT 0601 TOTAL:	$252,703.53	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 1008	**BOARDS & COMM FIRE & POL COMM**				
303498	101-1008-520750-	CONRAD POLYGRAPH INC	PROFESSIONAL SERVICES	$180.00	**$180.00**
303531	101-1008-520750-	INDUSTRIAL ORGANIZATIONAL SOLUTIONS	PROFESSIONAL SERVICES	$10,735.00	**$10,735.00**
			DEPARTMENT 1008 TOTAL:	$10,915.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 1013	**BOARDS & COMM SENIOR CITIZENS**				
					$77.68
	101-1013-533050-	EDCO AWARDS & SPECIALTIES	KENNETH HOOD AWARD	$77.68	
			DEPARTMENT 1013 TOTAL:	$77.68	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 1018	**BOARDS & COMM SPECIAL EVENTS**				
					$525.00
303549	515-1018-540550-	MAGIC OF GARY KANTOR	EVENT SERVICES	$525.00	
			DEPARTMENT 1018 TOTAL:	$525.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 2005	**SPECIAL EVENTS METROPOLIS THTR**				
					$1,044.75
	515-2005-550550-	B&H PHOTO	CREDIT	($2.18)	
	515-2005-550550-	GLOBAL INDUSTRIAL EQUIPMENT CO	METROPOLIS EQUIPMENT	$1,046.93	
					$585.00
303561	515-2005-550550-	MIDWEST STATES INC	METROPOLIS EQUIPMENT	$585.00	
			DEPARTMENT 2005 TOTAL:	$1,629.75	

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Department 3001	**POLICE DEPT ADMIN**				
					$7,899.78
	101-3001-521650-	GARIBALDIS	LUNCH MEETING	$126.98	
	101-3001-521650-	COMCAST CABLE	CABLE	$115.83	
	101-3001-522030-	LEGAL&LIABILITY RISK MGMT INSTITUTE	TRAVEL & TRAINING	$175.00	
	101-3001-522030-	FBI LEEDA	TRAVEL & TRAINING	$795.00	
	101-3001-522030-	ILLINOIS TRUCK ENFORCMENT ASSOCIATION LTD	TRAVEL & TRAINING	$450.00	
	101-3001-522030-	O.F. MOSSBERG & SONS, INC	POLICE EQUIPMENT & SUPPLY	$888.30	
	101-3001-522030-	MZEROA	TRAVEL & TRAINING	$2,030.00	
	101-3001-522030-	COLLEGE OF DUPAGE	TRAVEL & TRAINING	$200.00	
	101-3001-522030-	COLT DEFENSE LLC	TRAVEL & TRAINING	$550.00	
	101-3001-522030-	GRANT WRITING USA	TRAVEL & TRAINING	$495.00	
	101-3001-522030-	JONES AND BARTLETT LEARNING LLC	TRAVEL & TRAINING	$175.68	
	101-3001-522030-	CHALLENGE TARGETS	TRAVEL & TRAINING	$201.43	
	101-3001-530010-	DAILY HERALD	SUBSCRIPTION	$75.00	
	101-3001-530010-	HUMAN KINETICS PUBLISHERS	PUBLICATION	$67.91	
	101-3001-530050-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$56.93	
	101-3001-530050-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	$24.00	
	101-3001-530350-	UNIFORM WAREHOUSE IN	REFUND FOR INCORRECT ITEMS	($44.98)	
	101-3001-533050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$13.28	
	101-3001-533250-	ILLINOIS TOLLWAY	CITATION PAYMENTS	$25.20	
	101-3001-533250-	SAMS CLUB	POLICE EQUIPMENT & SUPPLIES	$486.74	
	101-3001-533250-	GLOBAL INDUSTRIAL EQUIPMENT CO	MISCELLANEOUS SUPPLIES	$313.71	
	101-3001-533250-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	$120.76	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
	101-3001-533250-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$184.82	
	101-3001-533250-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$29.73	
	101-3001-533250-	FLAG LADY CORP	MISCELLANEOUS SUPPLIES	$163.48	
	101-3001-533250-	FEDERAL AVIATION ADMINISTRATION	POLICE EQUIPMENT & SUPPLY	$10.00	
	101-3001-533250-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	$169.98	
					$232.81
303451	101-3001-533250-	ARROWHEAD FORENSICS	POLICE EQUIPMENT & SUPPLY	$232.81	
					$441.43
303464	101-3001-530350-	AVALOS, RODOLFO	REIMBURSEMENT	$441.43	
					$149.00
303488	101-3001-522030-	COLLEGE OF DUPAGE	TRAVEL & TRAINING	$149.00	
					$915.00
303497	101-3001-521650-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	$275.00	
303497	101-3001-521650-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	$320.00	
303497	101-3001-521650-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	$320.00	
					$115.00
303502	101-3001-522030-	COREY DUGAN	TRAVEL & TRAINING	$115.00	
					$3,964.00
303505	101-3001-521650-	DACRA TECH LLC	OFFICE EQUIPMENT	$3,964.00	
					$182.56
303510	101-3001-522030-	EDMONDSON, SEAN	TRAVEL & TRAINING	$182.56	
					$880.09
303514	101-3001-522030-	FERGUSON, LANCE	TRAVEL & TRAINING	$880.09	
					$957.59

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
303515	101-3001-522030-	FILIPEK, DOUGLAS	TRAVEL & TRAINING	$957.59	
					$3,837.15
303535	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$53.00	
303535	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$230.00	
303535	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$235.00	
303535	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$250.00	
303535	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$326.70	
303535	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$850.00	
303535	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$905.00	
303535	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$987.45	
					$950.00
303542	101-3001-522030-	LOUKA TACTICAL	TRAVEL & TRAINING	$950.00	
					$115.00
303550	101-3001-522030-	MARK JOHANSON	TRAVEL & TRAINING	$115.00	
					$1,100.00
303567	101-3001-522030-	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	$100.00	
303567	101-3001-522030-	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	$160.00	
303567	101-3001-522030-	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	$240.00	
303567	101-3001-522030-	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	$600.00	
					$515.00
303572	101-3001-522150-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$467.07	
303572	101-3001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$47.93	
					$1,170.53
303592	101-3001-522030-	ORLANDO, MICHAEL	TRAVEL & TRAINING	$1,170.53	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$140.96
303593	101-3001-522030-	PACYGA, RYAN	TRAVEL & TRAINING	$140.96	
					$1,225.00
303621	101-3001-521650-	SUBURBAN ACCENTS INC	EQUIPMENT MAINTENANCE	$575.00	
303621	101-3001-521650-	SUBURBAN ACCENTS INC	EQUIPMENT MAINTENANCE	$575.00	
303621	101-3001-533050-	SUBURBAN ACCENTS INC	POLICE EQUIPMENT & SUPPLY	$75.00	
					$36.01
303647	235-3001-533050-	VERIZON WIRELESS	ACCT 54209747800003	$36.01	
					$1,422.58
303648	101-3001-521650-	VERIZON WIRELESS	ACCT 68682493000001	$1,422.58	
			DEPARTMENT 3001 TOTAL:	$26,249.49	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3003	**POLICE DEPT CRIMINAL INVEST**				
					$1,451.96
303507	231-3003-540110-	DELL MARKETING LP	POLICE EQUIPMENT & SUPPLY	$1,451.96	
					$160.08
303595	231-3003-540010-	PET PROS	K9 SUPPLIES	$160.08	
			DEPARTMENT 3003 TOTAL:	$1,612.04	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3501	**FIRE ADMIN**				
					$2,201.16
	101-3501-521110-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLIES	$149.16	
	101-3501-522020-	IL DEPT OF PUBLIC HEALTH	PARAMEDIC LICENSE RENEWAL	$41.00	
	101-3501-533500-	AMERICAN HEART ASSOCIATION	TRAVEL & TRAINING	$2,011.00	
					$600.00
303436	401-3501-550150-	MANSFIELD FIRE DEPARTMENT REC CLUBS, INC.	FIRE EQUIPMENT	$600.00	
					$808.80
303443	401-3501-550150-	ADVANCED/PLM SALES & MARKETING	FIRE EQUIPMENT & SUPPLY	$808.80	
					$326.47
303444	101-3501-521110-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$326.47	
					$800.04
303467	101-3501-521650-	BLUE JEAN NETWORK, INC.	PROFESSIONAL SERVICES	$800.04	
					$1,505.56
303469	101-3501-533500-	BOUND TREE MEDICAL LLC	FIRE EQUIPMENT & SUPPLY	$443.62	
303469	101-3501-533500-	BOUND TREE MEDICAL LLC	FIRE EQUIPMENT & SUPPLY	$1,061.94	
					$900.00
303526	101-3501-533500-	HENRY SCHEIN	FIRE EQUIPMENT & SUPPLY	$900.00	
					$1,300.00
303538	101-3501-521650-	KNO2 LLC	OFFICE EQUIPMENT	$1,300.00	
					$575.00
303568	101-3501-522030-	NORTHEASTERN IL PUBLIC SAFETY	TRAVEL & TRAINING	$575.00	
					$170.51
303572	101-3501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$170.51	
					$1,341.12

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
303594	101-3501-533500-	PENNCARE	FIRE EQUIPMENT & SUPPLY	$1,341.12	
					$388.00
303600	101-3501-521160-	R H MEDICAL	FIRE EQUIPMENT & SUPPLY	$192.50	
303600	101-3501-521160-	R H MEDICAL	FIRE EQUIPMENT & SUPPLY	$195.50	
					$1,034.76
303607	401-3501-550150-	ROLANDO'S CAR CARE INC.	EQUIPMENT MAINTENANCE	$884.76	
303607	401-3501-550150-	ROLANDO'S CAR CARE INC.	FIRE EQUIPMENT & SUPPLY	$150.00	
					$3,500.00
303608	101-3501-522030-	ROMEOVILLE FIRE DEPARTMENT	TRAVEL & TRAINING	$3,500.00	
					$335.75
303626	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$99.90	
303626	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$99.90	
303626	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$135.95	
					$142.96
303655	101-3501-521110-	ZEP MANUFACTURING CO	JANITORIAL SUPPLIES	$142.96	
			DEPARTMENT 3501 TOTAL:	$15,930.13	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 4001	**PLANNING PLANNING**				
					$176.05
	101-4001-521650-	APPLE STORE	OFFICE EQUIPMENT	$2.99	
	101-4001-522020-	IL DEPT OF FINANCIAL & PROFESSIONAL REGULATION	RENEWAL FEE	$61.35	
	101-4001-522030-	PEGGY KINNANE'S LLC	LUNCH MEETING	$29.86	
	101-4001-522030-	LAI LTD	TRAVEL & TRAINING	$65.87	
	101-4001-530050-	AMAZON.COM	OFFICE SUPPLIES	$15.98	
					$2,500.00
303501	101-4001-540400-	CONWAY DATA	ADVERTISING	$2,500.00	
					$715.50
303506	101-4001-522010-	DAILY HERALD	ADVERTISING	$715.50	
					$294.00
303539	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	PROFESSIONAL SERVICES	$294.00	
					$52.99
303572	101-4001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$52.99	
					$53.83
303646	101-4001-521650-	VERIZON WIRELESS	ACCT 38042002700001	$53.83	
			DEPARTMENT 4001 TOTAL:	$3,792.37	

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Department 4101	**COMMUNITY DEVL BLK GRNTADMIN**				
					$85.00
303482	215-4101-541010-	CHICAGO TITLE COMPANY LLC	PROFESSIONAL SERVICES	$85.00	
			DEPARTMENT 4101 TOTAL:	$85.00	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 4501	**BUILDING ADMIN**				
					$421.58
	101-4501-522020-	INTL CODE COUNCIL INC	SUBSCRIPTION	$204.00	
	101-4501-522030-	INTL CODE COUNCIL INC	TRAVEL & TRAINING	$112.63	
	101-4501-530050-	AMAZON.COM	OFFICE SUPPLIES	$29.97	
	101-4501-530050-	AMAZON.COM	OFFICE SUPPLIES	$74.98	
					$21.89
303477	101-4501-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$21.89	
					$100.00
303533	101-4501-522020-	JAKE KARALES	REIMBURSEMENT	$100.00	
					$200.00
303602	101-4501-530350-	RED WING STORE	CLOTHING & APPAREL	$200.00	
					$210.00
303625	101-4501-521650-	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINTENANCE	$35.00	
303625	101-4501-521650-	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINTENANCE	$35.00	
303625	101-4501-521650-	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINTENANCE	$70.00	
303625	101-4501-521650-	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINTENANCE	$70.00	
					$465.01
303643	101-4501-521650-	VERIZON WIRELESS	ACCT 54209747800001	$465.01	
					$252.07
303644	101-4501-521650-	VERIZON WIRELESS	ACCT 54209747800002	$252.07	
			DEPARTMENT 4501 TOTAL:	$1,670.55	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7001	**HEALTH ADMIN**				
					$1,679.65
	101-7001-521650-	J2 CLOUD SERVICES LLC	OFFICE EQUIPMENT	$32.58	
	101-7001-522030-	STARVED ROCK LODGE	TRAVEL & TRAINING	$94.04	
	101-7001-522030-	NASW RRG	TRAVEL & TRAINING	$60.00	
	101-7001-530010-	AMERICAN PUBLIC HEALTH ASSOCIATION	PUBLICATION	$90.00	
	101-7001-530050-	AMAZON.COM	MISCELLANEOUS SUPPLIES	$26.98	
	101-7001-530050-	AMAZON.COM	MISCELLANEOUS SUPPLIES	$44.97	
	101-7001-530050-	TUNDRA SPECIALTIES	MISCELLANEOUS SUPPLIES	$154.98	
	101-7001-530050-	AMAZON.COM	OFFICE SUPPLIES	$6.99	
	101-7001-530050-	AMAZON.COM	OFFICE SUPPLIES	$10.77	
	101-7001-530050-	AMAZON.COM	OFFICE SUPPLIES	$37.79	
	101-7001-530050-	AMAZON.COM	OFFICE SUPPLIES	$39.50	
	101-7001-533100-	AMAZON.COM	NURSING SUPPLIES	$80.97	
	101-7001-540530-	EXPEDIA	EMERGENCY ASSISTANCE	$122.08	
	101-7001-540530-	EXPEDIA	EMERGENCY ASSISTANCE	$235.20	
	101-7001-540530-	COMED	EMERGENCY ASSISTANCE	$642.80	
					$7,666.00
303504	101-7001-533050-	CUSTOM DATA PROCESSING	OFFICE EQUIPMENT	$7,666.00	
					$980.00
303516	101-7001-521100-	FLECKS LANDSCAPING	LANDSCAPING SERVICES	$980.00	
					$130.00
303548	101-7001-520250-	MADRIGAL CONSULTING & COUNSELING	COUNSELING SUBSIDY	$130.00	
					$58.55
303552	101-7001-533100-	MC KESSON MEDICAL SURGICAL	NURSING SUPPLIES	$58.55	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
303597	101-7001-522030-	PETTY CASH	TRAVEL & TRAINING	$27.50	**$27.50**
303614	101-7001-533100-	SANOFI PASTEUR INC	CLINIC SUPPLIES	$293.79	**$293.79**
303623	101-7001-522100-	SUMMIT PRINT SOLUTIONS	OFFICE SUPPLIES	$77.50	**$77.50**
303639	101-7001-521650-	VERIZON WIRELESS	ACCT 9943032092	$270.04	**$270.04**
			DEPARTMENT 7001 TOTAL:	$11,183.03	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7007	**HEALTH SENIOR SERVICES**				
					$1,895.75
	101-7007-521650-	VOLGISTICS INC	OFFICE EQUIPMENT	$61.00	
	101-7007-530050-	AMAZON.COM	OFFICE SUPPLIES	$21.07	
	101-7007-530050-	AMAZON.COM	OFFICE SUPPLIES	$84.76	
	101-7007-530050-	AMAZON.COM	PROGRAM SUPPLIES	$21.87	
	101-7007-530050-	MEIJER'S	PROGRAM SUPPLIES	$60.25	
	101-7007-531650-	AMAZON.COM	MISCELLANEOUS SUPPLIES	$53.71	
	101-7007-531650-	PROMO DIRECT	PROGRAM SUPPLIES	$799.03	
	101-7007-531650-	WALMART	PROGRAM SUPPLIES	$43.64	
	101-7007-531650-	WALMART	PROGRAM SUPPLIES	$67.46	
	101-7007-531650-	GORDON FOOD SERVICE	PROGRAM SUPPLIES	$33.94	
	101-7007-531650-	GORDON FOOD SERVICE	PROGRAM SUPPLIES	$125.73	
	101-7007-531650-	AMAZON.COM	PROGRAM SUPPLIES	$26.59	
	101-7007-531650-	AMAZON.COM	PROGRAM SUPPLIES	$28.94	
	101-7007-531650-	TORTORICE'S PIZZERIA	PROGRAM SUPPLIES	$202.70	
	101-7007-531650-	TEMU	PROGRAM SUPPLIES	$107.24	
	101-7007-531650-	TORTORICE'S PIZZERIA	EVENT SUPPLIES	$157.82	
					$250.00
303437	101-7007-531650-	WPM PRODUCTIONS, INC.	PROGRAM INSTRUCTIONAL FEES	$250.00	
					$42.00
303439	101-7007-531650-	ACCURATE BIOMETRICS	PROFESSIONAL SERVICES	$42.00	
					$240.00
303468	101-7007-521650-	BLUE LOTUS BUDDHIST TEMPLE	PROGRAM INSTRUCTIONAL FEE	$240.00	
					$44.63

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
303477	101-7007-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$44.63	
					$285.00
303480	101-7007-531650-	CHERYL BROWN	PROGRAM INSTRUCTIONAL FEE	$285.00	
					$269.70
303517	101-7007-531650-	FOX VALLEY FARMS INC	PROGRAM SUPPLIES	$269.70	
					$200.00
303518	101-7007-531650-	GARY E MIDKIFF & COMPANY	PROGRAM INSTRUCTIONAL FEE	$200.00	
					$250.00
303519	101-7007-521650-	GIBBONS, JAMES R.	PROGRAM INSTRUCTIONAL FEE	$250.00	
					$120.00
303528	101-7007-521020-	HOFFMANN PIANO SERVICE	EQUIPMENT MAINTENANCE	$120.00	
					$300.00
303544	101-7007-531650-	LUCCHESI, EMILIE	PROGRAM INSTRUCTIONAL FEES	$300.00	
					$213.00
303558	101-7007-531650-	METROPOLIS PERFORMING ARTS CENTRE	PROGRAM INSTRUCTIONAL FEE	$213.00	
					$700.00
303571	101-7007-531650-	NOTRE DAME COLLEGE PREP	PROGRAM ENTERTAINMENT	$700.00	
					$110.00
303623	101-7007-530050-	SUMMIT PRINT SOLUTIONS	OFFICE SUPPLIES	$50.00	
303623	101-7007-530050-	SUMMIT PRINT SOLUTIONS	OFFICE SUPPLIES	$60.00	
			DEPARTMENT 7007 TOTAL:	$4,920.08	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7101	**PUBLIC WORKS ADMIN**				
					$1,523.09
	101-7101-520050-	APWA ILLINOIS PUBLIC SERVICE	ADVERTISING	$375.00	
	101-7101-522020-	AMERICAN WATER WORKS ASSN	DUES	$117.00	
	101-7101-522030-	APWA	TRAVEL & TRAINING	$50.00	
	101-7101-522030-	PROFESSIONAL SNOWFIGHTERS ASSOCIATION	TRAVEL & TRAINING	$190.00	
	101-7101-522030-	PROFESSIONAL SNOWFIGHTERS ASSOCIATION	TRAVEL & TRAINING	$280.00	
	101-7101-522030-	UNIV OF WISCONSIN	TRAVEL & TRAINING	$284.00	
	101-7101-531650-	AMAZON.COM	RETURNED ITEM REFUND	($39.59)	
	101-7101-531650-	JEWEL OSCO 3422	MISCELLANEOUS SUPPLIES	$57.75	
	101-7101-531650-	MARIANO'S	MISCELLANEOUS SUPPLIES	$86.96	
	101-7101-531650-	AMAZON.COM	MISCELLANEOUS SUPPLIES	$87.98	
	101-7101-531850-	BERLANDS HOUSE OF TOOLS	MISCELLANEOUS SUPPLIES	$33.99	
					$2,769.01
303438	101-7101-531650-	ABT ELECTRONICS	BUILDING MAINTENANCE EQUIPMENT	$475.01	
303438	101-7101-531650-	ABT ELECTRONICS	BUILDING MAINTENANCE EQUIPMENT	$2,294.00	
					$454.00
303440	101-7101-531750-	ACTIVE ELECTRICAL SUPPLY CO	STREET SUPPLY	$454.00	
					$16.35
303446	101-7101-531550-	ANDERSON LOCK	BUILDING MAINTENANCE SUPPLY	$16.35	
					$5,000.00
303448	401-7101-550200-	ARLINGTON HTS PARK DISTRICT	SERVICE BLDG MAINTENANCE	$5,000.00	
					$5,915.39
303450	101-7101-531900-	ARROW ROAD CONSTRUCTION CO	STREET SUPPLY	$2,841.93	
303450	101-7101-531900-	ARROW ROAD CONSTRUCTION CO	STREET SUPPLY	$3,073.46	

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303455	101-7101-522700-	AT & T	ACCT 84759060006156	$1,090.62	**$1,090.62**
303456	101-7101-522700-	AT & T	ACCT 84725535058159	$865.33	**$865.33**
303457	101-7101-522700-	AT & T	ACCT 84725331203952	$1,834.38	**$1,834.38**
303458	101-7101-522700-	AT & T	ACCT 8310010146347	$792.87	**$792.87**
303459	101-7101-522700-	AT & T	ACCT 84759060006156	$1,081.83	**$1,081.83**
303460	101-7101-522700-	AT & T	ACCT 217S667106106	$2,120.18	**$2,120.18**
303461	101-7101-522700-	AT & T	ACCT 217S667106106	$2,120.18	**$2,120.18**
303465	426-7101-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	$1,435.00	**$1,435.00**
303472	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$71.68	**$60,740.49**
303472	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$238.94	
303472	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$382.30	
303472	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$430.09	
303472	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$573.45	
303472	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$5,713.08	
303472	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$8,383.14	
303472	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$9,390.02	
303472	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$10,484.92	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
303472	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$11,532.95	
303472	101-7101-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$13,539.92	
					$292,677.48
303473	211-7101-550400-	BUILDERS PAVING LLC	CONSTRUCTION SERVICES	$292,677.48	
					$5,549.09
303474	401-7101-550200-	BUILDING CONSULTANTS LTD	PROFESSIONAL SERVICES	$5,549.09	
					$30,057.27
303484	401-7101-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$30,057.27	
					$31.59
303490	101-7101-522700-	COMCAST CABLE	ACCT 8771100720048998	$31.59	
					$10,249.20
303503	401-7101-550300-	CORRECTIVE ASPHALT MATERIALS LLC	STREET SUPPLIES	$10,249.20	
					$28,822.50
303508	401-7101-550300-	DOLAND ENGINEERING, LLC	PROFESSIONAL SERVICES	$28,822.50	
					$252.50
303509	101-7101-531650-	EDDIES RESTAURANT AND LOUNGE	EVENT SUPPLIES	$252.50	
					$15,950.00
303511	101-7101-520050-	ENGINEERING RESOURCE ASSOCIATES	PROFESSIONAL SERVICES	$15,950.00	
					$7,380.95
303513	101-7101-531450-	FERGUSON FACILITIES SUPPLY HP# 3400	JANITORIAL SUPPLY	$296.03	
303513	101-7101-531450-	FERGUSON FACILITIES SUPPLY HP# 3400	JANITORIAL SUPPLY	$478.68	
303513	101-7101-531450-	FERGUSON FACILITIES SUPPLY HP# 3400	JANITORIAL SUPPLY	$830.76	
303513	101-7101-531450-	FERGUSON FACILITIES SUPPLY HP# 3400	JANITORIAL SUPPLY	$906.56	
303513	101-7101-531450-	FERGUSON FACILITIES SUPPLY HP# 3400	JANITORIAL SUPPLY	$959.70	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
303513	101-7101-531450-	FERGUSON FACILITIES SUPPLY HP# 3400	JANITORIAL SUPPLY	$3,909.22	
303520	101-7101-531650-	GLOBAL INDUSTRIAL EQUIPMENT CO	MISCELLANEOUS SUPPLIES	$189.47	**$189.47**
303522	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	$680.58	**$680.58**
303523	235-7101-550250-	HAMMER CONSTRUCTION, LLC	CONSTRUCTION SERVICES	$74,641.00	**$74,641.00**
303524	101-7101-521020-	HAYES MECHANICAL	SERVICE BUILDING MAINTENANCE	$3,352.47	
303524	101-7101-521020-	HAYES MECHANICAL	SERVING BUILDING MAINTENANCE	$1,533.66	**$4,886.13**
303527	101-7101-521020-	HIGH PSI LTD	SERVICE BUILDING MAINTENANCE	$515.00	**$515.00**
303536	101-7101-522030-	JOHN GIANNETTI	TRAVEL & TRAINING	$1,334.11	**$1,334.11**
303537	101-7101-530350-	KARR, ASHLEY	REIMBURSEMENT	$199.71	**$199.71**
303543	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	$113.33	
303543	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	$167.16	
303543	101-7101-531650-	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$10.43	
303543	101-7101-531750-	LOWES COMMERCIAL SERVICES	STREET SUPPLY	$39.28	**$330.20**
303554	101-7101-521010-	MEADE ELECTRIC CO INC	EQUIPMENT MAINTENANCE	$473.66	**$473.66**
303560	401-7101-550150-	MIDWEST METER INC	METER SUPPLY	$12,980.00	**$12,980.00**

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
303562	101-7101-520050-	MIOVISION TECHNOLOGIES	PROFESSIONAL SERVICES	$2,879.16	**$2,879.16**
303563	101-7101-530350-	MULLANY STEVE	REIMBURSEMENT	$155.49	**$155.49**
303565	101-7101-521500-	NICOR	ACCT 01701843946	$1,464.61	**$1,464.61**
303566	101-7101-521500-	NICOR	ACCT 01701843946	$1,344.79	**$1,344.79**
303570	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$248.35	**$248.35**
303573	101-7101-530390-	OFFEN PETROLEUM LLC	FUEL	$25,197.85	**$25,197.85**
303580	401-7101-550300-	DAVID HOWE	RESIDENT REIMBURSEMENT	$750.00	**$750.00**
303581	426-7101-550250-	DENISE PIGNATARO	ENHANCED SEWER REBATE	$9,075.00	**$9,075.00**
303582	426-7101-550250-	EAMON MC CLEARN	RESIDENT REIMBURSEMENT	$3,450.00	**$3,450.00**
303583	401-7101-550300-	JAY PORRAS	RESIDENT REIMBURSEMENT	$820.00	**$820.00**
303586	401-7101-550300-	SUSAN CHAMPAGNE	RESIDENT REIMBURSEMENT	$1,755.00	**$1,755.00**
303596	101-7101-531900-	PETER BAKER AND SON CO	STREET SUPPLIES	$2,010.75	**$2,010.75**
					$1,326.00

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303599	101-7101-531650-	PRO SAFETY INC	HARDWARE SUPPLY	$1,326.00	
					$3,044.00
303603	101-7101-520050-	ROADWAY ASSET SERVICES, LLC	PROFESSIONAL SERVICES	$3,044.00	
					$339.15
303605	101-7101-530350-	ROGAN SHOES	CLOTHING & APPAREL	$339.15	
					$10,000.00
303606	101-7101-521360-	ROLAND MACHINERY CO	EQUIPMENT RENTAL	$10,000.00	
					$8,563.06
303613	101-7101-521550-	SANDY'S LAWN AND TREE CARE	LANDSCAPING SERVICES	$1,200.00	
303613	101-7101-521550-	SANDY'S LAWN AND TREE CARE	LANDSCAPING SERVICES	$1,818.56	
303613	101-7101-521550-	SANDY'S LAWN AND TREE CARE	LANDSCAPING SERVICES	$5,544.50	
					$29.98
303615	101-7101-531750-	SHERWIN ACE HARDWARE	STREET SUPPLY	$29.98	
					$13,950.00
303622	235-7101-550250-	SUBURBAN TRIM & GLASS	SERVICE BLDG MAINTENANCE	$13,950.00	
					$3,160.00
303628	101-7101-531700-	TRAFFIC CONTROL CORP	TRAFFIC SUPPLY	$3,160.00	
					$555.90
303631	101-7101-531450-	ULINE INC	JANITORIAL SUPPLY	$555.90	
					$1,801.40
303635	101-7101-522700-	VERIZON WIRELESS	ACCT 58675303500001	$1,801.40	
					$575.00
303653	101-7101-522020-	WEST CENTRAL MUNICIPAL CONF	DUES	$575.00	
					$1,215.00
303657	101-7101-531450-	ZORO TOOLS INC	JANITORIAL SUPPLY	$1,215.00	
					$21,889.52

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802297	101-7101-521500-	NICOR	ACCT 06802945268	$49.78	
802297	101-7101-521500-	NICOR	ACCT 19426400008	$173.44	
802297	101-7101-521500-	NICOR	ACCT 72489260108	$292.92	
802297	101-7101-521500-	NICOR	ACCT 40178600009	$359.07	
802297	101-7101-521500-	NICOR	ACCT 28178600004	$863.86	
802297	101-7101-521500-	NICOR	ACCT 38178600003	$880.78	
802297	101-7101-521500-	NICOR	ACCT 58401600000	$1,069.55	
802297	101-7101-521500-	NICOR	ACCT 94830700004	$1,117.39	
802297	101-7101-521500-	NICOR	ACCT 15839647334	$1,153.50	
802297	101-7101-521500-	NICOR	ACCT 38096400007	$2,081.74	
802297	101-7101-521500-	NICOR	ACCT 97034457784	$3,069.05	
802297	101-7101-521500-	NICOR	ACCT 53278600001	$3,802.89	
802297	101-7101-521500-	NICOR	ACCT 25422686599	$6,975.55	
					$806.95
802298	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8572043011	$32.29	
802298	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 5492508009	$103.17	
802298	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4643388009	$104.77	
802298	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4103039009	$227.03	
802298	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 2985063029	$339.69	
			DEPARTMENT 7101 TOTAL:	$691,366.12	

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Department 7201	**WATER AND SEWER ADMIN**				
					$546.19
	505-7201-521650-	APPLE STORE	OFFICE EQUIPMENT	$0.99	
	505-7201-522020-	AMERICAN WATER WORKS ASSN	DUES	$117.00	
	505-7201-522030-	AMERICAN WATER WORKS ASSN	TRAVEL & TRAINING	$140.00	
	505-7201-531650-	GAST MANUFACTURING	EQUIPMENT MAINTENANCE	$143.49	
	505-7201-531650-	JEWEL OSCO 3422	MISCELLANEOUS SUPPLIES	$57.75	
	505-7201-531650-	MARIANO'S	MISCELLANEOUS SUPPLIES	$86.96	
					$200.00
303445	505-7201-522030-	AMERICAN WATER WORKS ASSN	TRAVEL & TRAINING	$200.00	
					$273.86
303450	505-7201-531900-	ARROW ROAD CONSTRUCTION CO	STREET SUPPLY	$131.57	
303450	505-7201-531900-	ARROW ROAD CONSTRUCTION CO	STREET SUPPLY	$142.29	
					$72.99
303466	505-7201-531550-	BENJAMIN MOORE MT PROSPECT PAINT	BUILDING MAINTENANCE SUPPLY	$72.99	
					$2,812.06
303472	505-7201-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$3.32	
303472	505-7201-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$11.06	
303472	505-7201-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$17.70	
303472	505-7201-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$19.91	
303472	505-7201-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$26.55	
303472	505-7201-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$264.50	
303472	505-7201-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$388.11	
303472	505-7201-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$434.72	
303472	505-7201-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$485.41	

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303472	505-7201-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$533.93	
303472	505-7201-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$626.85	
					$3,000.00
303476	505-7201-550150-	BURNS MCDONNELL	EQUIPMENT	$3,000.00	
					$194.85
303489	505-7201-522700-	COMCAST CABLE	ACCT 8771100720175502	$194.85	
					$2.10
303491	505-7201-522700-	COMCAST CABLE	ACCT 8771100720048980	$2.10	
					$32.60
303493	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0705092066	$32.60	
					$23.83
303494	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0248116083	$23.83	
					$23.83
303495	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0248116083	$23.83	
					$63.20
303496	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0248116083	$63.20	
					$855.00
303499	505-7201-531400-	CONSERV FS INC	LANDSCAPING SUPPLY	$855.00	
					$30,940.00
303500	505-7201-520050-	CONSULTING ENGINEERING, INC.	PROFESSIONAL SERVICES	$30,940.00	
					$252.50
303509	505-7201-531650-	EDDIES RESTAURANT AND LOUNGE	EVENT SUPPLIES	$252.50	
					$132.30
303522	505-7201-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	$132.30	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$12,906.90
303525	505-7201-521350-	HBK WATER METER SERVICE INC	METER SERVICES	$12,906.90	
					$840.00
303534	505-7201-531400-	JCK CONTRACTORS	WATER SUPPLY	$840.00	
					$660.03
303543	505-7201-531070-	LOWES COMMERCIAL SERVICES	SEWER SUPPLY	$63.70	
303543	505-7201-531070-	LOWES COMMERCIAL SERVICES	SEWER SUPPLY	$91.06	
303543	505-7201-531550-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$37.99	
303543	505-7201-531550-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$63.42	
303543	505-7201-531550-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$305.14	
303543	505-7201-531650-	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLY	$10.44	
303543	505-7201-531650-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$2.84	
303543	505-7201-531850-	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$85.44	
					$2,550.00
303546	505-7201-520050-	M E SIMPSON CO INC	PROFESSIONAL SERVICES	$2,550.00	
					$185.95
303555	505-7201-530350-	MENARDS-LONG GROVE	CLOTHING & APPAREL	$185.95	
					$3,375.90
303556	505-7201-531070-	MENONI & MECOGNI	SEWER SUPPLY	$1,110.20	
303556	505-7201-531070-	MENONI & MECOGNI	SEWER SUPPLY	$2,265.70	
					$71.86
303564	505-7201-531650-	NAPA AUTO PARTS	WATER SUPPLY	$71.86	
					$160.00
303584	505-7201-522300-	ODISEAS NINIS	RESIDENT REIMBURSEMENT	$160.00	
					$2,010.75
303596	505-7201-531900-	PETER BAKER AND SON CO	STREETS SUPPLIES	$2,010.75	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$70.61
303615	505-7201-531550-	SHERWIN ACE HARDWARE	BUILDING SUPPLY MAINTENANCE	$30.88	
303615	505-7201-531550-	SHERWIN ACE HARDWARE	WATER SUPPLY	$8.59	
303615	505-7201-531600-	SHERWIN ACE HARDWARE	WATER SUPPLY	$11.96	
303615	505-7201-531650-	SHERWIN ACE HARDWARE	WATER SUPPLY	$19.18	
					$505.47
303616	505-7201-531020-	SITEONE LANDSCAPE SUPPLY LLC	METER SUPPLY	$505.47	
					$1,330.57
303620	505-7201-531050-	STEINER ELECTRIC	BUILDING MAINTENANCE SUPPLY	$2.99	
303620	505-7201-531050-	STEINER ELECTRIC	BUILDING MAINTENANCE SUPPLY	$125.50	
303620	505-7201-531050-	STEINER ELECTRIC	BUILDING MAINTENANCE SUPPLY	$474.05	
303620	505-7201-531050-	STEINER ELECTRIC	PUMP SUPPLY	$63.99	
303620	505-7201-531550-	STEINER ELECTRIC	BUILDING MAINTENANCE SUPPLY	$42.04	
303620	505-7201-531550-	STEINER ELECTRIC	BUILDING MAINTENANCE SUPPLY	$72.58	
303620	505-7201-531550-	STEINER ELECTRIC	BUILDING MAINTENANCE SUPPLY	$549.42	
					$146.92
303629	505-7201-530350-	TREVINO, VERONICA	REIMBURSEMENT	$146.92	
					$1,200.94
303635	505-7201-522700-	VERIZON WIRELESS	ACCT 58675303500001	$1,200.94	
					$753.84
303636	505-7201-522700-	VERIZON WIRELESS	ACCT 78635116200001	$753.84	
					$7,358.16
303649	505-7201-531070-	WATER PRODUCTS CO	SEWER SUPPLY	$708.00	
303649	505-7201-531070-	WATER PRODUCTS CO	SEWER SUPPLY	$2,289.00	
303649	505-7201-531070-	WATER PRODUCTS CO	SEWER SUPPLY	$4,361.16	
					$23,890.00

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
303650	505-7201-521200-	WATER WELL SOLUTIONS ILLINOIS LLC	PROFESSIONAL SERVICES	$23,890.00	
					$5,408.00
303656	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$945.00	
303656	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$1,770.00	
303656	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$2,693.00	
					$306.00
303657	505-7201-531850-	ZORO TOOLS INC	WATER SUPPLY	$306.00	
					$1,918.00
802297	505-7201-521500-	NICOR	ACCT 42567835683	$52.73	
802297	505-7201-521500-	NICOR	ACCT 05850400002	$135.82	
802297	505-7201-521500-	NICOR	ACCT 90920700003	$159.88	
802297	505-7201-521500-	NICOR	ACCT 04055600003	$200.00	
802297	505-7201-521500-	NICOR	ACCT 58544400003	$206.22	
802297	505-7201-521500-	NICOR	ACCT 19278600002	$283.22	
802297	505-7201-521500-	NICOR	ACCT 76830700001	$359.76	
802297	505-7201-521500-	NICOR	ACCT 16797600000	$520.37	
					$2,659.90
802298	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0645171017	$67.20	
802298	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0684023014	$78.12	
802298	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0831076049	$99.95	
802298	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1104021044	$100.22	
802298	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1284169036	$122.64	
802298	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0117046072	$141.46	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
802298	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 3973144001	$278.09	
802298	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0087155164	$347.02	
802298	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1257044037	$1,425.20	
					$6,193.06
8022881	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050220	$6,193.06	
			DEPARTMENT 7201 TOTAL:	$113,928.17	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7301	**PARKING ADMIN**				
303452	235-7301-521500-	AT & T	ACCT 847R0608437214	$242.87	**$242.87**
303453	235-7301-521500-	AT & T	ACCT 847R0608437214	$248.89	**$248.89**
303454	235-7301-521500-	AT & T	ACCT 847R0608437214	$257.14	**$257.14**
303545	235-7301-531900-	LURVEY LANDSCAPE SUPPLY	LANDSCAPING SUPPLY	$220.00	**$220.00**
			DEPARTMENT 7301 TOTAL:	$968.90	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7302	**PARKING VAIL ST. GARAGE OPER**				
					$124.90
303492	235-7302-521500-	COMCAST CABLE	ACCT 8771100721377909	$124.90	
			DEPARTMENT 7302 TOTAL:	$124.90	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7303	**PARKING NORTH GARAGE OPER**				
					$52.40
802297	235-7303-521500-	NICOR	ACCT 12690400002	$52.40	
			DEPARTMENT 7303 TOTAL:	$52.40	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7304	**PARKING EVERGREEN ST GAR OPER**				
303543	235-7304-531650-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	$189.96	**$189.96**
303570	235-7304-531650-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$88.10	**$88.10**
802297	235-7304-521500-	NICOR	ACCT 92296400002	$183.35	**$183.35**
			DEPARTMENT 7304 TOTAL:	$461.41	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7501	**MUNICIPAL FLEET SVCS ADMIN**				
	621-7501-521070-	IL DEPT OF TRANSPORTATION	EQUIPMENT MAINTENANCE	$11.00	**$11.00**
303441	621-7501-531510-	ADVANCE AUTO PARTS	VEH MAINTENANCE SUPPLY	$99.45	**$99.45**
303442	621-7501-531510-	ADVANCED TRANSMISSIONS	EQUIPMENT MAINTENANCE	$500.00	**$500.00**
303447	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$100.67	**$245.36**
303447	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$144.69	
303449	621-7501-531510-	ARLINGTON POWER EQUIPMENT	VEH MAINTENANCE SUPPLY	$34.33	**$97.79**
303449	621-7501-531510-	ARLINGTON POWER EQUIPMENT	VEH MAINTENANCE SUPPLY	$63.46	
303463	621-7501-531510-	ATLAS BOBCAT LLC	VEH MAINTENANCE SUPPLY	$112.76	**$112.76**
303470	621-7501-531510-	BRISTOL HOSE & FITTING INC	VEH MAINTENANCE SUPPLY	$163.38	**$723.76**
303470	621-7501-531510-	BRISTOL HOSE & FITTING INC	VEH MAINTENANCE SUPPLY	$209.88	
303470	621-7501-531510-	BRISTOL HOSE & FITTING INC	VEH MAINTENANCE SUPPLY	$350.50	
303471	621-7501-531510-	BROWN EQUIPMENT COMPANY	VEH MAINTENANCE SUPPLY	$573.36	**$573.36**
303475	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$24.72	**$177.44**
303475	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$33.84	
303475	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$39.60	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
303475	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$79.28	
					$883.24
303481	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$153.64	
303481	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$174.56	
303481	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$555.04	
					$228.83
303485	621-7501-521070-	CITY LIMITS HARLEY DAVIDSON	EQUIPMENT MAINTENANCE	$228.83	
					$249.55
303486	621-7501-521360-	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLY	$130.95	
303486	621-7501-531510-	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLY	$118.60	
					$165.00
303529	621-7501-531510-	IL RECOVERY GROUP INC	VEH MAINTENANCE SUPPLY	$165.00	
					$163.00
303530	621-7501-521070-	IL SECRETARY OF STATE	TITLE AND PLATES	$163.00	
					$3,531.00
303540	621-7501-531850-	LORCHEM TECHNOLOGIES INC	VEH MAINTENANCE SUPPLY	$3,531.00	
					$140.32
303543	621-7501-531650-	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$140.32	
					$895.27
303547	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$173.79	
303547	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$721.48	
					$575.00
303551	621-7501-531510-	MASTER HYDRAULICS & MACHINE CO	VEH MAINTENANCE SUPPLY	$575.00	
					$53.96
303553	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$18.55	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
303553	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$35.41	
					$218.00
303559	621-7501-521070-	MIDWEST FUEL INJECTION SERVICE CORP.	EQUIPMENT MAINTENANCE	$218.00	
					$1,549.81
303564	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$31.04	
303564	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$86.96	
303564	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$87.29	
303564	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$91.17	
303564	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$231.48	
303564	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$361.62	
303564	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$660.25	
					$14.97
303569	621-7501-531510-	NORTHERN TOOL & EQUIPMENT	VEH MAINTENANCE SUPPLY	$14.97	
					$1,296.04
303598	621-7501-521070-	POMP'S TIRE SERVICE INC	VEH MAINTENANCE SERVICE	$1,296.04	
					$568.00
303601	621-7501-531510-	RAYMAR HYDRAULIC REPAIR SRVC	VEH MAINTENANCE SUPPLY	$568.00	
					$1,320.79
303609	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	$93.17	
303609	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	$132.12	
303609	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	$205.70	
303609	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	$889.80	
					$82.28
303610	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	$82.28	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$15.99
303615	621-7501-531510-	SHERWIN ACE HARDWARE	VEH MAINTENANCE SUPPLY	$15.99	
					$4,888.19
303617	621-7501-521070-	SLE TECHNOLOGIES, INC	EQUIPMENT MAINTENANCE	$4,888.19	
					$273.90
303618	621-7501-531850-	SOURCE NORTH AMERICA CORP	EQUIPMENT MAINTENANCE	$273.90	
					$348.87
303619	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$348.87	
					$5,100.00
303632	621-7501-521070-	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTANANCE SERVICE	$2,550.00	
303632	621-7501-521070-	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SERVICE	$2,550.00	
					$168.19
303633	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	$81.93	
303633	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	$86.26	
					$220.00
303634	621-7501-531510-	US AUTOFORCE	VEH MAINTENANCE SUPPLY	$220.00	
					$440.00
303651	621-7501-521070-	WE WASH EXPRESS	EQUIPMENT MAINTENANCE	$220.00	
303651	621-7501-521070-	WE WASH EXPRESS	EQUIPMENT MAINTENANCE	$220.00	
					$836.28
303652	621-7501-531510-	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	$836.28	
					$232.89
303657	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$16.94	
303657	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$28.98	
303657	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$186.97	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
			DEPARTMENT 7501 TOTAL:	$27,000.29	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9001	**CAPITAL ADMIN**				
					$4,357.50
303465	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	$717.50	
303465	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	$3,640.00	
					$7,804.20
303604	505-9001-550250-	ROBINSON ENGINEERING LTD	PROFESSIONAL SERVICES	$3,749.25	
303604	505-9001-550250-	ROBINSON ENGINEERING LTD	PROFESSIONAL SERVICES	$4,054.95	
			DEPARTMENT 9001 TOTAL:	$12,161.70	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 9/15/2023

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9901	**NON-OPERATING**				
					$11,647.59
303557	515-9901-540830-	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	$7,418.40	
303557	515-9901-540920-	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	$4,229.19	
			DEPARTMENT 9901 TOTAL:	$11,647.59	
			WARRANT TOTAL:	**$1,601,272.74**	

Village Board
9/18/2023

Item: Presentation of One Book, One Village Reading Event

Department: Village Manager's Office

Presentation of "One Book, One Village" Community Reading Event by Sherri Tader, Information Services Advisor and Neal Parker, Programs and Exhibits Specialist, Arlington Heights Memorial Library.

Village Board
9/18/2023

Item: Report of the Committee of the Whole Meeting of September 18, 2023

Department: Village Manager's Office

Report of the Committee of the Whole Meeting of September 18, 2023

Interview of Beth Deiter for appointment to the Commission for Citizens with Disabilities - term ending April 30, 2026.

Village Board
9/18/2023

Item: Report of the Committee of the Whole Meeting of September 18, 2023

Department: Village Manager's Office

Report of the Committee of the Whole Meeting of September 18, 2023

Interview of Jennifer Durkin for appointment to the Commission for Citizens with Disabilities - term ending April 30, 2024

Village Board
9/18/2023

Item: Report of the Committee of the Whole Meeting of September 18, 2023

Department: Village Manager's Office

Report of the Committee of the Whole Meeting of September 18, 2023

Consideration of recommending to the Liquor Commissioner the issuance of a Class A liquor license to Sushi De Tapas, Inc. dba Kaido Sushi located at 45 W. Golf Road.

Village Board
9/18/2023

Item: Paragon Mechanical - 2400 S. Arlington Heights Rd. - PC#22-010

Department: Planning & Community Development

Background

In December of 2022, the petitioner (Paragon Mechanical) appeared before the Village Board with a request to amend Ordinance 20-022, which granted a temporary 2-year Land Use Variation to allow a contractor shop on the subject property. Specifically, the petitioners request was to modify condition #3 and eliminate condition #8 of Ordinance 20-022.

After discussion of this request, the Village Board continued the application and asked the petitioner and staff to collaborate on an improved landscape plan for the property, including a firm date for when the plan will be implemented. The attached Board memo summarizes these discussions and revised recommendation.

Below is the original Plan Commission report:

Requested Action

1. Amendment to LUV Ordinance #20-022, to modify condition #3 and to eliminate condition #8.

Variations Required

1. Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(a), to waive the requirement for a 3' tall parking lot perimeter landscape screen along Arlington Heights Road.

2. Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(b), to allow certain parking rows to terminate without the code required curbed landscape island including a 4" caliper shade tree.

Recommendation

A public hearing was held by the Plan Commission on November 9, 2022 where Commissioner Green moved and Commissioner Sigalos seconded:

A motion to recommend to the Village Board of Trustees denial of PC #22-019, an amendment to Land Use Variation Ordinance #20-022 to modify condition number three and eliminate condition number eight, as well as the following variations:

1. Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(a), to waive the requirement for a three-foot tall parking lot perimeter landscape screen along Arlington Heights Road.

2. Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(b), to allow certain parking rows to terminate without the code-required curbed landscape island including a four-inch caliper shade tree.

Roll Call Vote: Commissioners Green, Sigalos, Drost, and Chair Warskow vote in favor. Commissioners Jensen and Lorenzini vote against. Motion to deny carried.

ATTACHMENTS:

Description	**Type**
Village Board Memo - 9/18/23	Memorandum
Ord. 20-022 Land Use Variation	Ordinance
Village Board Minutes 12/5/22	Minutes
Village Board Memo - 12/5/22	Memorandum
PC Minutes 11/9/22	Minutes
PC Staff Report	Board or Commission Report
Aerial	Exhibits
Project Description	Correspondence
Plat of Survey	Exhibits
VB Minutes from 2020 LUV Approval	Minutes
PC Minutes from 2020 LUV Approval	Minutes
Phased Landscape Plan per 2020 LUV Approval	Exhibits
Future Redevelopment Renderings from 2020 LUV Approval	Exhibits
Paragon Landscape Proposal	Exhibits
Cost Estimate - Removal of Safety Town & Install of 4 Shade Trees	Exhibits
Cost Estimate - Repair of Parking Lot	Exhibits
Department Comments - Round 1	Correspondence
Department Comments - Round 1 - Petitioner Response	Correspondence
Department Comments - Round 2	Correspondence
Department Comments - Round 2 - Petitioner Response	Correspondence

Department Comments - Round 3	Correspondence
Department Comments - Round 3 - Petitioner Response	Correspondence
PC Timeline Tracker	Exhibits

Memorandum

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

CC: Randy Recklaus, Village Manager

From: Sam Hubbard, Development Planner

Date: 9/12/2023

Re: Village Board Meeting – Paragon Mechanical LUV Amendment (PC 22-010), 2400 S. Arlington Heights Road

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Background:
In December of 2022, the petitioner (Paragon Mechanical) appeared before the Village Board with a request to amend Ordinance 20-022, which granted a temporary 2-year Land Use Variation to allow a contractor shop on the subject property. Specifically, the petitioners request was to modify condition #3 and eliminate condition #8 of Ordinance 20-022, which conditions are outlined below:

3. The Petitioner shall be required to implement the phased landscape plan prepared by the Village of Arlington Heights and dated May 8, 2020. Phase One landscape improvements shall be completed no later than September 30, 2020, and Phase Two landscape improvements shall be completed no later than September 30, 2022.

8. Within two years of ordinance approval, the petitioner shall submit a complete Plan Commission application and redevelopment plan for the property. If no application is submitted and subsequently approved, the Land Use Variation shall become null and void.

After discussion of this request, the Village Board continued the application and asked the petitioner and staff to collaborate on an improved landscape plan for the property, including a firm date for when the plan will be implemented. Upon conclusion of the meeting, both staff and the petitioner have had extensive communications and reviewed multiple landscape concepts, resulting in two alternative landscape plans for consideration by the Village Board (one recommended by staff and the other recommended by Paragon). While staff and the petitioner did not ultimately agree on an acceptable landscape plan, the Village believes that its' recommended alternative represents a substantial improvement to the property that is more in line with the South Arlington Heights Corridor Plan and this sites' location as the southern gateway to the Village. Landscape improvements to the site would make some minimal but enhanced improvements at this entranceway until the property is redeveloped at a future date, at which time full compliance with all zoning regulations would be required.

Village Recommended Alternative:
The staff recommended alternative is attached to this memo as "Village Recommended Alternative". This plan was prepared by Paragon based on discussions with staff. It should be noted that Village staff is recommending the following modifications to the plan, which are noted below and also highlighted in color within the plan:

- The southern corner of the site shall be improved with a cubed landscape island including a mix of ornamental grasses, deciduous and evergreen shrubs, and one tree.
- The proposed parallel handicap parking stall is not compliant with IAC accessibility regulations. This parking stall shall be relocated to a code-compliant location.

Should the Village Board wish to eliminate condition #8, whereby granting the contractor shop Land Use Variation with no expiration, staff recommends modifying condition #3 above to require that the attached landscape plan be constructed and completed no later than May 31st of 2024. In order to guarantee this plan be implemented, staff recommends that the petitioner provide a performance guarantee for the full amount of the work, which shall be provided prior to Village Board ordinance approval. It should be noted that any future modifications to the site (and/or entire site redevelopment) would be required to comply with all applicable codes and requirements. During discussions with the petitioner, Paragon presented a plan with additional landscaping along the south and eastern property line, which staff felt was acceptable. However, after further review, Paragon withdrew that concept. Staff believes the Village Recommended Alternative is a reasonable compromise between the two plans.

Paragon Recommended Alternative:

Paragon has proposed an alternative landscape plan for consideration by the Village Board, which is attached to this memo as "Paragon Proposed Alternative A". This plan is identical to the staff recommended alternative, with exception to the colorized modifications as shown on staff's plan. Paragon is only willing to implement their plan should condition #8 be eliminated and the Land Use Variation be granted with no expiration date, and they have stated that they are not willing to provide a bond for this work. The petitioner has not provided a date for when this work would be completed. It should be noted that in order to comply with code requirements, a code compliant ADA parking stall would be required since the proposed parallel ADA parking stall does not comply with Illinois Accessibility Code regulations.

Should condition #8 not be eliminated and the Land Use Variation becomes null and void, Paragon has stated that they will remove all "filters aka materials" to qualify their business as a Contractor Office (as opposed to a Contractor Shop), which use does not require a Land Use Variation. Staff notes that they would need to relocate all parts, equipment, and vehicle storage offsite to qualify their business as a Contractor Office. Under this scenario, Paragon would install the landscaping depicted in "Paragon Proposed Alternative B". It should be noted that Alternative B does not include removal of "Safety Town" or the asphalt driveway adjacent to it. Paragon has not indicated if they would provide any performance guarantee for this work or when it would be completed.

Options:

The Village Board has three primary options to consider:

1. Approve the request to eliminate condition #8, whereby granting the land use variation with no expiration date. This approval would be subject to implementation of the **Village Recommended Alternative** landscape plan, with construction and completion of all work no later than May 31, 2024. Prior to adoption of an Ordinance authorizing this amendment, the Petitioner shall provide a performance guarantee for completion of the work.

2. Approve the request to eliminate condition #8, whereby granting the land use variation with no expiration date. This approval would be subject to implementation of the **Paragon Proposed Alternative A** landscape plan, with construction and completion of all work no later than May 31, 2024. No performance guarantee would be required.

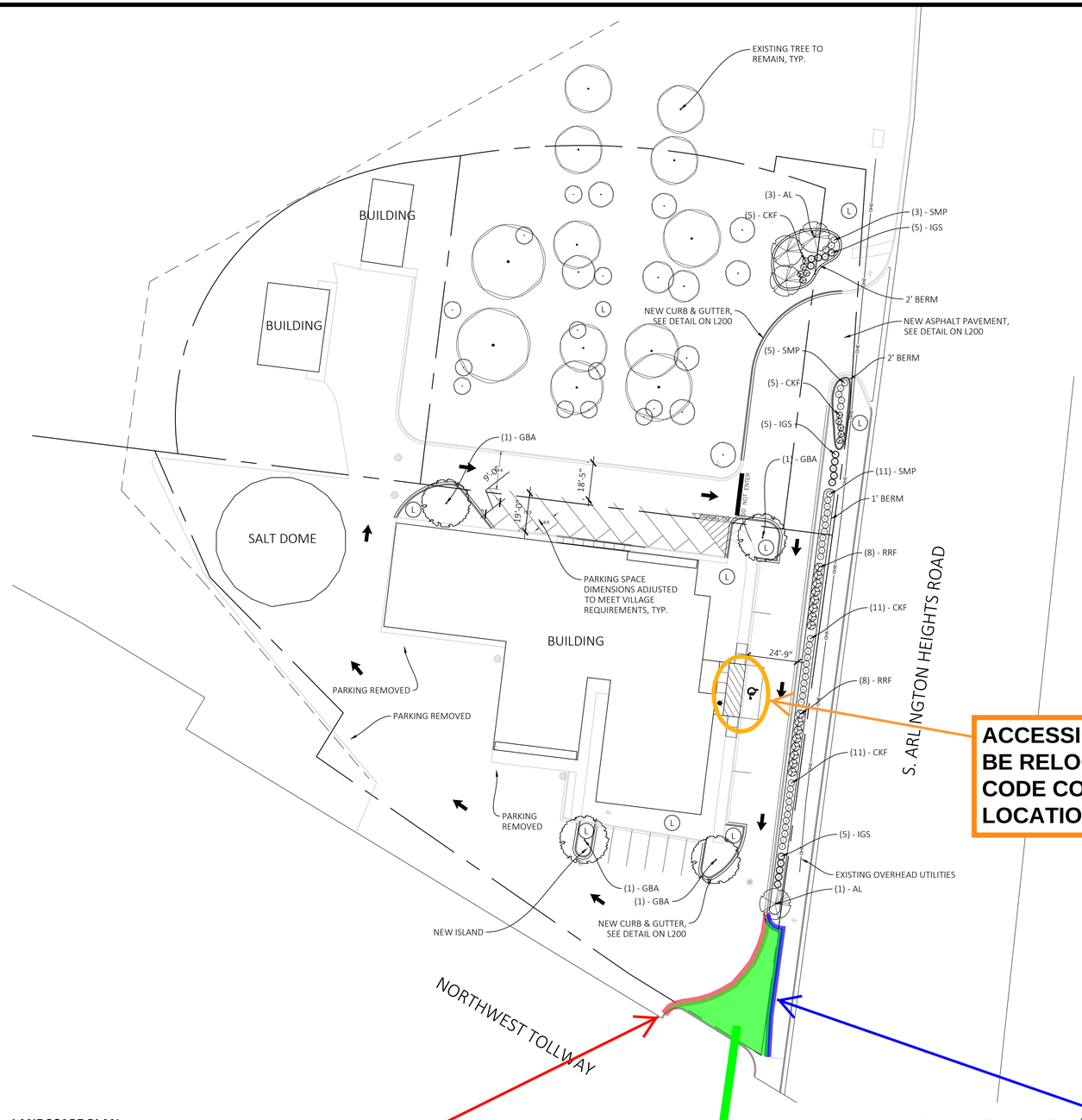
3. Deny the request to eliminate condition #8, meaning the Land Use Variation to allow the Contractor Shop would become null and void. The petitioner would need to either sell the site and relocate, or remove all parts, equipment, and vehicle storage to qualify their business as a Contractor Office. Should they occupy the site as a Contractor Office, they would need to maintain all existing site landscaping to comply with Code requirements. Compliance with landscape regulations could be achieved by implementing **Paragon Proposed Alternative B**.

Recommendation:

Staff recommends that the Village Board move forward with Option #1 identified above, which is outlined below:

1. Approve the requested modification to Ordinance 20-022, eliminating condition #8 and granting the Land Use Variation for a Contractor Shop on the subject property, subject to the conditions and restrictions as outlined in Ordinance 20-022.
2. This approval shall be conditional upon compliance with the following additional strictions:
    a. Condition #3 of Ordinance 20-022 shall be modified to require the petitioner to construct and complete the site modifications and landscaping as depicted in the **Village Recommended Alternative**.
    b. All sitework and landscape work must be completed no later than May 31, 2024.
    c. Prior to adoption of an Ordinance authorizing this amendment, the Petitioner shall provide a performance guarantee for completion of the work.
    d. Any and all future site changes and modifications shall require full compliance with all applicable zoning regulations.

VILLAGE RECOMMENDED ALTERNATIVE



LANDSCAPE PLAN

SCALE: 1" = 30'-0"

ACCESSIBLE STALL TO BE RELOCATED TO A CODE COMPLAINT LOCATION

NEW CURB

LANDSCAPE BED TO INCLUDE A MIX OF ORNAMENTAL GRASSES, DECIDUOUS AND EVERGREEN SHRUBS AND ONE SHADE TREE

REMOVE CURB

LAWN SEED MIX	
% OF MIX	**COMMON NAME**
30%	GOALKEEPER PERENNIAL RYEGRASS
30%	TOP GUN PERENNIAL RYEGRASS
20%	BLUE CHIP KENTUCKY BLUEGRASS
20%	FREEDOM III KENTUCKY BLUEGRASS
APPLY SEED MIX AT 5 POUND PER 100 SQUARE FEET, OR AS OTHERWISE DIRECTED BY THE SEED PROVIDER.	
BASIS OF LAWN SEED MIXTURE IS 'FIELD OF DREAMS' ATHLETIC MIXTURE BY NATIONAL SEED, LISLE, IL. PHONE # 1-888-963-7333	

LEGEND

- CANOPY TREE
- SHRUB MASSING
- L — LAWN (SEED & BLANKET), TYP.
- ORNAMENTAL TREE
- EXISTING TREE TO REMAIN

PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
GBA	4	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	4" CAL.	30' O.C.	B&B SPECIMEN
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AL	4	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	8' HT.	15' O.C.	SINGLE-TRUNK SPECIMEN
DECIDUOUS SHRUBS						
RRF	16	ROSA RUGOSA 'FRAU DAGMAR HASTRUP'	FRAU DAGMAR HASTRUP ROSE	#3 CONT.	48" O.C.	
SMP	19	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	#3 CONT.	36" O.C.	
EVERGREEN SHRUBS						
IGS	15	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3 CONT.	36" O.C.	
ORNAMENTAL GRASSES						
CKF	32	CALAMOGROSTIS X 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3 CONT.	36" O.C.	

LANDSCAPE ORDINANCE REVIEW: ARLINGTON HEIGHTS, ILLINOIS

SPECIFIC ORDINANCE	CODE REQUIRES	COMPLIANCE
PARKING	LANDSCAPED ISLANDS EQUAL IN AREA TO AT LEAST ONE PARKING SPACE, PROTECTED BY DURABLE MATERIALS, AND CONTAINING AT LEAST ONE LIVE SHADE TREE AT A MINIMUM OF FOUR INCHES IN DIAMETER SHALL BE LOCATED AT THE END OF EVERY TWENTY PARKING SPACES. IN ADDITION, THESE ISLANDS SHALL BE LOCATED AT EACH END OF ALL ROWS OF CAR STALLS.	4" TREES PROVIDED IN PARKING LOT ISLANDS AS REQUIRED. SEE PLANS AND PLANTING SCHEDULE.
PARKING	ALL PAVED SERVICE AREAS ABUTTING A RESIDENTIAL DISTRICT OR OFF-STREET PARKING AREAS CONTAINING MORE THAN FOUR PARKING SPACES SHALL BE EFFECTIVELY SCREENED ON EACH SIDE ADJOINING ANY PUBLIC WAY BY A WELL-MAINTAINED WALL, FENCE, OR DENSELY PLANTED COMPACT HEDGE DESIGNED TO PROVIDE YEAR ROUND OPACITY OR BERM AND HEDGE. SUCH SCREENING SHALL BE THREE FEET HIGH ON THE FRONTAGE OF A PUBLIC WAY, EXCEPT THAT IN THE INTERESTS OF SAFETY, SO THE LINE OF SIGHT WILL NOT BE OBSTRUCTED, THE MINIMUM HEIGHT SHALL BE LOWERED AT STREET INTERSECTIONS AND DRIVEWAYS TO NOT LESS THAN 18-INCHES.	MIN. 3' HT. HEDGE PLANTINGS PROVIDED ALONG S. ARLINGTON HEIGHTS ROAD. SEE PLANS AND PLANTING SCHEDULE. BERMS ALSO ADDEDED INSIDE PROPERTY LINE. HEIGHTS VARY 1'-2'. SEE PLANS.

LANDSCAPE NOTES

1. SEE L200 FOR NOTES & DETAILS.

PRELIMINARY DRAWINGS — NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

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5	05/16/23 REQUESTED REVISIONS

STAMP:
JAMES J. FORRESTER 157-001400 LICENSED LANDSCAPE ARCHITECT STATE OF ILLINOIS

TITLE: **LANDSCAPE PLAN**

SHEET: L100

DRAWN BY: JJF
CHECK BY: JRR
PROJECT #: DP-002

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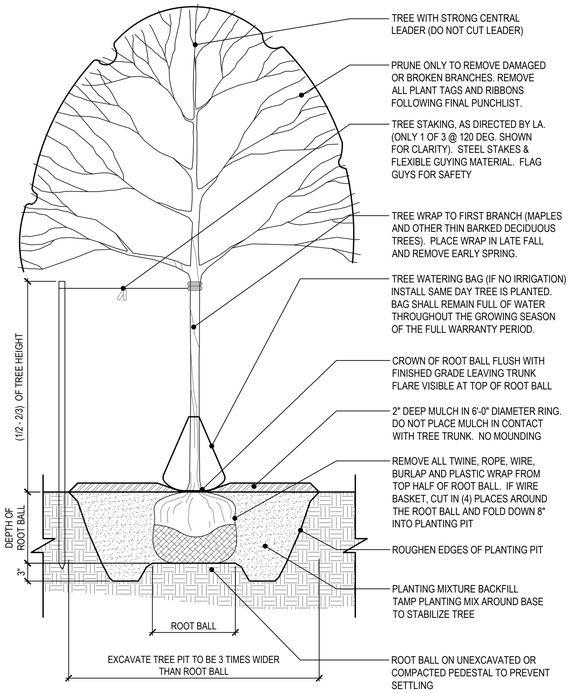
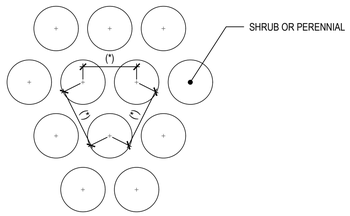
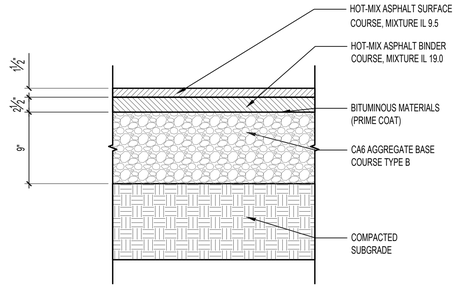


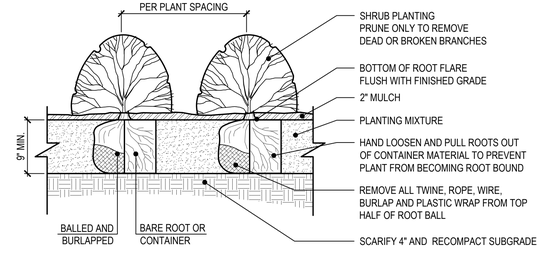
1 TREE PLANTING
SCALE: 1/2" = 1'-0"



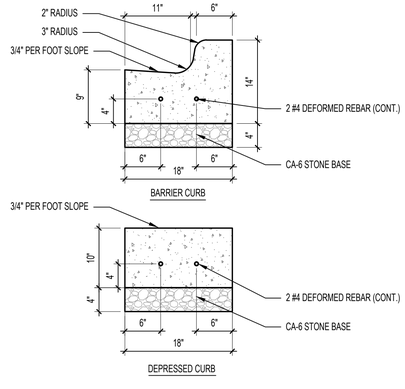
4 PLANT SPACING
NOT TO SCALE



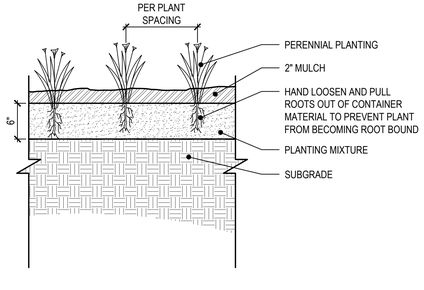
5 STANDARD ASPHALT PARKING PAVING
SCALE: N.T.S.



2 SHRUB PLANTING
SCALE: 1" = 1'-0"



6 CONCRETE CURB & GUTTER
SCALE: N.T.S.



3 PERENNIAL PLANTING
SCALE: 1" = 1'-0"

PLANTING NOTES

1. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
2. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO WORK.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE GRAPHIC SYMBOLS SHOWN ON THE PLAN SHALL DICTATE.
4. PLANT MATERIALS:
   - 4.1. ALL PLANT MATERIALS SHALL MEET OR EXCEED THE AMERICAN STANDARDS FOR NURSERY STOCK, MOST CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
   - 4.2. PLANTS SHALL BE EQUAL TO OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST.
   - 4.3. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECT PESTS, PLANT DISEASES, AND INJURIES.
   - 4.4. TREES SHALL HAVE STRAIGHT TRUNK WITH LEADER INTACT, UNDAMAGED AND UNCUT. BRANCHING MUST BE WELL DEVELOPED.
   - 4.5. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.
   - 4.6. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING.
   - 4.7. ALL PLANTS ARE SUBJECT TO INSPECTION AND APPROVAL. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO SELECT AND TAG ALL PLANT MATERIAL AT THE NURSERY PRIOR TO PLANTING AND REJECT UNACCEPTABLE PLANT MATERIAL AT ANY TIME DURING THE PROGRESS OF THE PROJECT.
   - 4.8. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THEY FEEL MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
5. TOPSOIL & PLANTING MIXTURES:
   - 5.1. ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
   - 5.2. SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE FOR REUSE IN LOCATION APPROVED BY OWNER.
   - 5.3. TOPSOIL SHALL BE MATERIALS CONSISTING OF FERTILE, FRIABLE, FINE SANDY LOAM, UNIFORM IN COMPOSITION ANDFREE OF SUBSOIL, STONES, LUMPS, CLODS OF HARD EARTH, PLANTS, PLANT ROOTS, STICKS, NOXIOUS WEEDS, SLAG, CINDERS, DEMOLITION DEBRIS OR OTHER EXTRANEOUS MATTER OVER 1" IN LARGEST DIMENSION.
   - 5.4. EXISTING TOPSOIL SHALL BE PREPARED BY THOROUGHLY MIXING IN COMPOST AT THE RATE OF 1/3 VOLUME OF SOIL REPLACED.
   - 5.4. TOPSOIL SHALL BE TESTED AND AMENDED (AS SPECIFIED BY THE TESTING AGENCY) TO THE FOLLOWING:
     - 5.4.1. ADJUST SOIL TO A pH OF 6.0 TO 6.5.
     - 5.4.2. ORGANIC MATTER: 4% MIN, 10% MAX
     - 5.4.3. AVAILABLE PHOSPHORUS: 25 PPM, MIN
     - 5.4.4. EXCHANGEABLE POTASSIUM: 125 PPM, MIN
   - 5.5. THE FOLLOWING FERTILIZERS SHALL BE USED AS FOLLOWS, OR ALTERNATIVES SUBMITTED BY CONTRACTOR TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL:
     - 5.5.1. TREES & SHRUBS = 14-4-6 BRIQUETTES @ 17g
     - 5.5.2. LAWN = HIGH NITROGEN STARTER FERTILIZER
   - 5.6. LAWN SEED & BLANKET AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF TOPSOIL.
   - 5.7. PLANTING BEDS SHALL RECEIVE MINIMUM 6" DEPTH OF AMENDED TOPSOIL.
   - 5.8. NATIVE LANDSCAPE SEEDING AREAS SHALL RECEIVE A MINIMUM 18" DEPTH OF TOPSOIL.
6. MULCH MATERIALS:
   - 6.1. ALL MULCH MATERIALS SHALL BE PROCESSED DOUBLE SHREDDED HARDWOOD BARK MULCH OF UNIFORM SIZE. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. SUBMIT SAMPLE TO ARCHITECT.
   - 6.2. MULCH SHALL BE 2-INCH THICK MINIMUM COVERAGE IN ALL AREAS OF TREE PITS OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
   - 6.3. MULCH SHALL BE HELD 1" BELOW SURFACE ELEVATION OF DOWNHILL SIDE OF WALK, SLAB, CURB, LAWN, ETC.
7. LANDSCAPE BED EDGING:
   - 7.1. ALL LANDSCAPE BED EDGING SHALL BE SHOVEL-CUT SPADE EDGE BETWEEN LAWN AREAS UNLESS OTHERWISE NOTED.
8. STORAGE & INSTALLATION:
   - 8.1. CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
   - 8.2. EXISTING TREES FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. NO VEHICLES OR EQUIPMENT ARE ALLOWED WITHIN THE DRIP LINE OF TREES TO BE PROTECTED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
   - 8.3. PRUNING AND REMOVAL OF BRANCHES ON EXISTING TREES SHALL BE DIRECTED IN THE FIELD BY OWNER OR LANDSCAPE ARCHITECT.
   - 8.4. EQUIPMENT, PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE STORED OUTSIDE OF THE DRIPLINE OF TREES TO BE PROTECTED AND PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS.
   - 8.5. NEW PLANTING AREAS ARE TO BE TREATED WITH HERBICIDE (APPROVED BY STATE CHEMIST) TO KILL ALL EXISTING GROUNDCOVER. THERE SHALL BE A MINIMUM OF TWO (2) APPLICATIONS SEPARATED BY 10 DAYS. IF ALL EXISTING GROUNDCOVER VEGETATION IS NOT KILLED WITHIN 10 DAYS OF 2ND APPLICATION, A 3RD APPLICATION IS REQUIRED.
   - 8.6. WHERE PROPOSED PLANTINGS ARE INDICATED IN EXISTING PAVING AREAS, CONTRACTOR SHALL EXCAVATE A MINIMUM OF 2'-0" BELOW PAVING SURFACE.
   - 8.7. FINAL PLACEMENT OF PLANT MATERIALS, ETC., ARE SUBJECT TO APPROVAL BY OWNER AND LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE OR FLAG INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED W/ HIGHLY VISIBLE PAINT LINES W/ OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. OWNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
   - 8.8. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
   - 8.9. PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL COORDINATE A FINAL INSPECTION WALK-THROUGH WITH OWNER AND LANDSCAPE ARCHITECT FOR OWNER ACCEPTANCE. THE LANDSCAPE ARCHITECT WILL PROVIDE A PUNCHLIST OF ANY DEFICIENCIES AND PROVIDE TO OWNER AND CONTRACTOR FOR REVIEW AND REMEDIATION.
9. MAINTENANCE:
   - 9.1. INCLUDE PRICING WITH THE BID FOR A 60-DAY MAINTENANCE PERIOD OF ALL LANDSCAPE PLANTINGS FOLLOWING COMPLETE INSTALLATION AND FINAL INSPECTION BY OWNER AND LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.
10. WARRANTY:
   - 10.1. ALL LANDSCAPE PLANTINGS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FOLLOWING 60-DAY MAINTENANCE PERIOD. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY (EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS, OR OTHER ACTS DETERMINED AS FORCE MAJEURE) BY OWNER AND LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR. THE REPLACEMENTS SHALL ALSO BE WARRANTED FOR 1 YEAR.

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5	05/16/23	REQUESTED REVISIONS

STAMP:
LICENSED LANDSCAPE ARCHITECT — JAMES J. FORRESTER — 157-001400 — STATE OF ILLINOIS

TITLE:
LANDSCAPE NOTES & DETAILS

SHEET: L200

DRAWN BY: JJF
CHECK BY: JRR
PROJECT #: DP-002

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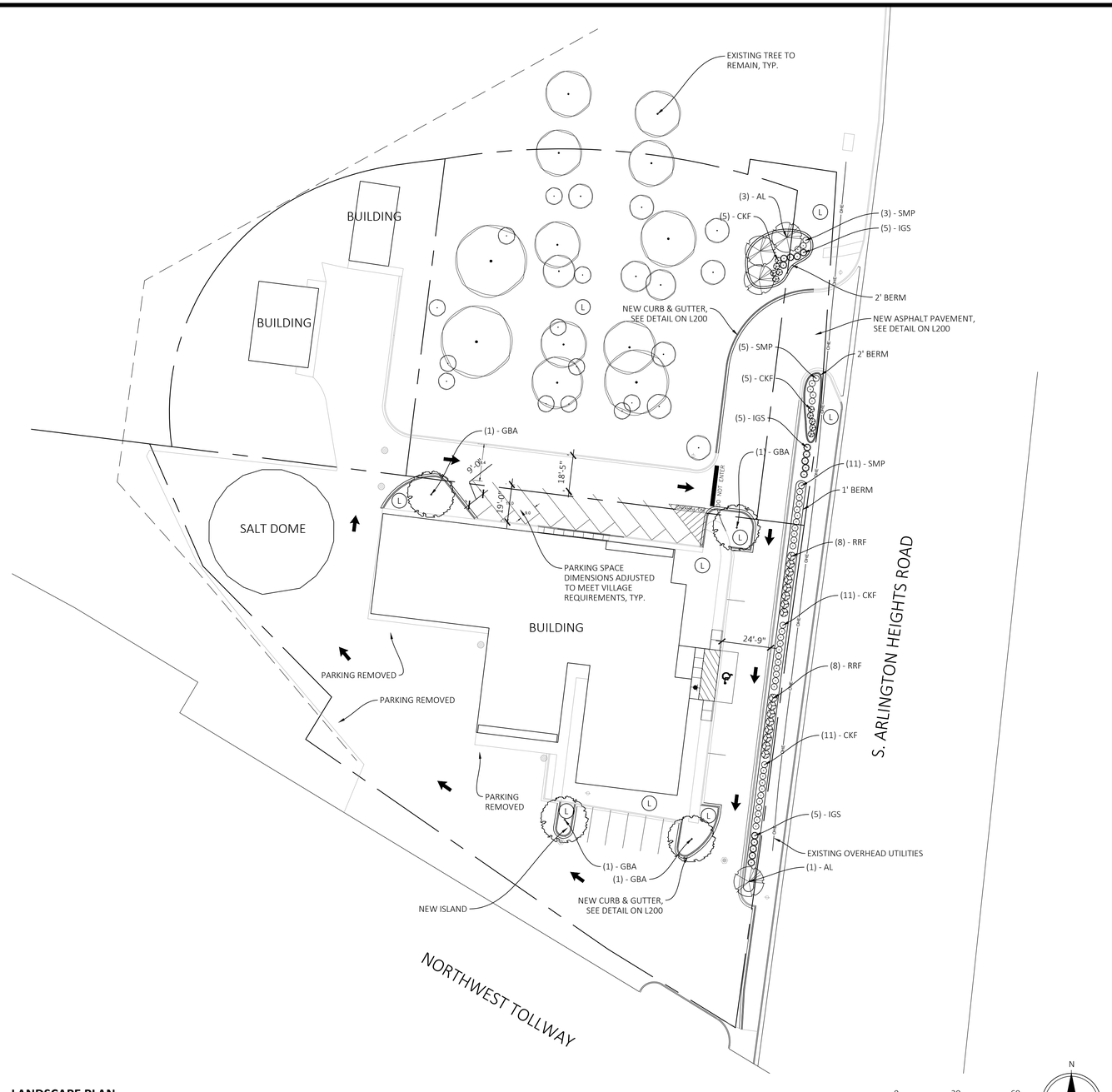
PARAGON PROPOSED ALTERNATIVE A



LANDSCAPE PLAN

SCALE: 1" = 30'-0"

0 30 60
15 feet

N

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SUBMITTAL & REVISIONS		
1	02/21/23	SCHEMATIC DESIGN
2	03/02/23	SCHEMATIC DESIGN REVISED
3	03/29/23	SCHEMATIC DESIGN REVISED
4	04/26/23	SCHEMATIC DESIGN REVISED
5	05/16/23	REQUESTED REVISIONS

STAMP:
LICENSED LANDSCAPE ARCHITECT
JAMES J. FORRESTER
157-001400
STATE OF ILLINOIS

TITLE: **LANDSCAPE PLAN**

SHEET: L100

DRAWN BY: JJF
CHECK BY: JRR
PROJECT #: DP-002

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

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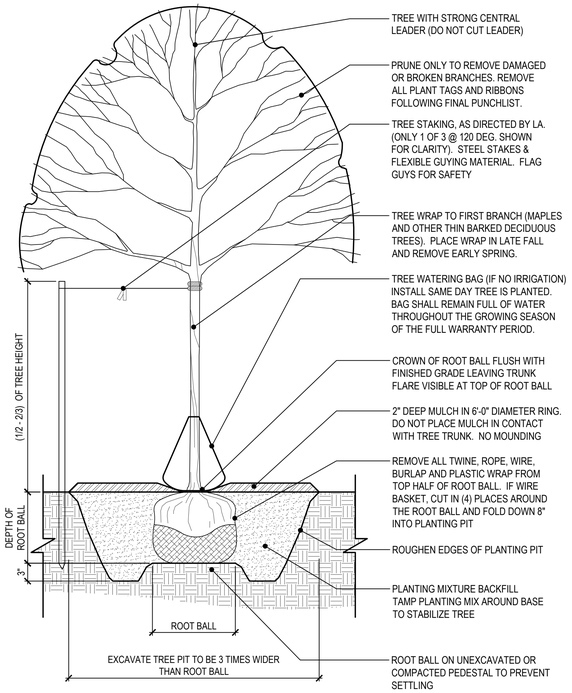
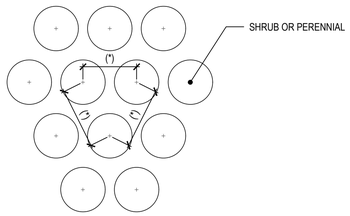
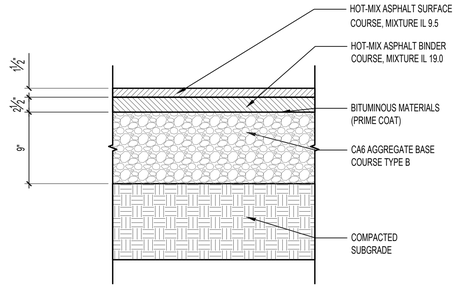


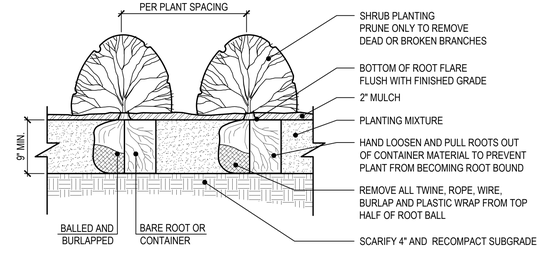
1 TREE PLANTING
SCALE: 1/2" = 1'-0"



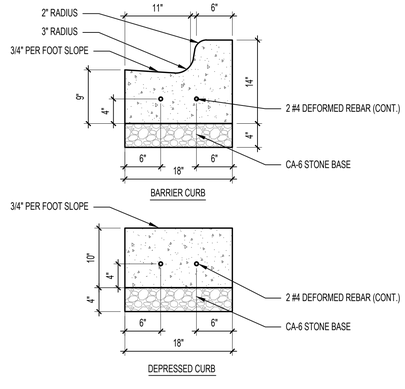
4 PLANT SPACING
NOT TO SCALE



5 STANDARD ASPHALT PARKING PAVING
SCALE: N.T.S.



2 SHRUB PLANTING
SCALE: 1" = 1'-0"



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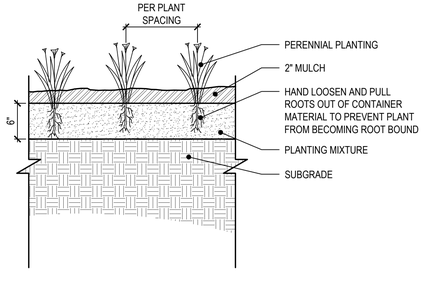

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SCALE: 1" = 1'-0"

PLANTING NOTES

1. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
2. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO WORK.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE GRAPHIC SYMBOLS SHOWN ON THE PLAN SHALL DICTATE.
4. PLANT MATERIALS:
   - 4.1. ALL PLANT MATERIALS SHALL MEET OR EXCEED THE AMERICAN STANDARDS FOR NURSERY STOCK, MOST CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
   - 4.2. PLANTS SHALL BE EQUAL TO OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST.
   - 4.3. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECT PESTS, PLANT DISEASES, AND INJURIES.
   - 4.4. TREES SHALL HAVE STRAIGHT TRUNK WITH LEADER INTACT, UNDAMAGED AND UNCUT. BRANCHING MUST BE WELL DEVELOPED.
   - 4.5. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.
   - 4.6. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING.
   - 4.7. ALL PLANTS ARE SUBJECT TO INSPECTION AND APPROVAL. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO SELECT AND TAG ALL PLANT MATERIAL AT THE NURSERY PRIOR TO PLANTING AND REJECT UNACCEPTABLE PLANT MATERIAL AT ANY TIME DURING THE PROGRESS OF THE PROJECT.
   - 4.8. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THEY FEEL MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
5. TOPSOIL & PLANTING MIXTURES:
   - 5.1. ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
   - 5.2. SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE FOR REUSE IN LOCATION APPROVED BY OWNER.
   - 5.3. TOPSOIL SHALL BE MATERIALS CONSISTING OF FERTILE, FRIABLE, FINE SANDY LOAM, UNIFORM IN COMPOSITION ANDFREE OF SUBSOIL, STONES, LUMPS, CLODS OF HARD EARTH, PLANTS, PLANT ROOTS, STICKS, NOXIOUS WEEDS, SLAG, CINDERS, DEMOLITION DEBRIS OR OTHER EXTRANEOUS MATTER OVER 1" IN LARGEST DIMENSION.
   - 5.4. EXISTING TOPSOIL SHALL BE PREPARED BY THOROUGHLY MIXING IN COMPOST AT THE RATE OF 1/3 VOLUME OF SOIL REPLACED.
   - 5.4. TOPSOIL SHALL BE TESTED AND AMENDED (AS SPECIFIED BY THE TESTING AGENCY) TO THE FOLLOWING:
     - 5.4.1. ADJUST SOIL TO A pH OF 6.0 TO 6.5.
     - 5.4.2. ORGANIC MATTER: 4% MIN, 10% MAX
     - 5.4.3. AVAILABLE PHOSPHORUS: 25 PPM, MIN
     - 5.4.4. EXCHANGEABLE POTASSIUM: 125 PPM, MIN
   - 5.5. THE FOLLOWING FERTILIZERS SHALL BE USED AS FOLLOWS, OR ALTERNATIVES SUBMITTED BY CONTRACTOR TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL:
     - 5.5.1. TREES & SHRUBS = 14-4-6 BRIQUETTES @ 17g
     - 5.5.2. LAWN = HIGH NITROGEN STARTER FERTILIZER
   - 5.6. LAWN SEED & BLANKET AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF TOPSOIL.
   - 5.7. PLANTING BEDS SHALL RECEIVE MINIMUM 6" DEPTH OF AMENDED TOPSOIL.
   - 5.8. NATIVE LANDSCAPE SEEDING AREAS SHALL RECEIVE A MINIMUM 18" DEPTH OF TOPSOIL.
6. MULCH MATERIALS:
   - 6.1. ALL MULCH MATERIALS SHALL BE PROCESSED DOUBLE SHREDDED HARDWOOD BARK MULCH OF UNIFORM SIZE. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. SUBMIT SAMPLE TO ARCHITECT.
   - 6.2. MULCH SHALL BE 2-INCH THICK MINIMUM COVERAGE IN ALL AREAS OF TREE PITS OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
   - 6.3. MULCH SHALL BE HELD 1" BELOW SURFACE ELEVATION OF DOWNHILL SIDE OF WALK, SLAB, CURB, LAWN, ETC.
7. LANDSCAPE BED EDGING:
   - 7.1. ALL LANDSCAPE BED EDGING SHALL BE SHOVEL-CUT SPADE EDGE BETWEEN LAWN AREAS UNLESS OTHERWISE NOTED.
8. STORAGE & INSTALLATION:
   - 8.1. CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
   - 8.2. EXISTING TREES FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. NO VEHICLES OR EQUIPMENT ARE ALLOWED WITHIN THE DRIP LINE OF TREES TO BE PROTECTED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
   - 8.3. PRUNING AND REMOVAL OF BRANCHES ON EXISTING TREES SHALL BE DIRECTED IN THE FIELD BY OWNER OR LANDSCAPE ARCHITECT.
   - 8.4. EQUIPMENT, PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE STORED OUTSIDE OF THE DRIPLINE OF TREES TO BE PROTECTED AND PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS.
   - 8.5. NEW PLANTING AREAS ARE TO BE TREATED WITH HERBICIDE (APPROVED BY STATE CHEMIST) TO KILL ALL EXISTING GROUNDCOVER. THERE SHALL BE A MINIMUM OF TWO (2) APPLICATIONS SEPARATED BY 10 DAYS. IF ALL EXISTING GROUNDCOVER VEGETATION IS NOT KILLED WITHIN 10 DAYS OF 2ND APPLICATION, A 3RD APPLICATION IS REQUIRED.
   - 8.6. WHERE PROPOSED PLANTINGS ARE INDICATED IN EXISTING PAVING AREAS, CONTRACTOR SHALL EXCAVATE A MINIMUM OF 2'-0" BELOW PAVING SURFACE.
   - 8.7. FINAL PLACEMENT OF PLANT MATERIALS, ETC., ARE SUBJECT TO APPROVAL BY OWNER AND LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE OR FLAG INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED W/ HIGHLY VISIBLE PAINT LINES W/ OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. OWNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
   - 8.8. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
   - 8.9. PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL COORDINATE A FINAL INSPECTION WALK-THROUGH WITH OWNER AND LANDSCAPE ARCHITECT FOR OWNER ACCEPTANCE. THE LANDSCAPE ARCHITECT WILL PROVIDE A PUNCHLIST OF ANY DEFICIENCIES AND PROVIDE TO OWNER AND CONTRACTOR FOR REVIEW AND REMEDIATION.
9. MAINTENANCE:
   - 9.1. INCLUDE PRICING WITH THE BID FOR A 60-DAY MAINTENANCE PERIOD OF ALL LANDSCAPE PLANTINGS FOLLOWING COMPLETE INSTALLATION AND FINAL INSPECTION BY OWNER AND LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.
10. WARRANTY:
   - 10.1. ALL LANDSCAPE PLANTINGS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FOLLOWING 60-DAY MAINTENANCE PERIOD. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY (EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS, OR OTHER ACTS DETERMINED AS FORCE MAJEURE) BY OWNER AND LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR. THE REPLACEMENTS SHALL ALSO BE WARRANTED FOR 1 YEAR.

PRELIMINARY DRAWINGS — NOT FOR CONSTRUCTION

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PROJECT NAME:
PROPOSED IMPROVEMENTS
2400 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005

OWNER NAME:
PARAGON MECHANICAL, INC.
2400 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005
p: 847.321.9428

CONSULTANTS:

DesignPerspectives INC.
Grounded in Creativity
1167 HOBSON MILL DR. NAPERVILLE, IL 60540
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STAMP:
LICENSED LANDSCAPE ARCHITECT — JAMES J. FORRESTER — 157-001400 — STATE OF ILLINOIS

TITLE:
LANDSCAPE NOTES & DETAILS

SHEET: L200

DRAWN BY: JJF
CHECK BY: JRR
PROJECT #: DP-002

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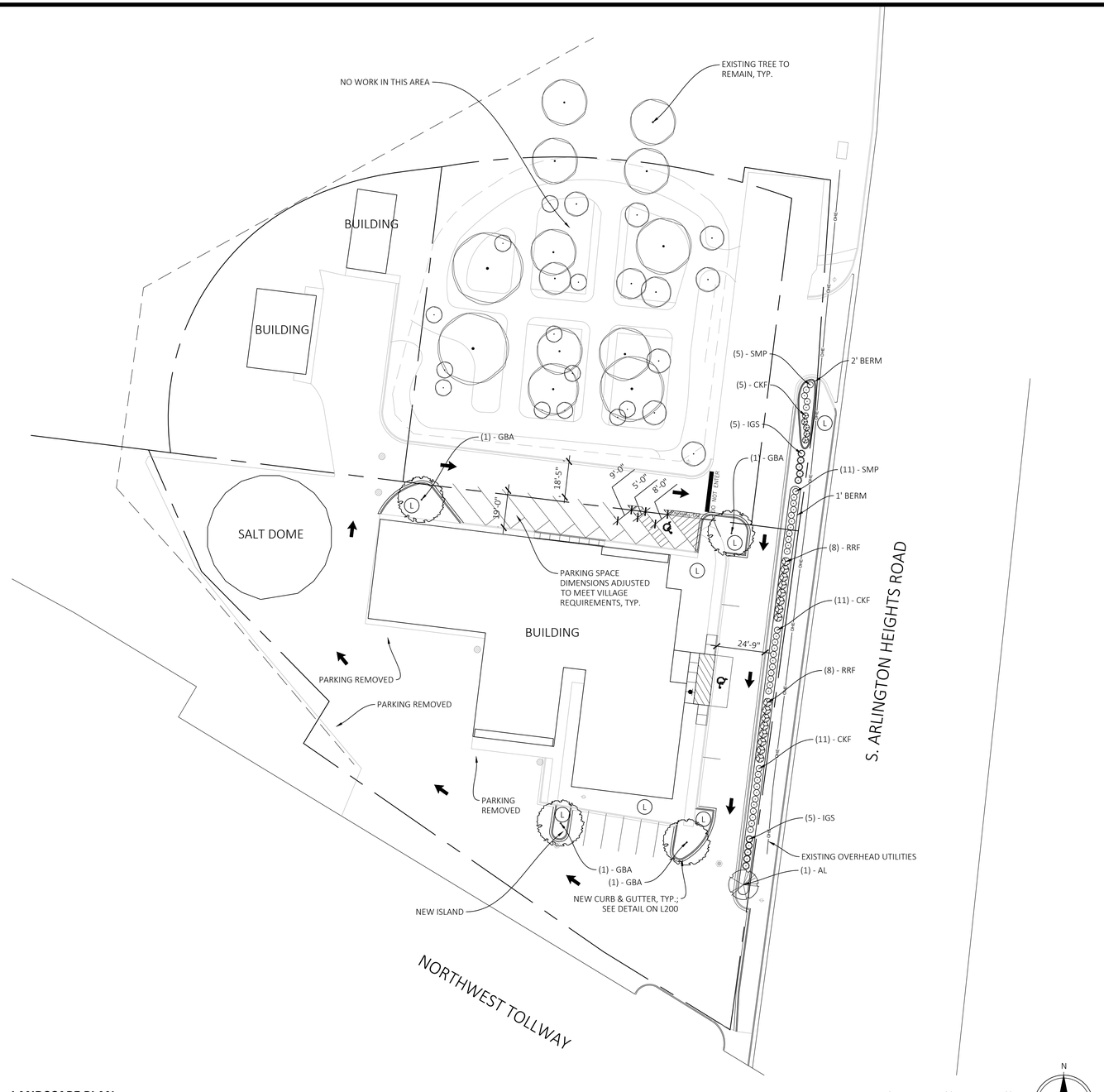
PARAGON PROPOSED ALTERNATIVE B



LANDSCAPE PLAN

SCALE: 1" = 30'-0"

LAWN SEED MIX	
% OF MIX	**COMMON NAME**
30%	GOALKEEPER PERENNIAL RYEGRASS
30%	TOP GUN PERENNIAL RYEGRASS
20%	BLUE CHIP KENTUCKY BLUEGRASS
20%	FREEDOM III KENTUCKY BLUEGRASS
APPLY SEED MIX AT 5 POUND PER 100 SQUARE FEET, OR AS OTHERWISE DIRECTED BY THE SEED PROVIDER.	
BASIS OF LAWN SEED MIXTURE IS 'FIELD OF DREAMS' ATHLETIC MIXTURE BY NATIONAL SEED, LISLE, IL. PHONE # 1-888-963-7333	

LEGEND

CANOPY TREE

SHRUB MASSING

LAWN (SEED & BLANKET), TYP.

ORNAMENTAL TREE

EXISTING TREE TO REMAIN

PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
GBA	4	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	4" CAL.	30' O.C.	B&B SPECIMEN
ORNAMENTAL TREES						
AL	1	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	8' HT.	15' O.C.	SINGLE-TRUNK SPECIMEN
DECIDUOUS SHRUBS						
RRF	16	ROSA RUGOSA 'FRAU DAGMAR HASTRUP'	FRAU DAGMAR HASTRUP ROSE	#3 CONT.	48" O.C.	
SMP	16	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	#3 CONT.	36" O.C.	
EVERGREEN SHRUBS						
IGS	10	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3 CONT.	36" O.C.	
ORNAMENTAL GRASSES						
CKF	27	CALAMOGROSTIS X 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3 CONT.	36" O.C.	

LANDSCAPE ORDINANCE REVIEW: ARLINGTON HEIGHTS, ILLINOIS

SPECIFIC ORDINANCE	CODE REQUIRES	COMPLIANCE
PARKING	LANDSCAPED ISLANDS EQUAL IN AREA TO AT LEAST ONE PARKING SPACE, PROTECTED BY DURABLE MATERIALS, AND CONTAINING AT LEAST ONE LIVE SHADE TREE AT A MINIMUM OF FOUR INCHES IN DIAMETER SHALL BE LOCATED AT THE END OF EVERY TWENTY PARKING SPACES. IN ADDITION, THESE ISLANDS SHALL BE LOCATED AT EACH END OF ALL ROWS OF CAR STALLS.	4" TREES PROVIDED IN PARKING LOT ISLANDS AS REQUIRED. SEE PLANS AND PLANTING SCHEDULE.
PARKING	ALL PAVED SERVICE AREAS ABUTTING A RESIDENTIAL DISTRICT OR OFF-STREET PARKING AREAS CONTAINING MORE THAN FOUR PARKING SPACES SHALL BE EFFECTIVELY SCREENED ON EACH SIDE ADJOINING ANY PUBLIC WAY BY A WELL-MAINTAINED WALL, FENCE, OR DENSELY PLANTED COMPACT HEDGE DESIGNED TO PROVIDE YEAR ROUND OPACITY OR BERM AND HEDGE. SUCH SCREENING SHALL BE THREE FEET HIGH ON THE FRONTAGE OF A PUBLIC WAY, EXCEPT THAT IN THE INTERESTS OF SAFETY, SO THE LINE OF SIGHT WILL NOT BE OBSTRUCTED, THE MINIMUM HEIGHT SHALL BE LOWERED AT STREET INTERSECTIONS AND DRIVEWAYS TO NOT LESS THAN 18-INCHES.	MIN. 3' HT. HEDGE PLANTINGS PROVIDED ALONG S. ARLINGTON HEIGHTS ROAD. SEE PLANS AND PLANTING SCHEDULE. BERMS ALSO ADDEDED INSIDE PROPERTY LINE. HEIGHTS VARY 1'-2'. SEE PLANS.

LANDSCAPE NOTES

1. SEE L200 FOR NOTES & DETAILS.

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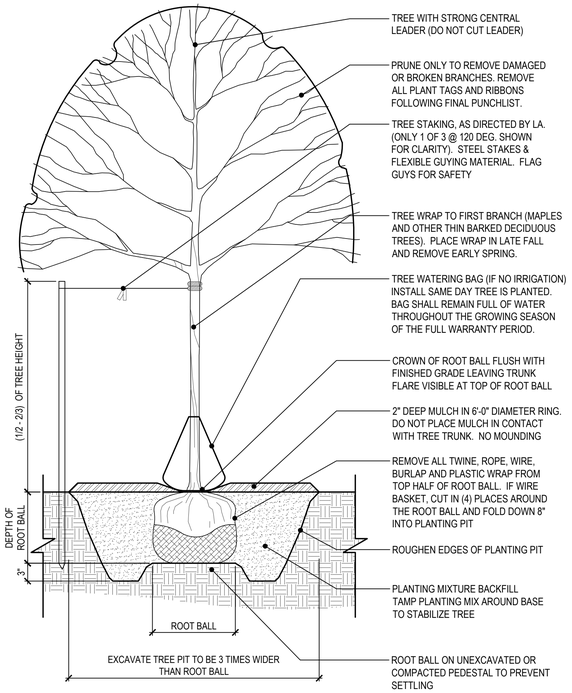

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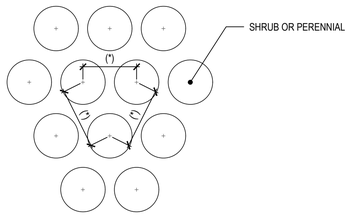

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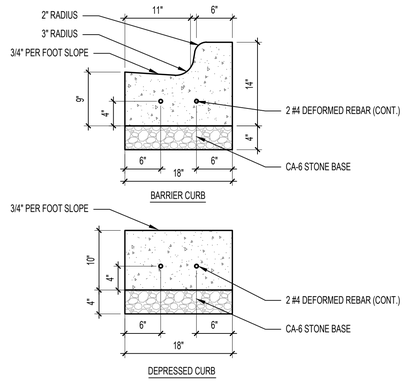

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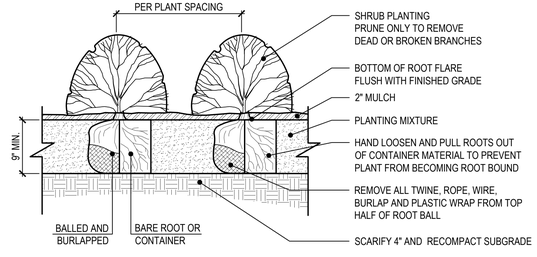

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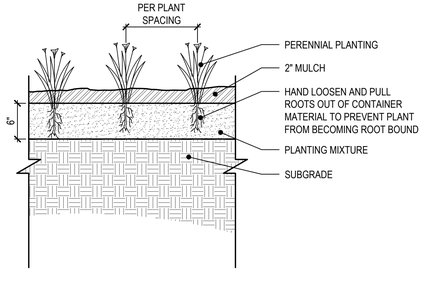

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   - 5.6. LAWN SEED & BLANKET AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF TOPSOIL.
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   - 6.1. ALL MULCH MATERIALS SHALL BE PROCESSED DOUBLE SHREDDED HARDWOOD BARK MULCH OF UNIFORM SIZE. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. SUBMIT SAMPLE TO ARCHITECT.
   - 6.2. MULCH SHALL BE 2-INCH THICK MINIMUM COVERAGE IN ALL AREAS OF TREE PITS OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
   - 6.3. MULCH SHALL BE HELD 1" BELOW SURFACE ELEVATION OF DOWNHILL SIDE OF WALK, SLAB, CURB, LAWN, ETC.
7. LANDSCAPE BED EDGING:
   - 7.1. ALL LANDSCAPE BED EDGING SHALL BE SHOVEL-CUT SPADE EDGE BETWEEN LAWN AREAS UNLESS OTHERWISE NOTED.
8. STORAGE & INSTALLATION:
   - 8.1. CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
   - 8.2. EXISTING TREES FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. NO VEHICLES OR EQUIPMENT ARE ALLOWED WITHIN THE DRIP LINE OF TREES TO BE PROTECTED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
   - 8.3. PRUNING AND REMOVAL OF BRANCHES ON EXISTING TREES SHALL BE DIRECTED IN THE FIELD BY OWNER OR LANDSCAPE ARCHITECT.
   - 8.4. EQUIPMENT, PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE STORED OUTSIDE OF THE DRIPLINE OF TREES TO BE PROTECTED AND PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS.
   - 8.5. NEW PLANTING AREAS ARE TO BE TREATED WITH HERBICIDE (APPROVED BY STATE CHEMIST) TO KILL ALL EXISTING GROUNDCOVER. THERE SHALL BE A MINIMUM OF TWO (2) APPLICATIONS SEPARATED BY 10 DAYS. IF ALL EXISTING GROUNDCOVER VEGETATION IS NOT KILLED WITHIN 10 DAYS OF 2ND APPLICATION, A 3RD APPLICATION IS REQUIRED.
   - 8.6. WHERE PROPOSED PLANTINGS ARE INDICATED IN EXISTING PAVING AREAS, CONTRACTOR SHALL EXCAVATE A MINIMUM OF 2'-0" BELOW PAVING SURFACE.
   - 8.7. FINAL PLACEMENT OF PLANT MATERIALS, ETC., ARE SUBJECT TO APPROVAL BY OWNER AND LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE OR FLAG INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED W/ HIGHLY VISIBLE PAINT LINES W/ OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. OWNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
   - 8.8. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
   - 8.9. PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL COORDINATE A FINAL INSPECTION WALK-THROUGH WITH OWNER AND LANDSCAPE ARCHITECT FOR OWNER ACCEPTANCE. THE LANDSCAPE ARCHITECT WILL PROVIDE A PUNCHLIST OF ANY DEFICIENCIES AND PROVIDE TO OWNER AND CONTRACTOR FOR REVIEW AND REMEDIATION.
9. MAINTENANCE:
   - 9.1. INCLUDE PRICING WITH THE BID FOR A 60-DAY MAINTENANCE PERIOD OF ALL LANDSCAPE PLANTINGS FOLLOWING COMPLETE INSTALLATION AND FINAL INSPECTION BY OWNER AND LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.
10. WARRANTY:
   - 10.1. ALL LANDSCAPE PLANTINGS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FOLLOWING 60-DAY MAINTENANCE PERIOD. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY (EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS, OR OTHER ACTS DETERMINED AS FORCE MAJEURE) BY OWNER AND LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR. THE REPLACEMENTS SHALL ALSO BE WARRANTED FOR 1 YEAR.

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

PROJECT NAME:
PROPOSED IMPROVEMENTS
2400 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005

OWNER NAME:
PARAGON MECHANICAL, INC.
2400 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005
p: 847.321.9428

CONSULTANTS:

DesignPerspectives INC.
Grounded in Creativity
1167 HOBSON MILL DR. NAPERVILLE, IL 60540
T: (630) 606-0776 : WWW.DESIGN-PERSPECTIVES.NET

SUBMITTAL & REVISIONS		
1	02/21/23	SCHEMATIC DESIGN
2	03/02/23	SCHEMATIC DESIGN REVISED
3	03/29/23	SCHEMATIC DESIGN REVISED
4	04/26/23	SCHEMATIC DESIGN REVISED
5	05/16/23	REQUESTED REVISIONS
6	06/21/23	REQUESTED REVISIONS
7	07/21/23	REQUESTED REVISIONS

STAMP:
LICENSED LANDSCAPE ARCHITECT
JAMES J. FORRESTER
157-001400
STATE OF ILLINOIS

TITLE:
LANDSCAPE NOTES & DETAILS

SHEET:
L200

DRAWN BY: JJF
CHECK BY: JRR
PROJECT #: DP-002

G:\Shared drives\Projects\Design Perspectives\Arlington Heights - Paragon Mechanical\cad\Paragon_LA_DP_v8.dwg

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, GRANTING A LAND USE VARIATION AND VARIATIONS FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

WHEREAS, on May 13, 2020, pursuant to notice, the Plan Commission conducted a public hearing on the application of Kevin Polka, Paragon Mechanical, Inc., ("Petitioner") for rezoning from an R-1 One-Family Zoning District and B-3 General Service, Wholesale and Motor Vehicle District to a B-2 General Business District, a land use variation to allow a Contractor Shop in a B-2 General Business District and variations from Chapter 28 of the Arlington Heights Municipal Code, for the property located at 2400 S Arlington Heights Rd, Arlington Heights Illinois; and

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

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

SECTION ONE: That the Zoning Ordinance of the Village of Arlington Heights is hereby amended by reclassifying that portion of the Subject Property that is within an R-1 One Family Dwelling District and that portion of the Subject property that is within the B-3 General Service, Wholesale and Motor Vehicle District to a B-2 General Business District classification, for the property legally described as follows:

Parcel 1:
That part of Lot 7 of August Busse's Division of parts of the East half of Section 16, Township 41 North, Range 11, East of the Third Principal Meridian in the County of Cook, State of Illinois, described as follows:

Commencing at the Southwest corner of said Lot 7; thence Easterly along the South line of said Lot 7, a distance of 190.00 feet to a point on the South line of Lot 7 for a point of beginning, said point being 229.37 feet West of the Southeast corner of said Lot 7; thence

Northerly and perpendicular to said South line of Lot 7 a distance of 160.80 feet to a point; thence Southwesterly along a compound curve to the left having a radius of 420.00 feet for an arc distance of 44.70 feet, which forms an angle at point of tangent of 104° 11' 50" to the left of said last North line extended; thence Southwesterly along a curve to the left having a radius of 123.00 feet for an arc distance of 182.21 feet to a point on the South line of Lot 7; thence a Easterly along the South line of Lot 7 a distance of 118.71 feet to the point of beginning.

Parcel 2:
That part of Lot 7 of August Busse's Division of parts of the East 1/2 of Section 16, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at the Southwest corner of said Lot 7; thence Easterly along the South line of said Lot 7, a distance of 190.00 feet to a point on the South line of Lot 7 for a point of beginning, said point being 229.37 feet West of the Southeast corner of said Lot 7; thence continuing Eastward along said South line for a distance of 178.01 feet to a point; thence Northerly and perpendicular to said South line 166.87 feet to a point; thence Northwesterly along a curve to the left having a radius of 420.00 feet for an arc distance of 179.48 feet which forms an angle at a point of tangent of 79° 42' 48" to the left of said last North line extended; thence Southerly along a line, said line being parallel with the last described North line for a distance of 160.80 feet to the point of beginning.

Parcel 3:
That part of Lot 8 (lying Northerly of the Northerly line of that part of said Lot 8 conveyed to the Illinois State Toll Highway Commission by Deed recorded October 15, 1956 as Document 16726440) in August Busse's Division of parts of the East half of Section 16, Township 41 North, Range 11, East of the Third Principal Meridian, (excepting from said Lot 8 that part thereof conveyed to the Illinois State Toll Highway Authority by Warranty Deed recorded April 21, 1970 as Document 21139137 and recorded May 3, 1970 as Document 21154328, and also excepting from said Lot 8 that part taken by Condemnation in Case 96150469 described as follows: beginning at the intersection of the Easterly line of said Lot 8 with the Northerly right of way line of the Northwest Tollway according to Document 16726440; thence on an assumed bearing of North 58 degrees 23 minutes 56 seconds West along the said Northerly right of way line of the Northwest Tollway according to Document 16726440 a distance of 33.75 feet; thence North 7 degrees 44 minutes 56 seconds East 255.25 feet to the Northerly line of said Lot 8; thence South 82 degrees 56 minutes 03 seconds East along the said Northerly line of Lot 8 a distance of 27.48 feet to the Northeast corner of Lot 8; thence South 7 degrees 01 minutes 35 seconds West along the Easterly line of said Lot 8 a distance of 269.24 feet to the point of beginning, as described in the final judgment order recorded March 17, 1999 as Document 99260978) in Cook County, Illinois.

Parcel 4:
That part of Lot 7 in August Busse's Division of parts of the East 1/2 of Section 16, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded May 15, 1928 as Document 10023115, described as follows:
Commencing at the Southeast corner of said Lot 7; thence North 82 degrees 56 minutes 03 seconds West, along the South line of said Lot 7, a distance of 27.48 feet to the point of beginning; thence North 7 degrees 44 minutes 56 seconds East, 61.80 feet; thence North 3 degrees 56 minutes 06

seconds East, 116.50 feet; thence North 82 degrees 15 minutes 15 seconds West, 44.00 feet; thence South 7 degrees 44 minutes 45 seconds West, 7.92 feet to a point on a non-tangential curve, having a radius of 420.00 feet, concave to the Southwest with a central angle of 3 degrees 33 minutes 09 seconds, a chord length of 26.04 feet and a chord bearing of South 74 degrees 25 minutes 16 seconds East; thence Southeasterly along said curve, 26.04 feet; thence South 7 degrees 03 minutes 57 seconds West, 166.87 feet to the South line of said Lot 7; thence South 82 degrees 56 minutes 03 seconds East, along said South line, 23.96 feet to the point of beginning, in Cook County, Illinois.

PIN 08-16-400-033, -035

commonly described as 2400 S Arlington Heights Rd, Arlington Heights, Illinois.

SECTION TWO: That a land use variation is hereby granted to permit a Contractor Shop in a B-2 General Business District at the property legally described in SECTION ONE which shall be in compliance with the following plans:

Floor Plan, prepared by K.F. Brandeis Architects, consisting of sheet A-2;
Phased Landscape Plan, prepared by the Village of Arlington Heights, dated May 8, 2020, consisting of one sheet;
Conceptual Rendering, prepared by Paragon Mechanical, consisting of five sheets,

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

SECTION THREE: That the following variations from Chapter 28, are hereby granted:

1. A variation from Section 5.1-11, General Business District, to allow the reduction of a B-2 zoning area from four acres to 2.36 acres.

2. A variation from Section 6.12-1(2), Traffic Engineering Approval for Projects Requiring Plan Commission Review, waiving the requirement for a traffic and parking study by a certified traffic engineer.

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

1. The Land Use Variation shall apply to Paragon Mechanical only.

2. Any contractor vehicle, which shall be defined as any contractor truck owned by the Petitioner or employees of the Petitioner (regardless of the presence of signage) or any passenger vehicle with contractor signage, is prohibited from parking at the front of the site. Such vehicles, whether during the day or overnight, shall only park behind the building so as to not be visible from Arlington Heights Road or shall be parked within one of the interior parking spaces.

3. The Petitioner shall be required to implement the phased landscape plan prepared by the Village of Arlington Heights and dated May 8, 2020. Phase One landscape improvements shall

be completed no later than September 30, 2020, and Phase Two landscape improvements shall be completed no later than September 30, 2022.

4. The Petitioner shall install a code compliant dumpster enclosure, or alternatively, the salt dome can be used as the dumpster enclosure, provided that the dumpster is not visible from Arlington Heights Road.

5. Outdoor storage of materials shall be prohibited.

6. The following signage restrictions shall apply:

a. No ground signage shall be allowed along the on-ramp frontage or tollway frontage. The ground sign along the Arlington Heights Road frontage shall be a monument style ground sign, to be no taller than six feet in height.

b. No wall signage shall be allowed on the accessory structures located on the Subject Property.

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

8. Within two years of ordinance approval, the petitioner shall submit a complete Plan Commission application and redevelopment plan for the property. If no application is submitted and subsequently approved, the Land Use Variation shall become null and void.

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

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

AYES: PADOVANI, CANTY, BALDINO, SCHWINGBECK, LABEDZ

NAYS: ROSENBERG, HAYES

PASSED AND APPROVED this 20th day of July, 2020.

Thomas W. Hayes
Village President

ATTEST:

Rebecca Hume
Village Clerk

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
December 5, 2022
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Charles Perkins, Tom Kuehne, Lance Harris, Hart Passman and Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 11/21/2022 Approved

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

B. Village Board 11/21/2022 Approved

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

A. Paragon Mechanical - 2400 S. Arlington Heights Rd. - PC#22-010 Rescheduled
Amendment to LUV Ord. 20-022, Variations

Kevin Polka, owner of Paragon Mechanical, said he purchased the former Elk Grove Township property without being aware that his business did not comply with the zoning. He said his business was less impactful than the previous operator at the site. He now has his staff store their trucks home. He said he would improve the property and make it code compliant. He does not want to increase the landscaped frontage on Arlington Heights Road but said he will put up screening, trees and islands. He asked to be able to keep his filters and fittings there. The property is diminishing in value. he needs a LUV in perpetuity and wants to exclude extending the island.

Mr. Perkins summarized the history of the former Elk Grove Township property. In early 2018, Village staff observed Paragon trucks being stored on the property and parked at the front of the site along Arlington Heights Road. Over the next several months, the truck parking continued and during mid-2018, Village staff initiated a code enforcement case against the petitioner. Sometime in 2019, Paragon illegally moved into the property and ultimately submitted a Plan Commission application in 2020 to allow for their permanent occupancy of the site. Included within the application was a future redevelopment concept for the subject property, which was taken into consideration by Village staff, the Plan Commission, and the Village Board. A temporary Land Use Variation (LUV) was ultimately approved by the Village Board.

The subject property is zoned B-2, General Business district, and contractor shops are not allowed in the B-2 district. The Land Use Variation granted in 2020 allowed the business to occupy the site on a temporary two-year basis, partly due to the presentation of the future redevelopment concept that was presented by the petitioner. As part of the 2020 approval, two conditions were attached:

> 3. The Petitioner shall be required to implement the phased landscape plan prepared by the Village of Arlington Heights and dated May 8, 2020. Phase One landscape improvements shall be completed no later than September 30, 2020, and Phase Two landscape improvements shall be completed no later than September 30, 2022.
>
> 8. Within two years of ordinance approval, the petitioner shall submit a complete Plan Commission application and redevelopment plan for the property. If no application is submitted and subsequently approved, the Land Use Variation shall become null and void.

Only part of the landscaping was installed and it has not been well cared for. Paragon has now submitted a request to modify condition #3 and proposed an alternative landscape plan dated November 11, 2022. The petitioner is also requesting a permanent LUV.

This proposition boils down to two issues; permanent land use of the property as a contractor shop, and compliance with the landscaping regulations.

Mr. Perkins explained the long-term vision for the South Arlington Heights Road corridor as a gateway to the Village. The Land Use issue has nothing to do with Paragon, it's a question of if a contractor shop is compatible with the Land Use designation. Permitting a permanent contractor shop would not provide for the gradual redevelopment of the area to meet the Village's goals.

An alternative landscape plan was presented to staff after the Plan Commission meeting in November. This revision includes: reinstalling a new 3' screen along the Arlington Heights Road, (they do not guarantee the survival as the location is open to a harsh environment) and resurfacing the parking lot. The cost is almost $100,000 for these improvements.

Trustee Bertucci asked about the conditions of the neighboring properties. Mr. Perkins explained the former Daily Herald building, which has been vacant, is now being rehabbed for medical offices. The Guitar Center is there and north of that is another vacant office building. That building is planned to be torn down along with the former Applebee's and a nearby bank for a mixed-use development. There has not been movement on that plan. Trustee Bertucci asked how long it will be for the area to get where we want it to be? Mr. Perkins said it depends, but could be a few years or more. Paragon's property was annexed into the Village. When it was sold, it reverted to R-1 zoning automatically, as do all annexed properties that do not have zoning on file. Any use other than residential has to go to be rezoned. Now it is B-2. The salt dome is left over from the Township. Trustee Bertucci asked for compromise. He asked if it was okay to limit what he's trying to do when everything around him is in worse shape?

Mr. Recklaus explained that the Village has a South Corridor Plan we would like to see happen. There are only so many areas where we have the authority to coax improvements along. The Village has the greatest authority at moments when an applicant is asking for something. When a larger development occurs, we will ask for the landscaping and site to be improved. Before us today is only this piece, so we're asking for it to be done to our standards. We don't have a lot of levers. Trustee Bertucci asked if a phased approach was possible. Mr. Perkins said Planner Sam Hubbard has spent hours on this. In 2020 we gave Paragon a phased option and they didn't follow through.

Mr. Polka countered the plan wasn't a good one. The screening died. He thinks his alternate proposal might hit the middle ground. He will get rid of the bike safety and the asphalt. He can't fully redevelop the property now. It is not a desirable property. Mr. Polka said he wants to make it look better and wants to be there in perpetuity. He said he didn't know the trucks couldn't park there when he bought the property. He said he moved the

trucks when he found out he couldn't keep them there. He thought the idea of widening the frontage green space was a bad idea. That's where the handicapped and customer parking is. He said he can't guarantee the screening will survive.

Trustee Scaletta summarized that Mr. Polka bought a building, didn't do the research, and put in a bid without due diligence. He said Mr. Polka knew there were codes and ordinances. If a building is sold, it gets rezoned. Now you are saying you were on a Zoom meeting and didn't know how to work the computer. After 2020 did you call or email? Mr. Polka said he emailed Mr. Hubbard and said it wasn't reasonable. Trustee Scaletta said he could have used salt fencing. Mr. Polka replied that he is being held to a higher standard. Trustee Scaletta said that was not true, if a property changes its use, it has to come up to code. Your new plan came forward between the last week and now. Trustee Scaletta said Mr. Polka had not even done the minimum nor made a good faith effort.

Mr. Polka responded that he spent $10,000 and the plants died. Now he is being asked to widen it. He said he has a plan and will make it better. He said that staff was unresponsive to his plight and accused them of not returning phone call requests.

Trustee Scaletta said this new landscape plan happened in between the Plan Commission and this meeting. He said Mr. Polka is trying to play that he knows what is going on, but is being tricked, and that is not true. When a property is changing its use, they improve the property they are purchasing. The Village gives out variations and Paragon didn't even do 10% of what was asked. Mr. Polka said he wants to spend $100,000 on improving the site. The salt killed the landscape he installed. Trustee Scaletta said Mr. Polka didn't make a good faith effort. At least 5 of the Trustees thought he would do the right thing.

President Hayes said he wanted the record to reflect that Mr. Polka had an opportunity to respond to the conditions in the Village Board meeting of 2020.

Trustee Tinaglia said Mr. Polka bought a building from an entity and you were uneducated and ill-advised as to what you could do with it. And now, it doesn't work for you the way you wanted it to. You're blaming everyone else for the situation you are stuck in. That's not fair. You've seen and read all the correspondence. I want to help you, but you are making it hard on me by what you are saying and by what you haven't done. If I was your partner, I'd say 'let's get something done here', not the minimum. The Village would like to see the landscaping improved and remove the angled parking. Mr. Polka wants to maintain some of it. Can we consider a one way with parallel parking that would allow for some planting beds? This would reduce the number of stalls to 6 or 8. This might accomplish both things. Mr. Perkins said that was a good idea and he would look at the dimensions. The original plan was to remove safety town and put in landscape islands. Trustee Tinaglia suggested that the issue be continued and that Mr. Polka

come back to the Board with a complete drawing/plan after a compromised is reached. No one is trying to bust his chops. We want Mr. Polka to step up to the plate and not blame others for his mistakes.

Trustee Schwingbeck said the minutes reflected that Mr. Polka would add some landscaping but a full plan wouldn't happen until Phase 2. Trustee Schwingbeck said he voted in favor of it because there would be a beautification plan for Phase 1 and within 2 years there would be a complete redevelopment plan. At the beginning of the meeting, Mr. Polka said he understood and everything was via Zoom. He was allowed to speak and ask questions. Trustee Schwingbeck checked with Mr. Polka in that meeting and asked him if he was okay with these two things. Mr. Polka did not say no. The Board took the vote based on Mr. Polka doing some minor landscaping and putting in a beautification plan. Now Mr. Polka says he didn't agree with anything. There was no "no, I disagree." If Mr. Polka had said he didn't not agree, Trustee Schwingbeck wouldn't have moved forward to approve it. He's had 2 years to do something and he didn't do it. He agreed to it. He said he wants an alternate plan, but won't approve anything if it is open ended without guarantees. Trustee Schwingbeck said he wants a plan and a commitment.

Mr. Polka said if the Board gives him an LUV in perpetuity, he will enact his plan. Otherwise, he will do the bare minimum. Financially that's all he can do. He said he will is not going to spend $150,000 for it to be not approved.

Trustee LaBedz said no one wants to see the business leave. Reading the Plan Commission minutes, Mr. Polka said the Board imposed these conditions. She said she doesn't know what his plan is, all the Board has is a marked up former plan. We were supposed to have a plan by September and we don't have it. She said she was excited about the previously proposed redevelopment because it was in alignment with what the Southern Corridor was to be and was disappointed there has not been follow through after the Board gave Mr. Polka leeway to fix the mistake. Trustee Labedz said Mr. Polka stated the building is up for sale. If so, what is the incentive to move forward with an LUV in perpetuity?

Mr. Polka said he was sorry he didn't understand the process.

Trustee Grasse said our Village wants all of our businesses to succeed and do well. The pandemic was a difficult time. There have been a lot of mistakes made and she said she didn't feel comfortable voting for this. There is opportunity to engage in more conversation and partnership. Hopefully something can come from that. She would welcome the project coming back after more communication, with something that might work for both entities.

Trustee Canty asked if a person on staff can be identified to work with Mr. Polka. Mr. Recklaus said staff is happy to work with him. He noted that realistically, if this project is continued, the Board would review it again in

February based on the other issues coming before the Board. Mr. Recklaus said in defense of staff, the positions staff took was in advocating the Board's direction. He said staff is happy to sit down and try to find a compromise. Trustee Canty said she didn't want to make a decision that was fraught or rash.

Trustee Tinaglia said because it is winter, nothing is going to be planted now anyway. He said he was behind staff; this can be better. It will be win/win when it is done. All of this conversation is worth something and no one wants Paragon to suffer and fail. He asked for Mr. Polka to have a firm idea of when he will follow through once the plan has been worked out.

Resident Martin Bauer said this location shouldn't be placed on the same requirements and restrictions as the Southern Corridor. He thinks the issues are due to this process being over regulated. He encouraged the Board to let reason prevail. As a resident, he does not need 3' of grass between the on ramp and the highway, that is not common sense. He does not believe we should put our businesses through the ringer.

President Hayes said that is why we decided to continue this.

Trustee Mary Beth Canty moved to move to continue to the next appropriate Board meeting. Trustee John Scaletta Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

Memorandum

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

From: Sam Hubbard, Development Planner

Date: 11/30/2022

Re: Village Board Meeting on December 5, 2022 - PC #22-101: Paragon Mechanical

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Background:
On November 9, 2022, the Plan Commission held a public hearing to consider application PC #22-010, a petition by Paragon Mechanical to amend the previously granted Land Use Variation by modifying condition #3 and eliminating condition #8. Said conditions are outlined below:

3. The Petitioner shall be required to implement the phased landscape plan prepared by the Village of Arlington Heights and dated May 8, 2020. Phase One landscape improvements shall be completed no later than September 30, 2020, and Phase Two landscape improvements shall be completed no later than September 30, 2022.

8. Within two years of ordinance approval, the petitioner shall submit a complete Plan Commission application and redevelopment plan for the property. If no application is submitted and subsequently approved, the Land Use Variation shall become null and void.

There are two primary components to this application:

- The permanent land use of the property as a Contractor Shop via elimination of condition #8.
- Compliance with the code-required landscaping via modification of condition #3.

The Staff Development Committee does not support the land use and the contractor shop should cease operations. Code compliant B-2 uses on the subject property would be permissible, which uses must be evaluated for compliance upon the submittal of detailed information, along with the application and approval of a business license. Code compliant and well-maintained landscaping should be installed on the subject property within this important gateway into the Village.

Elimination of condition #8 would allow Paragon Mechanical to use the site as a contractor shop in perpetuity, and the proposed modification to condition #3 would require certain variations to waive landscape requirements (or the site can be left as non-conforming). The Staff Development Committee did not support the petition and recommended that the Plan Commission vote to recommend denial of the application.

After discussing the petition and different alternatives, the Plan Commission voted to recommend denial by a vote of 4-2. During the Plan Commission hearing, a landscape plan was presented for consideration by the Plan Commission should they be interested in eliminating condition #8. That plan is attached to this memo as Exhibit I – Village Landscape Proposal.

Upon conclusion of the hearing, the petitioner reached out to staff to discuss alternative proposals and provide additional information. The petitioner has provided a cost estimate for the work shown within the Village Landscape Proposal ($98,775 – Exhibit II). The petitioner has also provided an alternative landscape concept that they have prepared (Exhibit III – Paragon Landscape Alternative), which they propose to install by May 31st of 2023. They have also stated they would provide a performance guarantee ensuring installation of the landscaping as shown in their alternative plan, which would be provided prior to Village Board approval of the project. Paragon has stated that they would only agree to install this landscaping should condition #8 be eliminated, whereby allowing them to occupy the site in perpetuity.

The Paragon Landscape Alternative is non-compliant with the Village landscape regulations and would require two variations, or alternatively the site can be left as existing non-conforming relative to landscape requirements. The two variations identified in the Paragon Landscape Alternative are:

1. Variation to Chapter 28, Section 6.15-4a, to allow replacement of dead or inadequate plantings every 5 years where code requires dead or inadequate landscaping to be replaced immediately.
2. Variation to Chapter 28, Section 6.15-1.2(b), to allow the front parking row to terminate without the code required curbed landscape island including a 4" caliper shade tree on either side.

Paragon has stated that should the amendment to the Land Use Variation to allow their contractor shop in perpetuity be denied, they would rent an offsite location and relocate all parts, equipment, and vehicle storage to that offsite location, which would qualify their business on the subject property as a Contractor Office (as opposed to a Contractor Shop). A Contractor Office is a permitted use on the subject property and would not require a Land Use Variation. Under this scenario Paragon would only install the minimum amount of landscaping as required by Code and would be required to maintain all existing onsite landscaping which includes the landscaping along Arlington Heights Road. Any future development on the site would trigger compliance with all applicable landscape requirements, however, if a variation is granted to allow the existing non-conforming landscaping, then future development on the site could take advantage of the variation and be exempted from certain landscape regulations. The petitioner does not agree with staff relative to the minimum Code required landscaping.

Recommendation: For reasons outlined within the Staff Report, the Staff Development Committee continues to recommend denial of the application and concurs with the Plan Commission recommendation to deny the petition.

Cc: Randy Recklaus, Village Manager

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

EXHIBIT I

VILLAGE LANDSCAPE PLAN

Date: 11-9-22

ALTA / NSPS LAND TITLE SURVEY

Parking lot striping to be removed. No parking to occur in this area.

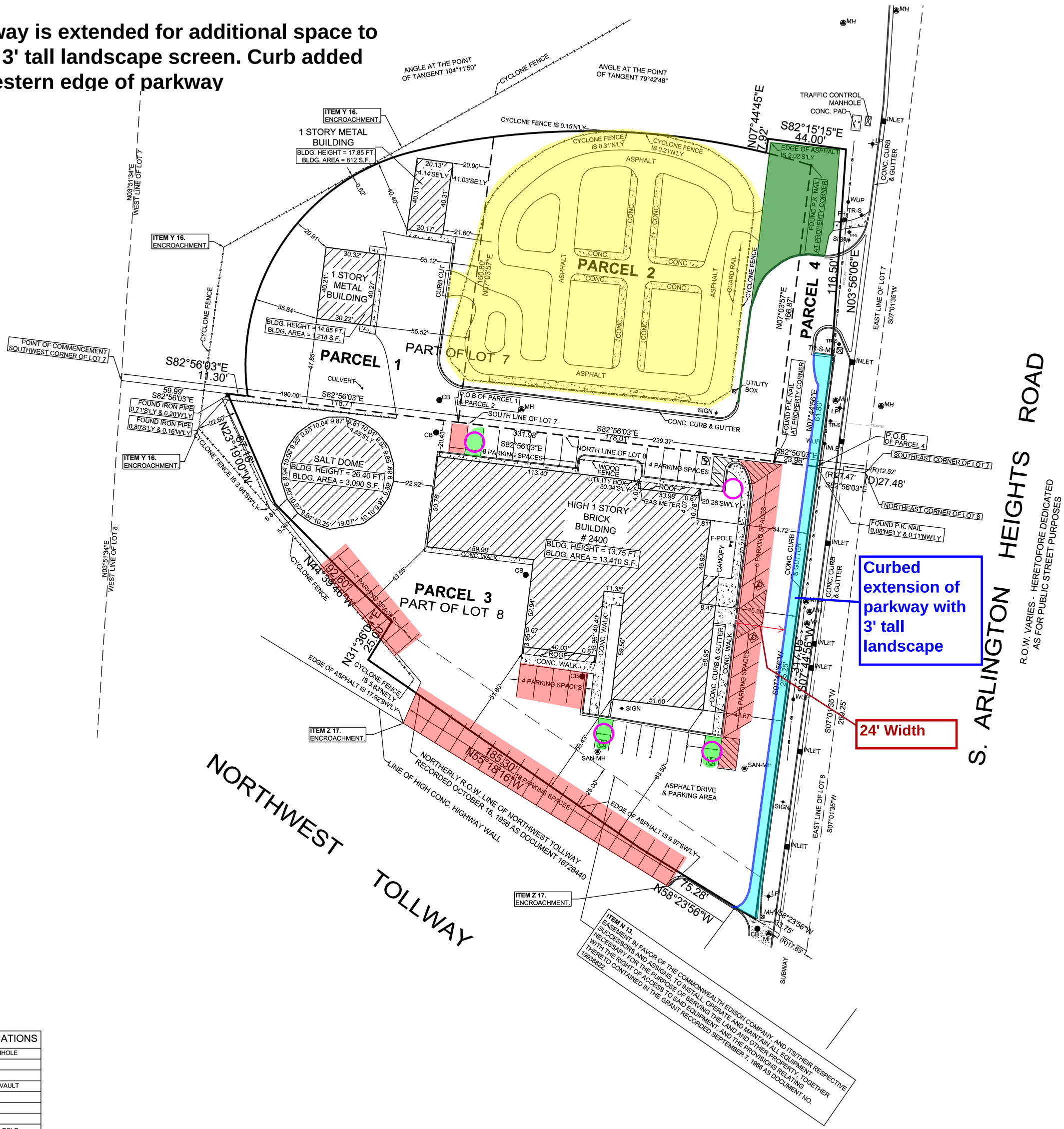
Curbed Landscape Island

4" Caliper Shade Tree

All improvements in Safety Town are removed and replaced with seed/sod

Pavement is removed and replaced with curbed landscape area consisting of seed/sod and additional landscaping

Parkway is extended for additional space to allow 3' tall landscape screen. Curb added on western edge of parkway



LEGEND	ABBREVIATIONS
SAN-MH	SANITARY MANHOLE
CB	CATCH BASIN
INLET	INLET
WVV	WATER VALVE VAULT
FH	FIRE HYDRANT
TR-L	TRAFFIC LIGHT
LP	LIGHT POLE
WUP	WOOD UTILITY POLE
TR-S-MH	TRAFFIC SIGNAL MANHOLE
MH	MANHOLE
SIGN	SIGN
F-POLE	FLAG POLE
	HANDICAPPED PARKING SPACE
(D)	DEED DATA
(R)	RECORD DATA
(M)	MEASURED DATA

ORDERED BY:
ARNSTEIN & LEHR LLP
SCALE : 1" = 30'
DATE : JUNE 14, 2017
FILE No.: 2017 - 25095

DATE	REVISION
12/18/17	REVISED PER NEW TITLE COMMITMENT
10/16/17	REVISED PER REVISED TITLE COMMITMENT
8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17

EXHIBIT II

SCARAVALLE
PROPERTY SERVICES

Date	11/12/2022
EST#	E20221163

Estimate / Contract

Paragon Mechanical
Kevin Polka
2400 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Customer Phone	
Customer E-mail	kevin@pmcomfort.com

Estimator	

Project

Scope of work	Cost
Site work	
Excavate and remove asphalt at (3) areas. Form and pour new 6" barrier curb to create planting islands (6" x 18" x 150 lin.ft.). Concrete thickness: ?". Stone base: ?". Concrete mix design: 4,000 PSI. Concrete reinforcement: #4 rebar.	7,500.00
Excavate and remove asphalt at main entrance area off of Arlington Heights Road. Form and pour new 6" barrier curb to define landscape/turf area (6" x 18" x 150 lin.ft.). Concrete thickness: ?". Stone base: ?". Concrete mix design: 4,000 PSI. Concrete reinforcement: #4 rebar.	6,750.00
Excavate and remove asphalt at parkway area. Form and pour new 6" barrier curb to extend parkway planting area (6" x 18" x 320 lin.ft.). Concrete thickness: ?". Stone base: ?". Concrete mix design: 4,000 PSI. Concrete reinforcement: #4 rebar.	14,400.00
Plant (4) 4" caliper shade trees at designated areas on plans.	6,000.00
Demo and haul away all debris from "Safety Town" area (all small shed like structures, traffic lights, RR crossing lights, ect., concrete and asphalt pavements, fence and guard rails) . Leaving healthy trees and shrubbery creating a mature landscaped area. Prepare ground with topsoil and install sod.	51,625.00
Plant bushes, shrubs, flowers, ect. in newly created planting area at parkway planter. Using materials that will withstand high winds, excessive amounts of snow, and harsh deicing materials (sizes of plants will average three foot tall).	12,500.00
Note: 1) Asphalt repair, resurfacing or striping not included in this bid. 2) Work to be completed according to plans received. 3) All work to be completed by May 31st, 2023 (weather permitting). 4) All permits to be applied by other. 5) Watering of plants, trees, and sod by others.	
By signing this agreement you acknowledge attached Terms of Contract. SIGNATURE	**TOTAL** **$98,775.00**

The above work does not include any unforeseen conditions including, but not limited to:
1) Excavation of any dirt, clay, or debris under existing pavement. SCI assumes that existing pavement will have a stone/gravel base according to village codes. In the event excavation and hauling of such materials is necessary to achieve the suitable stone/gravel base, there will be an extra charge for this service. 2) Concrete removal beyond eight inches (8") thick, there will be an extra charge for this service.

Payments: - 25% deposit is due at time of signing – Percent due at stages of job - Balance, including any extras, minus any payments due upon completion (after pouring of concrete). If payment is not made upon completion as specified above, then a charge of 2.0% per month interest shall be made until full payment is received. The undersigned acknowledges that they have read and know the contents of this contract and any attachment to this contract, and that they understand that no other agreements verbal or otherwise are binding on the parties hereto, and that same contains the entire contract and understanding of the parties. Any payment made with credit card will incur a 3% convenience fee.

NOTICE OF CANCELLATION: You, Buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction without penalty. Do not sign this agreement before you read and understand it. This contract is subject to all terms and conditions set forth on the attachment to this contract. By executing this agreement, Buyer acknowledges all the terms and conditions herein and acknowledges receipt of a copy of this contract.

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EXHIBIT III

ALTA / NSPS LAND TITLE SURVEY

PARAGON LANDSCAPE ALTERNATIVE

Date: 11-18-22

Parking lot striping to be removed. No parking to occur in this area.

Curbed Landscape Island

4" Caliper Shade Tree

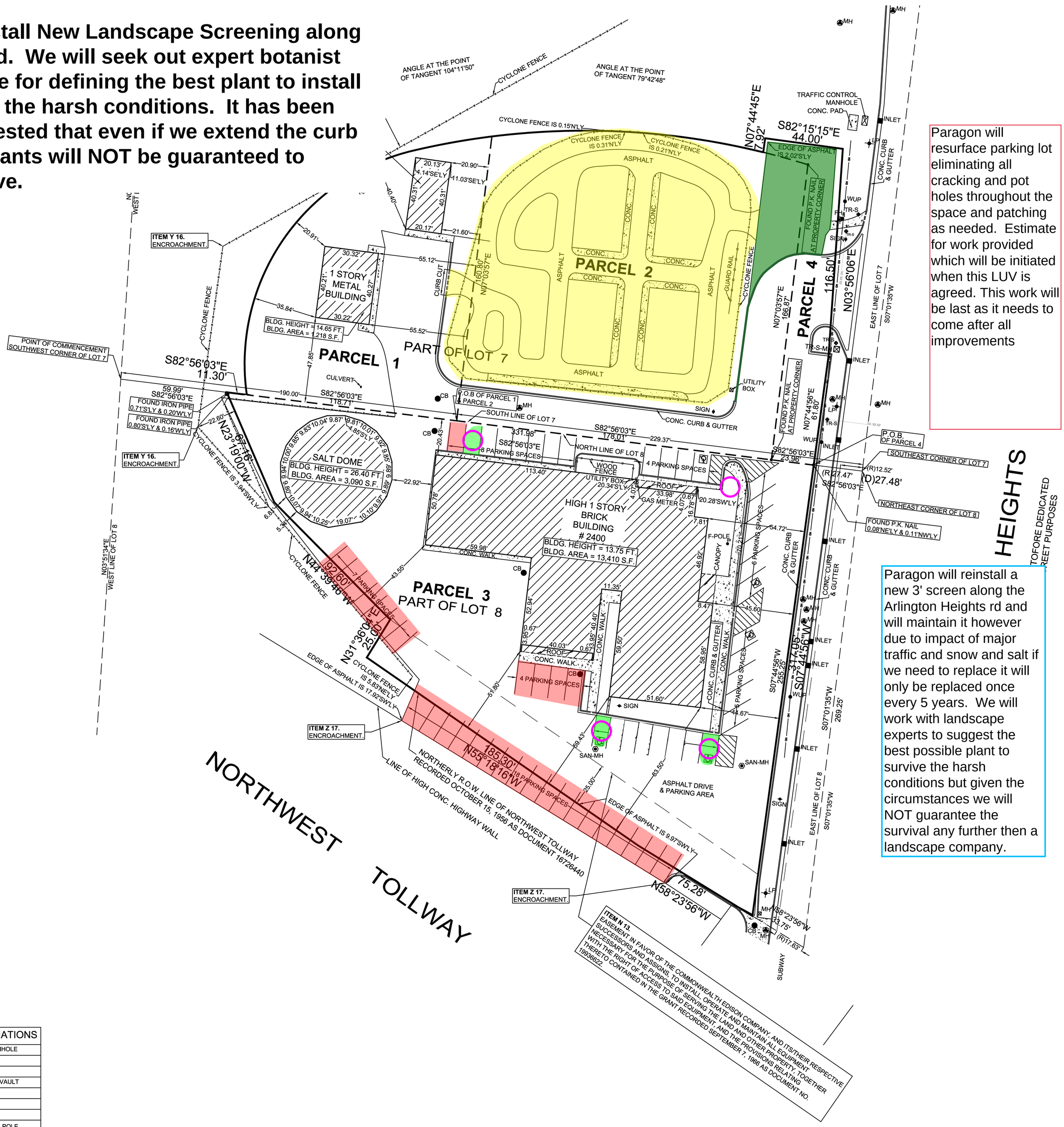
All improvements in Safety Town are removed and replaced with seed/sod

Pavement is removed and replaced with curbed landscape area consisting of seed/sod and additional landscaping

Reinstall New Landscape Screening along AH Rd. We will seek out expert botanist advice for defining the best plant to install given the harsh conditions. It has been suggested that even if we extend the curb the plants will NOT be guaranteed to survive.

Paragon will resurface parking lot eliminating all cracking and pot holes throughout the space and patching as needed. Estimate for work provided which will be initiated when this LUV is agreed. This work will be last as it needs to come after all improvements

Paragon will reinstall a new 3' screen along the Arlington Heights rd and will maintain it however due to impact of major traffic and snow and salt if we need to replace it will only be replaced once every 5 years. We will work with landscape experts to suggest the best possible plant to survive the harsh conditions but given the circumstances we will NOT guarantee the survival any further then a landscape company.



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ORDERED BY: ARNSTEIN & LEHR LLP	
SCALE : 1" = 30'	
DATE : JUNE 14, 2017	
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DATE	REVISION
12/18/17	REVISED PER NEW TITLE COMMITMENT
10/16/17	REVISED PER REVISED TITLE COMMITMENT
8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17

APPROVED

PLAN
_____
_____
_____

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

COMMISSION

RE: PARAGON MECHANICAL - 2400 SOUTH ARLINGTON HEIGHTS ROAD - PC #22-010
AMENDMENT TO LUV ORDINANCE #20-022, VARIATIONS

REPORT OF PROCEEDINGS had before the Village of

Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village

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

Illinois on the 9th day of November, 2022 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

ACTING CHAIRPERSON WARSKOW: All right, let's get started and call the meeting to order. Everybody stand for the pledge.

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON WARSKOW: All right, roll call?

MR. HUBBARD: Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

(No response.)

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

(No response.)

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Chair Dawson.

(No response.)

MR. HUBBARD: Acting Chair Warskow.

ACTING CHAIRPERSON WARSKOW: Here.

All right, so we have minutes from the last Plan Commission hearing. Do I have a motion to --

COMMISSIONER DROST: I'll make a motion to approve it.

COMMISSIONER GREEN: I'll second that.

ACTING CHAIRPERSON WARSKOW: All right, voice vote. All in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, so we have the first and only petition before us today, Paragon Mechanical, PC #22-010.

Sam, have all the public notices been given?

MR. HUBBARD: They have.

ACTING CHAIRPERSON WARSKOW: All right, so if the Petitioner would like to come up to the podium?

MR. POLKA: Good evening.

ACTING CHAIRPERSON WARSKOW: If you would like to raise your hand?

(Witness sworn.)

ACTING CHAIRPERSON WARSKOW: Okay, can you give us your name?

MR. POLKA: Kevin Polka.

ACTING CHAIRPERSON WARSKOW: All right, and if you have a presentation, go right ahead.

MR. POLKA: I do, thank you. But first thing, I just wanted to thank everybody, you guys, Staff and the Board. I know all the time and effort you've put into all these things and making our community great, I appreciate it.

I represent Paragon Mechanical. We are a unique HVAC business that's been in Arlington Heights about 15 years now. We have a very unique offering as far as our motivation as energy saving products. We've grown here, we have a great team. That's probably one of the best things about us and one of the reasons why we continue to try to grow. There is no trick to it, it's just good people that work really hard.

I understand as you'll hear when we first, in any business there is marketing, and when we first bought the property in question we learned very quickly that there weren't supposed to be trucks parked visible. I'll be honest, at first, I didn't understand it. I just didn't, I think I was narrow-minded. But since then, we have adopted policies in our company and we understand the importance of not having trucks visible. I think it ruins the look of the area, and I totally respect that, totally understand that. We don't have any trucks visible.

Just so you know, so you get an idea, we don't manufacture anything. We don't assemble anything. Our office is mostly office. We do house filters and copper fittings, and if a truck happens to be in overnight, it stays into a garage.

We love being part of the community. This is the 2016 parade. I don't know if, I think it's been a while, we didn't do the parade last year, but we look to get into it again, and this is the 2016 parade. We like being a part of the community and growing with the community.

This is our previous building, 11 North Arlington Heights Road. We occupied that building in 2010 through 2020. Very similar situation as a B-2 District and we had to apply for a variance at that time for the same thing because they categorized us a contractor shop. But at that time, the Village Staff said that they propose that we don't alter the community, they approved us being there. We were there for 10 years, not one citation, violation or anything, and we backed up right to a residential area. The building was vacant before we got it and we went to sell it. I think because of the improvements or maintenance that we did, it sold right away.

You know, a big part of the reason why we're here is the South Corridor Plan. So, I don't know if you're familiar with the property but the property in question is the old Elk Grove Township property specifically mentioned in the South Corridor Plan. As Staff mentioned in their Staff report, absolutely, since my original land use variation two years ago, there were some improvements, and specifically there's a beautiful car wash that went up, Driven. We go to school with the owners and they just made a nice place there. The District 214 building which is right across the street which is one of the seven named properties, that was recently rehabbed, but that does have big trucks and outside storage in that facility. And yes, absolutely, Daily Herald building, and there's a sign going up on the BP gas station.

I just wanted to mention that of the seven mentioned properties in the plan of the South Corridor, there hasn't been any movement. They're still all vacant, except for District 214 and then our building right now. The only change really was I think the rehab on the District 214 building.

Just to make everybody familiar, I just put this up there, you probably already are familiar with it, but these are the seven named locations in the 2018 South Corridor Plan. This is taken from the book. Our property is the one, the lower left side, that's the one that we're talking about right now. These are just quick pictures of like the vacancies that are there, no one is at.

This is just a photo of how you can see the outside storage from the District 214 building, which I'm not a fan of, but you know, either way. Here I put this up as an example of I don't want this in my neighborhood and I could absolutely understand how you wouldn't want to encourage this especially in any kind of gateway or anywhere, right? That belongs in an industrial park. We strictly enforced and have abided by the rules in the LUV that we got in 2020.

This is just a recap of, in 2020, when we first got the building, we came in for a land use variation. They gave us conditions of occupying it. We've abided by all of them. We even did a landscape screening which we'll talk about in a second here, but the landscape islands, to put it in context, we had our meeting over Zoom and it was during COVID and it was crazy for us and for everybody alike. I tried to get the things all going, I tried to get the landscape islands going. I was told by landscapers that it would be difficult given the lot conditions, and I'll show you why in a second.

As far as another condition was and why we're here today was that I was supposed to provide and get approved a set of plans for redevelopment because I had mentioned that I do want to redevelop the property. It's one of the reasons why I got it. However, I can't get bank financing the way that the stipulation is on the LUV. Bank financing requires me to occupy two-thirds, and if they don't see that we're occupied, they're not going to finance anything. Given the condition of everything, I couldn't do the redevelopment right now, so I'm asking to waive that requirement of being there to help promote the future redevelopment.

As far as the redevelopment, I absolutely want to realize the full potential. I had talked about it last time, and I do, but again, there is no financial institution that will support us, finance us without having permanent occupancy. That's just where it is. Without saying that we can be there, we can't get the funding. The project, just to provide the plans that were wanted was in excess of $150,000, just to provide the plans for the redevelopment that we talked about. That's just, there's no way to get the funding for it.

In lieu of the immediate redevelopment, with that still in the back of my mind at least, I do have a really good proposition to help make that property beautiful and that's what I really want to show you. This is the plan, and I'm going to zoom in on it and kind of just explain it. Right here, this is the focal point of what we want to do to help make this property more beautiful. Keep in mind, it was owned by the Elk Grove Township. They did a great job of maintaining it and keeping it up, but the property is unique, right. It's very, very unique.

What we basically are proposing is turning all of the old bike safety with the little towns and the asphalt into green space, just green. Leave the trees, some of the trees are beautiful, they've got some gorgeous trees there. I've gotten a lot into woodwork in my older years and I really appreciate, it is nice. We want to leave the trees and turn everything into grass. We want to resurface the lot and re-stripe the lot according to the Village's agreed 17 parking spaces. We want to plant shade trees, they look nice, you know.

What we don't want to do is the landscape islands. The landscape islands, and you'll see as we go through some of the codes, this lot specifically I think addresses why the code was written certain ways because it's not conducive. The driveway, if you see the areas in red, we're asked to put islands there, but they are restrictive if you drive around. They're restrictive for a snowplow. They're hitting blind spots, and they're adding cost to this whole thing, tripling our budget whereas, and you'll see to the code, we feel like we don't need them. That's what I want to show you next.

So, this is our lot again, I just wanted to show you this is the building

in question, 2400 South Arlington Heights Road. That's another picture of it. There's two things that you're going to hear about today and talk about today aside from putting aside the requirement for the redevelopment plans. There is going to be a conversation about the screening, the screening which is required when you have parking that is in front, in the road frontage. The code indicates that you should have screening. We put screening in there, but as the landscapers explained to us initially, it died. It didn't do well. The space between the road and the parking and the drive area is very narrow, but we did put the screening in there.

But the code, I want to point out how the code specifies that if you don't have parking in front of that frontage area, it says you don't need the screening. So, because we only need 17 parking spaces and we're going to re-stripe to accommodate for 17 spaces, we're going to eliminate the parking in the front so that we don't need the screening. We will keep it there and we'll maintain it. We do, we water it, I mean, I asked the landscaper about maintenance. I said because the Staff mentioned that we didn't maintain it and that's why it doesn't look well, and I'm not a landscaper, I can fix anybody's furnace or water heater, but I don't know landscaping, so I asked the landscaper. I said to him, and he said the only thing we could do is put up some fencing, but he said being so close to the street, that that fencing would fall down, that fencing just wouldn't survive the winters. So, I don't think there is a reasonable solution other than widening that, and that is going to take a redevelopment. We'd love to do that in the redevelopment. We can't do that right now. We can't afford to do that right now.

This is the screening in question. It goes all the way down the road frontage. If you look at, I forget what they're called, I think Karl Foersters? They go all the way down Arlington Heights Road, right in front of the building. But you can also, if you look closely, maybe this wasn't a good enough picture, but it's very narrow. From where our street is to where our asphalt is, it's very narrow. As the plows come by, they just, you know, naturally. Not that it's their fault, but it's just because it's narrow, I think it's hard to keep anything living there.

Here's just some other examples. Again, I just wanted to point out, you know, District 214, no screening at all. This building, no screening at all. This building has some amount of screening, I think those are Karl Foersters, why those are bigger I don't know, I don't know if that's the intent or not but I don't think that that's really screening.

The second thing is the landscape islands. The second thing we're going to talk about that the Staff is going to bring up is the islands, the requirement for the islands. They want islands at the ends of each row. We don't feel that, there is a discrepancy on the way that we're interpreting the code. The code here, keep in mind this was rewritten, I think it was 1986 that this was rewritten, and it was put in there open parking areas larger than four but smaller than 20 spaces shall provide proportional amounts of live greenery. I think someone had the foresight, the vision to realize that if you have a unique lot that has certain parking spaces but maybe they can't do islands, they should just have greenery.

The islands truly propose a concern of the flow of the cars moving there and eyesight. There are some that legitimately would be a problem. I think that the code reads here very clearly. What you see on the left, I think you see it on your screen, that's written right from the code, open parking areas larger than four but smaller than 20 spaces shall provide proportional live greenery and not the landscape islands. Our required spaces are 17 as confirmed by the Staff, of which we have like six to be able to put inside.

So, we want to make it beautiful. Don't get me wrong, we want to make it look good, but we also want to be smart about it. It's a big expense just doing our plan, but we also want to keep in mind that in the future, if we can build that building, we want to be

able to. What the Village is proposing would be three times the expense, and we just can't afford it, but what we're proposing does more, it actually takes the entire bike safety and turns it into greenery which I think is beautiful. Though islands may look nice, I just don't think they're conducive for this unique lot.

So, in short, I just wanted to say thanks again. We're just a heating and cooling. This is a family business that we're looking to, you know, just grow. Honestly, I can't say, you know, it's not for me personally, it's for my team. I owe it to them for us to grow. Some of you may know us from the old building or from the new, but it's for them.

In short, I'm asking you to support me in waiving the condition for number eight which is forcing us to say submit a plan for redevelopment, we can't financially do it, and to consider our plan of putting life back into that property in a great way. That's it. If you have questions about our plan, please ask me. I'd be happy, so I thought, I think you're going to take the slide off, right? Is that it?

ACTING CHAIRPERSON WARSKOW: Yes, that's it from you.

MR. POLKA: Thank you.

ACTING CHAIRPERSON WARSKOW: That's it, and you're welcome.

Okay, we'll have the Staff report now from Sam.

MR. HUBBARD: Sure. Thank you, Chair Warskow, I will get into the Staff report as soon as it opens.

All right, so the subject property is 2400 South Arlington Heights Road. As the Plan Commission may recall, the Petitioner appeared in front of the Plan Commission in 2020 for approval of a land use variation to allow a contractor shop in the B-2 District, and the rezoning of a small portion of the site from the Residential Zoning District into the B-2 classification. The land use variation and rezoning was ultimately approved in 2020, but at that time the Staff Development Committee recommended denial of the land use variation for several reasons. The Staff Development Committee did not believe that the use was compatible with some of the neighboring property uses in the vicinity. We did not believe that it was within the spirit and intent of the Zoning Code, and it was not compatible with the South Arlington Heights Road Corridor Plan.

Ultimately, the Plan Commission recommended approval of the application subject to certain conditions, perhaps most notably with regards to the phased landscape improvements which were meant to bring the site in line with current code requirements and mitigate for the contractor shop use. Ultimately, the Village Board upheld the Plan Commission recommendation, but they did add one additional condition, and that was a requirement to redevelop the site within a two-year timeframe. Specifically the condition was to submit a complete Plan Commission application for redevelopment of the site which needed to be subsequently approved. It did not require the full redevelopment within that two-year timeframe. This timeline essentially rendered the land use variation as temporary, only valid for two years unless that condition was met; otherwise, the land use variation would be null and void.

So, the Petitioner is seeking to amend that land use variation to eliminate that condition number eight relative to the redevelopment timeline, and modify condition number three which is relative to phased landscape improvements. As part of their request, it does entail certain variations, specifically to some of the on-site landscaping, and I'll get into a little bit more detail subsequently.

They did appear before the Conceptual Plan Review Committee in July. The minutes of that meeting were provided as part of the Plan Commission packet.

Here's an aerial of the site. The site is about two and one-third acre in size. On the east side is South Arlington Heights Road which is a major arterial. To the south is the I-90 Tollway which is a major interstate that goes through the Chicago land area. The site has great access. It's got a signalized intersection at its entrance. It provides great access for outbound traffic from the tollway, and it has excellent visibility not only along the South Arlington Heights Road corridor but also along the on-ramp and then of course from I-90. So, while this may not be the most highly sought after site for redevelopment in the Village, the Staff Development Committee does believe that the site does have some tangible characteristics that make it attractive for the right commercial user who could implement a redevelopment plan that would really enhance this gateway into the Village.

As a reminder, here's the South Arlington Heights Road Corridor Plan. It outlines a vision for redevelopment of this corridor and certain strategies to accomplish that vision. It does call out specifically this site and recommends some specific goals for redevelopment and standards. It calls for commercial uses on the site, and it does call for enhanced landscaping along Arlington Heights Road.

The Staff Development Committee does acknowledge that some of the goals and visions within the South Arlington Heights Road Corridor Plan have not yet been realized, but there has been some progress since this plan was approved in 2018 and since the land use variation for Paragon was approved in 2020. The Staff report referenced a few of these improvements, Mr. Polka referenced a few this evening. The Driven Car Wash, the interior remodel to the Daily Herald building are some of the more notable ones.

So, specifically in 2020, the conditions of approval that we're discussing this evening relate to implementation of a phased landscape plan. The first phase was to be installed by May 8th of 2020 -- I'm sorry, was to be installed by September 30th of 2020, and the second phase was to be installed by September 30th of 2022. Then within two years of approval of the ordinance which was May 8th of 2020 -- no, I'm sorry, not May 8th of 2020, it was sometime in August of 2020, the redevelopment of the site had to be proposed and an application submitted and approved, otherwise the land use variation would become null and void.

So, again, the Petitioner is proposing a modification to that phased landscape plan. Here is what they're proposing. It would involve the immediate removal of the Safety Town area located at the north of the site. It would involve the installation of four shade trees, one, two, three, four, at two-inch caliper size, and then possibly a fifth shade tree at two-inch caliper size. It would also involve a resurfacing of the parking lot and removal of some of the parking space striping specifically along the southern areas of the building and the eastern area of the building.

This plan would require several variations. The first one would be to waive some of the code-required landscape islands at the ends of all parking rows. So, here you can see in purple circles where those landscape islands would be required. Then it would involve the waiver of the code-required three-foot tall landscaping screen along Arlington Heights road. Additionally, I would note that the shade trees proposed at two-inch caliper would not meet code. They are required at four inches in caliper, and that variation would be part of their request.

Here's the phased landscape plan that was approved as part of the 2020 land use variation. The first phase is shown as everything to the right of this line, to the east of this line. It would involve the installation of a three-foot tall screen along Arlington Heights Road, and four curbed landscape islands with shade trees. That was to be completed by

September 30th of 2020. The only part of this plan that was implemented was the installation of the three-foot tall landscape screen, which again, has not taken very well. It needs to be maintained and replaced as necessary. The second phase of landscaping was to the west, and they involve four additional curbed landscape islands and six shade trees to comply with code.

The Staff Development Committee is not in favor of the application as we were back in 2020, and we are recommending denial for several reasons. Again, we do not feel that the proposed contractor shop is consistent with the criteria for land use variation approval. It's not compatible with the existing uses and zoning of nearby properties, and we feel like it would alter the essential character of the locality. We don't believe it's in harmony with the spirit and intent of the zoning code, specifically a contractor shop would not provide for the gradual elimination of nonconforming uses of land which adversely affect the character of the area. We don't believe that the proposed use is the minimum necessary variation to allow for reasonable use of the site. It's a substantial departure from the permitted uses that are allowed in the B-2 District, and we don't believe that the property has sat vacant for a substantial period of time.

The proposed use is not compatible with the South Arlington Heights Road Corridor Plan. The plan calls for commercial uses on the site and it recommends enhanced landscaping along Arlington Heights Road. The requested variations are not compliant with this recommendation. We believe that if a contractor shop is to exist here, that the landscape improvements are needed to mitigate for that use of the property. We also believe that the Village Board was clear in their desire to see the property redevelop via condition number eight. If redevelopment was not submitted and approved, the land use variation would become null and void.

Again, our recommendation is for denial of this application. This is not a reflection of our feeling towards the Petitioner or Paragon as a business. This is strictly a land use issue here. Again, the Village Board adopted the South Arlington Heights Road Corridor Plan and this use does not fit in with the recommendations of that plan. The site does have certain assets that could attract a type of commercial redevelopment as envisioned in the plan.

I'm happy to get into detail regarding some of the landscape issues raised by Mr. Polka this evening if that would be of benefit. I am prepared to assist in any conditions of approval if the Plan Commission is so inclined to recommend approval of this application. But I want to be very clear that Staff Development Committee is not supportive of this land use variation, and we would only assist with these conditions of approval if the Plan Commission felt that approval of the land use variation was warranted. So, thank you.

ACTING CHAIRPERSON WARSKOW: Can I get a motion to --

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER JENSEN: Second.

ACTING CHAIRPERSON WARSKOW: All right, it's a voice vote, right?

MR. HUBBARD: Just to be clear, that was a motion to accept the Staff report into the record?

COMMISSIONER DROST: Accept the report, correct.

ACTING CHAIRPERSON WARSKOW: I didn't get to finish mine. That's a voice vote, right, Sam? Yes, okay.

All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, motion carries.

Do we have any initial questions from the Plan Commissioners before we potentially open up to public comment?

I'll start at this end. Lynn?

COMMISSIONER JENSEN: I want to ask the Petitioner further questions. I've been reading through all the documents that are in this packet that we have. You indicated a sort of transitional period, actually, I think the one thing that wasn't pointed out in the documents we have in the Staff report is we were going through the pandemic right after you came before the Plan Commission.

MR. POLKA: We were in the pandemic.

COMMISSIONER JENSEN: Right into the pandemic. So, I was not fully aware of that when I read the Staff report, I thought, well, here we are again, you're two years down the road and you didn't pay attention that you need to do some things. But it became clearer to me that since we were in the middle of the pandemic, a lot of people didn't do the things that they might have wanted to do, and businesses may have failed or changed their plan or whatever. So, I'm sympathetic to your situation after I read the background on it.

MR. POLKA: Thank you.

COMMISSIONER JENSEN: And assuming there were some transitional issues with the landscaping and developing the plans and so forth, let me ask you if you were to, if the Village were not a consideration, what would be the final kind of concept you would have for this property and your business on that property? If you didn't have to worry about getting the landscaping done a certain timeframe, if you didn't have to worry about a redevelopment plan in a certain period of time, what is this going to look like in your mind when we're down the road and you've got it fully developed according to the vision you have? Does that actually fit in with the Corridor Plan once you brought the --

MR. POLKA: 110 percent.

COMMISSIONER JENSEN: Can you describe it in a paragraph, a short paragraph?

MR. POLKA: Sure.

COMMISSIONER JENSEN: What you see this is going to look like once it becomes your vision.

MR. POLKA: And I appreciate your asking that. I think that got me into trouble in 2020 when I first came here because I tried to show my vision, right? I lived here once and I look at big buildings and I think, God, look at what people can accomplish in one lifetime. For me that's amazing, right?

I have a grand idea of building something beautiful there, and trust me, it doesn't resemble anything like a contractor shop, you know. Yes, in order to fund it, we would have to occupy it two-thirds in the beginning, but it's a three-story, all-glass building with an anchor site that has a drive-through like a Starbucks or a Protein Bar, and offices in the front with a balcony, and it's beautiful. It's something, you know, I could be proud of to show my kids and say, hey, look at what we did, and everybody that works with me, hey look, this is what we did, you know.

COMMISSIONER JENSEN: Well, I'm not as interested in what the building looks like although I like the renderings and stuff. I mean, what activities would be done there as opposed to what you were going to do in the transition period? Because the Staff has some

concerns about the activities, you're not commercial enough or whatever. So, I'm trying to figure out what is the residual business once your vision is achieved?

MR. POLKA: Yes, no, and again, I appreciate that question. Our offices and our business is, I understand the Village's concern. I don't want trucks to be piled up there and look like a contractor shop and have outside storage. Our business has a lot of office work, you know, we have people that look at plans. We have, I think my business is all about training people. I mean, everybody has had that story where a guy comes in your home and then someone's got to come back, right? We've all, probably if you own a home, you had that story. The guy probably wasn't trained enough.

Everyone knows about after COVID, like you can't find people to do labor. You can't. You know, I believe truly and wholeheartedly that my business' success is about training, and training even guys that know a lot. They still need to learn. I want to have a building that can house training, that can educate guys, educate them on a piece of equipment or educate them with book and drawings, right?

We have no need for, and I don't know if I explained this well, but because of the Staff and them pointing out how bad trucks look, we incorporated it in our business plan that all guys take their trucks home. Nobody keeps their trucks on site. They go right from their home to the jobs. Our business is a little unique, and we're never going to be huge like some other people. We have no aspirations for that.

We want to be the people, when someone is building a home or doing a large commercial project and they want it to be energy efficient, we want them to come to us to do all the design and then the build and then the maintenance of it. That's what we want to be known for. I'd love to put solar panels and windmills on the property, to be honest because I'm kind of a geek in that stuff. I just want to play around with that, right? I want to see the different savings they could have.

But whether we, and I don't know if I answered your question --

COMMISSIONER JENSEN: Well, you've given me a better sense, and I probably, because I don't want to take all the time, I'm going to ask Staff on the other side what is the business that you envision that will be consistent with the corridor plan that you think that the Village thinks it wants in there and will be able to actually encourage and cause that business to locate there? What is it you are concerned about, you know, in essence, what does he envision that doesn't quite meet what you feel needs to be, what you eventually feel need to be in that site?

MR. HUBBARD: Sure, and I think the future vision is one thing. I think that would be more compatible with what is outlined in the Comprehensive Redevelopment Corridor Plan for the South Arlington Heights Road, but I mean, specifically, the plan calls for commercial uses. So, I mean, that can entail a wide range of uses. We're not going to assign a specific 'this is what we want to see here' type of use.

But, I mean, for an example, I don't know if you're familiar with the Walter E. Smithe site on Rand Road and 53. That site is very similar to this. So, we can envision something very similar to that occurring here. But you know, we're open to a wide range of commercial uses. We're not going to specifically request one thing or another.

COMMISSIONER JENSEN: Well, is it the tax revenue you're concerned about primarily or is it the aesthetics? What is the --

MR. HUBBARD: Well, I think the aesthetics of the site are, I think it's both. I mean, the aesthetics of the site are not the greatest. You know, as it exists, there is really not

much of an opportunity for the landscaping as outlined in the Comprehensive Plan. You know, commercial uses have a different tax, you know, generating function compared to, you know, a contractor shop. So, I think it's twofold.

COMMISSIONER JENSEN: I'm going to let other people have their questions, but I want to avoid doing what we almost did with the Kensington School. They're on Kensington. Our plans go for them being mixed use and it stayed vacant for a very long time. We had a broker to come in and tell us that will never be developed as a mixed use or commercial. We finally agreed to a school there.

I'm not so sure that this property, this piece actually isn't a good tie with what the Petitioner wants to propose. So, I'm a little, I'm not too inclined to just basically say it doesn't belong there because I think sometimes we make miscalls, we have some idea of what the property could be developed into that may not be realistic. So, I liked a lot of the stuff that I saw in the packet, the stuff that you gave us. I liked it last time. I've forgotten a lot of the discussion and I went back over everything again that we had in discussion before. I've got some other questions, I'm going to stop at this point and let other people ask questions.

COMMISSIONER LORENZINI: Sam, so are they considered a commercial use or not?

MR. HUBBARD: I mean, they're a quasi-commercial use. They provide a service. I'd characterize it more as a service use. A contractor shop is allowed in non-commercial areas. It is allowed in the B-3 District.

COMMISSIONER LORENZINI: So, if they did the landscaping and they came forward with a plan, I kind of remember the rendering, it was very nice, a couple of years ago. If they came forward with a plan, then that would be acceptable to your Department and the Village Board?

MR. HUBBARD: I mean, it's hard to say. I mean, I don't know what the plan, what this future plan exactly entails. It would have to be evaluated from a strict use standpoint.

COMMISSIONER LORENZINI: But if it met all the requirements, obviously it could be approved I would think?

MR. HUBBARD: Yes, I mean, it's going to depend on what exactly is being proposed on the site and the use. I would think it's definitely more compatible than what's there now.

COMMISSIONER LORENZINI: Right.

MR. HUBBARD: But you're putting me in a tough position. I can't say.

COMMISSIONER LORENZINI: Right.

MR. HUBBARD: I mean, we only have a general concept without any details, so I can't --

COMMISSIONER LORENZINI: But it's not like his business is not wanted there no matter what. If they came up with a proper plan, it would probably be okay.

MR. HUBBARD: Again, we would absolutely take a look at it, yes. I think it could potentially be okay.

COMMISSIONER LORENZINI: All right, can you explain a little more about the financing? You said the bank won't give you financing because you can't stay there? Explain that please.

MR. POLKA: Yes. So, we bank at Chase, and she's my banker, I've known her for a long time and I think that I'll probably invite her to the Board meeting, she couldn't make

it today, but in order to get financing to redevelop the property, I have to occupy two-thirds of it. I'm not an independent developer, right. I'm not, I fix furnaces for a living, right. We've done well and I've been very fortunate, but I can't just afford, I don't have $10 million in the bank to say, hey, let's do it.

COMMISSIONER LORENZINI: Right.

MR. POLKA: If I could, if I did I would. We have to finance it. The bank financing for us requires that we remain two-thirds occupying it in order to develop it and build it. Will we stay there forever? I mean, probably not. It's not built, the vision isn't to be a big Paragon thing, but to be a big beautiful building --

COMMISSIONER LORENZINI: Right.

MR. POLKA: -- and we cannot get any financing. The request that was made last time was in excess of $100,000 just to submit the required plans and get that subsequently approved --

COMMISSIONER LORENZINI: Right.

MR. POLKA: -- and we can't get financing for any of it.

COMMISSIONER LORENZINI: Right. So, it seems like it's almost a no win situation for you. If you are able to build this building, it sounded like you're going to be able to afford to build this building?

MR. POLKA: We don't have $10 million in the bank, but our bank would absolutely finance us if we occupy it. If we have permanent occupancy, we can get financing for it.

COMMISSIONER LORENZINI: Right, but you wouldn't be able to permanently occupy two-thirds of a building that size, or such a size that you're thinking of building.

MR. POLKA: I would disagree. I think that we can, when we, if you want to look at our business portfolio and how we're planning on growing.

COMMISSIONER LORENZINI: Okay, but what kind of, and I appreciate your business, you're a hardworking guy, I'm sure, but it seems like your ultimate goal, well, two years ago we were kind of in the same situation. You said we're going to grow and build something in two years, but it hasn't happened, but you still think your business is going to grow enough, produce enough money to build this development that you ultimately want to build?

MR. POLKA: I would eventually love to be able to build something there, I would. But that's probably confusing. The issue right now is that we want to occupy it as it is and make it better than it is now and better than all the other vacancies. Something to be noted is that ever since this happened again, we've had the building for sale. There is not inquiries. You know who inquires? Other contractor shops, and the real estate agent tells them no. There's not even a price. You can go on LoopNet right now, you can see it's been listed.

The idea that something greater is going to come along, we're going to leave another property vacant, you know. If that's what's needed, I mean, but you're right. I may not build the building in a year. I'm not telling you that, I'm a heating and air guy. I'm building my business first, and yes, there's a goal to build the building but that is second. I'm building my business first, and that's just how it has to be, you know, because I'm not a developer.

COMMISSIONER LORENZINI: One other minor point, you made a statement that your plans are going to look better than the plans that the Village wants. Does that relate to landscaping?

MR. POLKA: For sure. The Village in our back and forths, they say about the islands, but truly when you look at that property it's the bike safety that needs to go away. Getting rid of the bike, I mean, if I could paint the picture, maybe I should have done another rendering in hindsight, but if you know that property, just try to envision bike safety being all green, or envision some landscape islands that half of them will be hidden behind the building. You won't see them. Like it doesn't, and the other half will be restrictive to cars going around.

I just think that if you saw or if you knew the property, that making all of bike safety a green space would be more aesthetically pleasing to the town than having hidden landscape islands.

COMMISSIONER LORENZINI: Okay, thank you. That's all my questions for now.

ACTING CHAIRPERSON WARSKOW: Commissioner Green?

COMMISSIONER GREEN: I don't quite agree with the past two comments here. We've been at this for a couple of years, you and I. You know, buying into a rendering that was presented to the Plan Commission, I was one who did not. But you were given the requirements, the landscape requirements and phasing, and you agreed to that. The only reason you got to occupy your building is because the Trustees gave you another caveat, that you had to produce on your claim that this was your vision. Back then, I can honestly say I thought that was a mistake, and here you are today wanting to get rid of everything they wanted you to do, plus you're redesigning your landscaping according to what you think the Village should be doing. I do not agree with that.

There are ordinances here that everybody in the Village has to follow including you, and you don't get to change that. As far as I'm concerned, you blew your chance. Thank you, that's all I have to say.

ACTING CHAIRPERSON WARSKOW: Commissioner Drost?

COMMISSIONER DROST: Yes, it's a difficult situation for sure, and a couple of other points that we picked up, one from Commissioner Green and one from Lynn. The question is, is this, and we're talking about a unique property, all property is unique. Is this really special in some respects? I mean, I pass it quite a bit and it's sort of a non-offensive property. It just feels like it belongs. To institute these requirements seems, you know, it doesn't make sense, especially when you look at the context of the whole neighborhood. Whether or not we've got to rethink this in some respect where, you know, let's see how that South Corridor works or is Paragon going to be the canary in the coal mine, you know, to basically test it and, you know, start that redevelopment, and whether there's some sort of a way to compromise this, maybe extend the condition for another two years because of pandemic or whatever reason and the fact that there has not been development of that corridor, I mean, we've talked about the gateway, it's been tough for a long time.

That's sort of my, you know, where I'm coming from on this. Are neighbors complaining? You know, we'll find out soon enough. What's the offense? You know, are we Pharisees when we're talking about landscaping when it's not going to be economic and the market doesn't seem to be at that stage? So, that's a general comment.

If you want to comment, Sam, you can, you know, just a little bit more background on the negotiation or the give and take here.

MR. HUBBARD: I mean, again, I want to stress the point that, you know, the site has never really had a chance to be redeveloped. It has not sat vacant. Do I want the site and does the Planning Department want the site to sit vacant for 10 years before somebody

finally redevelops? Absolutely not, but I don't know if the chance was ever given to really open it up for redevelopment at a time when that was possible.

The site has great visibility. The site is of a size that could support, you know, a commercial redevelopment. It's very similar to the Walter E. Smithe site. It's got great access. I think there is the potential for a great, you know, redevelopment here.

COMMISSIONER DROST: Yes, and I agree. This property probably isn't the highest and best use based on just where it's located and, you know, as a mixed use it might work. Then we went through an exercise on the transportation of the STAR line there and what that could possibly evolve in. It's sort of a chicken or the egg, you know, how do you spark the development? I'm sure Mr. Polka would be out of there in a heartbeat if he got a, if there was a developer in there that was assembling those pieces of property along the tollway.

That's, you know, sort of my perspective on it, and I'm equivocating a bit a lot because I'm not, you know, certain that maybe we'd give it another two-year and put an ankle bracelet on them and see if he's doing his job of, give it a little more time to cook and see if there's other possible developments there.

MR. HUBBARD: I don't know if the Planning Department would recommend that, but I certainly respect the viewpoint.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes, I've got a question. Sam, didn't we have a developer, I kind of remember, was it a year or so ago, that wanted to, that had a plan to develop the Daily Herald building, the east side property there and so forth? That would be a great development for this entry/gateway into the Southern Corridor. What happened with that?

MR. HUBBARD: They're still majority landowners of most of that corner there.

COMMISSIONER SIGALOS: Right.

MR. HUBBARD: I know they have a vision for redevelopment there. They are also the owners of the Daily Herald building and they're undergoing an interior demolition of that building for new tenants, but they have not yet moved forward on their redevelopment of the southeast corner.

COMMISSIONER SIGALOS: Okay, because I think that would be key for this because, I mean, this site here would be critical, too, for the redevelopment to go along with what they do on the east side as this entry corridor into South Arlington Heights.

You know, my question, Mr. Polka, is two years ago you were here and you went before the Village Board, and they gave you a two-year window to do phase one and do phase two of the landscaping. You've done only a very minor part of phase one, you've done nothing for phase two. I think you had a pie-in-the-sky type of approach with a three-story, all-glass building. I mean, I'd like to build a three-story, all-glass building, too, but I don't have the wherewithal to do it and I don't think you do either. For you to have agreed to this two years ago and now come before us and asking us to remove these conditions I don't think is correct. I really don't.

MR. POLKA: I appreciate your perspective, but some people probably thought I wouldn't have been where I'm at today and I am. I think if I give the, I think you've got to understand I can't do the plans for the redevelopment the way that it was requested of me, and that's why I'm here today. It just can't be done.

COMMISSIONER SIGALOS: The problem is that's one condition that you're here today, and you're here today to remove condition three for the landscaping, which again, I

don't understand how that didn't happen.

MR. POLKA: That redevelopment plan started in 2015, the plan came up 2018, and still the seven properties that are mentioned are vacant. I'm one person right in front of you that's willing to do something to make it look better now.

COMMISSIONER SIGALOS: But you haven't done anything. I mean, why would we believe you now when you haven't done anything for the last two years?

MR. POLKA: I can explain that and I can show you. It's not that I haven't done anything, it's that --

COMMISSIONER SIGALOS: You haven't, I've driven past there. I saw some little prairie grasses with Karl Foersters, whatever they're called, I don't know if they were 18 inches tall. At the most.

MR. POLKA: We did what the Village asked. We submitted a plan for that, we did that. But the point is that we have a full landscape plan that we're ready to execute as soon as this gets approved. If not, then the property goes vacant like the other six of them. I mean, I think that the plan that we have is beautiful, I think it's going to look nice. I explained that the islands are just not safe. I mean, the islands just plain out are not safe, and you're not looking at the code. I'm not violating any --

COMMISSIONER SIGALOS: We have landscape islands at all other commercial properties. Why would yours be any different?

MR. POLKA: Take a look at the plan. If you want, we can hop in the car and go over there, I can show you.

COMMISSIONER SIGALOS: This was asked a number of times.

MR. POLKA: This wasn't put on by me either. This is landscapers that are saying that, they're people that drive the trucks, that do the salting, that drive them, you know, not me. Half of the islands you don't even see from the street. The biggest part that you see of this lot is not even being addressed. I am addressing it. When you look at this lot and you get into the Arlington Heights, the biggest thing you're going to see is Bike Safety Town. Would you rather have that beautiful and green and looking lively, or would you rather have some islands? I think it was, honestly --

COMMISSIONER SIGALOS: And when would you propose to do that? Your landscape plan, when would you propose to do that?

MR. POLKA: We can do it; we can execute the contracts as soon as the Board approves. If this goes through, we have a contract, we showed Sam, we showed him all the estimates.

COMMISSIONER SIGALOS: But this is what you told the Board you were going to do two years ago.

MR. POLKA: No, no, no.

COMMISSIONER SIGALOS: You were going to do phase one and phase two landscaping two years ago.

MR. POLKA: In all fairness, we were in the middle of COVID. We were doing this via Zoom. I didn't agree to anything. It was just imposed on me. I couldn't even speak at the Zoom thing. I've never done a Zoom in my life. I had people there telling me, like showing me how to talk on a computer. I didn't agree to anything. It was imposed on me and stop and said, okay, and here's the timeline. I tried to e-mail Sam and I tried to say, hey, what's going on, this isn't right. I wouldn't put the islands, and again, they're not right. They're just not safe.

COMMISSIONER SIGALOS: In your opinion, but it's contrary to Village

Code.

MR. POLKA: But I'm the one that is liable, not anybody else, right? I'm the one that's liable if somebody gets hurt or if it really is unsafe. It doesn't make sense, half of these islands, and the cost of them is so exorbitant, I'd rather spend the money making the whole property look better. I think if you look at it holistically, that the proposition I made as opposed to this just makes the whole property look better. There's one, there's like five islands in the back of the property. How does that benefit the community?

COMMISSIONER SIGALOS: I have nothing further to say. I just can't support your request.

MR. POLKA: Okay, thank you.

ACTING CHAIRPERSON WARSKOW: All right, I want to go on record and get some questions answered and some clarification. So, am I correct in saying the Petitioner wants to eliminate all the parking spaces in front of the building on the east side of the property and all the parking spaces on the south side of the property adjacent to I-90?

MR. HUBBARD: Yes, so you're correct. These spaces up here will be eliminated. These spaces would be eliminated, and then possibly those spaces. That's the striping.

ACTING CHAIRPERSON WARSKOW: Okay, if we eliminate all of what you have mentioned including the area in the blue, how many parking spaces does that make?

MR. HUBBARD: He would have approximately 17 parking stalls.

ACTING CHAIRPERSON WARSKOW: Okay, so the code he is referencing, what is the interpretation of these 17 parking stalls in relation to that section of the code?

MR. HUBBARD: So, the applicability of the code is that you can't just remove striping and have it be considered removal of the parking area. You have to remove the pavement as well. Once you remove the striping and the pavement, the parking space is removed, and then we would consider it to kick in that provision to be less than 20 parking stalls and eligible for proportional greenery without having the landscape islands on every end of a parking lot.

ACTING CHAIRPERSON WARSKOW: Okay, I think that adds some clarity to what we're discussing here. So, we would have to remove the impervious surface and have it be some kind of green space, okay.

In response to your question about why have the islands there, because that piece of property is highly visible from I-90, and that is our southernmost end and that is what a lot of people are going to see of our community right off driving by. So, to you, you know, having an island in the back of the property might not mean anything, but I think to the Village it is the presentation of the gateway to our community.

I'm kind of on the fence, like Commissioner Drost is, that, you know, we have a lot of vacancies. We're in an unsure economic state right now. Is now the time to say, you know, let's cut it and make it vacant and see what goes on, or could we give it another two years?

I don't think you're a developer. I don't think, unless you partnered with a development firm, that you're going to be able to build any building. I work in the energy efficiency space, I know exactly what you do. If you envision a three-story building and you have to occupy two-thirds of it, I'm not quite seeing how that comes together. I mean, I understand what your business is, I understand there is a potential for growth especially with all of the

Federal legislation that has been passed, but I just don't see that two-thirds.

So, I mean, you're looking to sell the building now as it is, so you have the potential of moving out. Can we just extend this until we have a little more economic foundation and we see some other progress going on in the South Corridor that gives everybody a chance to breathe and re-evaluate and see?

In terms of the landscaping in front, I understand that that's difficult and that the salt, the snow, the car exhaust, all of that is problematic, but we do require it of many, many businesses. I think there is more that can be done there. You could make a small raised bed so that all of the salt in the snow isn't seeping down into those plant roots all the time, that they're given a break there. So, I think there is some compromise there, okay?

MR. POLKA: Good idea.

ACTING CHAIRPERSON WARSKOW: So, that's where I'm at is I think there is some compromise that needs to happen on both ends here. We all come to that, if we're in agreement on that I don't know, but that's just where I am at prior to public comment.

So, anybody else? Any last --

COMMISSIONER JENSEN: Well, I actually, if the Board did give you the extra two years for that, you know, the requirements that they are going to place on you, is that something you want to do and would it make any sense to allow you to have two years from now?

MR. POLKA: I mean, it would certainly be more helpful to have two years, there's no doubt about that. I would probably keep the property listed for sale, we would operate out of there and maintain it. I don't think that in two years time that we would submit the plan for redevelopment. It's just too much of a gamble to --

COMMISSIONER JENSEN: So, you'd be looking at the period of time, whatever, the two years essentially to try to sell that and to relocate somewhere else, in essence?

MR. POLKA: Yes.

COMMISSIONER JENSEN: And that's fine, I don't have a problem with that. I mean, you wouldn't necessarily aggressively pursue the redevelopment is what you're telling us.

MR. POLKA: Yes, it would be, if you said you have two years and then we want to see the redevelopment plan and submit it, I think I would be in the same position and I'd probably just keep it listed for sale in all honesty, you know. I mean, you could then have the best of both worlds. You could see if somebody really is interested. Believe me, the only people asking about the property are contractors. I've told the real estate agent, yes, don't go near it, you know, no matter what they want to spend on it, and I don't even have a price listed for it, right? It's just the interest isn't there, you know.

It's a nice site and it's nice for people like me that are coming and going a lot, but --

COMMISSIONER JENSEN: But I think that this would be allowing you a transition to go somewhere else, we would basically be forestalling an eviction which makes some sense to me.

MR. POLKA: For sure. I mean, that obviously would be very kind. What I would do with that two years, it would depend on what you say that I have to do. Again, I'd like to redevelop it, and you're right, I'm not a developer. It is a big undertaking, no doubt. I still think I can do it, you know. I didn't think I could build my house and I built my house. I know this is very different, right, I totally get that.

So, what exactly I would do, I don't know. But yes, at the very least it would be helpful and appreciated to not say, hey, get out tomorrow and we've got two years at the very least. I guess it depends on what the conditions are.

ACTING CHAIRPERSON WARSKOW: Right. So, let's just say, and I'm not saying all of my Commissioners are in agreement here, but let's just say we required you're going to remove the striping, because you're probably going to seal coat anyway so removing the striping is not a huge thing, okay.

MR. POLKA: Yes, it's something we could do.

ACTING CHAIRPERSON WARSKOW: We condition you put the islands in, okay, because it is visible and it is a requirement we make of others, and you look at that strip along Arlington Heights Road and figure out a real viable, a more viable plan.

MR. POLKA: That's a good idea with the raised bed. That's actually a nice idea, we might look at doing that.

ACTING CHAIRPERSON WARSKOW: So, if we put those conditions on you, give you more time to find a location, you do this landscape, would you be --

MR. POLKA: I wouldn't invest money into the property if you're telling me I'm going to leave in two years.

ACTING CHAIRPERSON WARSKOW: Okay.

MR. POLKA: The taxes alone are $170,000 a year, you know, in all honesty, right? I'm just trying to be 100 percent honest that it would be left as is and somebody else maybe comes along, maybe doesn't. I mean, I can't understand why people aren't developing the other seven sites that were mentioned. Maybe they're going through the same problem.

You know, this has been a brutal process. Believe me, I was prepared to go and do a major development and sink a lot of money into it, a lot of my own personal money, but this process has been dejecting at the very, very least. Why risk my own finances, let alone all the time and headaches of it? You know, you would think that, just to be honest, there would be more like support to say, hey, this is what we want, this is what we're looking to do, how can you do it?

When I first bought it and I found out, I went to the Village and they said, no, please find another building, you know. We're not a typical contractor shop. We don't have trucks, we never have, you know, that are on the road. We make it look better. I mean, if we occupy, and here's the crazy part, we could occupy it as an office. Look at the code definition split between contractor shop and contractor office. We could be there; I could be back here in a year saying we're just going to have our office because we're going to remove our filters.

It's a silly process, right, because our offices are there. That's what's mainly there. We don't have any trucks there. So, now the only difference between office, which is allowed in the B-2, and shop is the fact that we have filters and copper fittings.

So, you know, really --

ACTING CHAIRPERSON WARSKOW: But it's also the fact that there could be another viable commercial business who does meet the zoning requirements, and there are other benefits to having a different commercial enterprise in there.

MR. POLKA: Of course, yes. No, there could be always something.

ACTING CHAIRPERSON WARSKOW: Right, right. So, you know, the question is when do we envision that actually happening? Can we give you a, you know, there's a lot of balls to juggle here, but I am going to let the public make any comment.

COMMISSIONER SIGALOS: Can I just make one further comment?

ACTING CHAIRPERSON WARSKOW: Oh, sure.

COMMISSIONER SIGALOS: Again, whether you're a contractor shop or an office building there, it doesn't negate the landscape requirements and that's what you failed to do. If I understood you correctly right now when you just talked that if you were to get a two-year extension, you're not going to put in more money into this property, that's what I just heard you say. So, you have no intention to doing anything to comply with the landscape requirements. You haven't in the last two years, and if you had two more years you wouldn't do it again.

MR. POLKA: Our project is, that's $38,000 that we're planning on spending immediately and it's a reasonable plan that makes everything look good and per the code. I understand that --

COMMISSIONER SIGALOS: So, put the $38,000 into what the Village Code requires you to do with the landscape islands and planting along Arlington Heights Road, and if you raised the beds or you're cutting back the pavement with the landscaping back farther away from the road, but you're not willing to do that.

MR. POLKA: The code doesn't spell out what Sam had said. Show me anywhere in the code where it says that we have to eliminate pavement. I would disagree. When that was originally written, I think it was written for unique properties like this, but I want to do anything that's written in the code. I cited the code.

COMMISSIONER SIGALOS: But you haven't done anything for the last two years. I mean, why would, you said you wouldn't put any more money into this property. So, why would we give you a two-year extension? I don't understand it. It's contrary to what you're telling us.

COMMISSIONER JENSEN: But John, what does the Village gain if we evict him tomorrow? What does that do for development? Because that's what you're saying, you're basically saying you didn't comply, of course we did have a pandemic going on for two years. My younger daughter works for a company that it looking at portfolios of buildings and how they're used and so forth, and they're changing their uses so radically in a fairly short period of time. I don't know if anyone has any idea what the buildings are going to be. So, but if we evict him tomorrow, what does that gain the Village?

COMMISSIONER SIGALOS: I'm not saying it's going to gain anything, but are we just going to say to anybody, well, you just don't have to comply with the code because we don't want to evict you so do whatever you want. We can't say that either.

COMMISSIONER JENSEN: If that's the case, then he can sell the place and use a little time to do it.

COMMISSIONER GREEN: If he makes the landscaping improvements, his property value will go up because the next guy that moves in is going to have to meet the code for the landscaping.

MR. POLKA: That's contradictory. You said you want someone to redevelop it, so the landscape islands are going to get torn down.

COMMISSIONER GREEN: I'm not, let me, let's not go there again. I'm not talking to you, I'm talking to Lynn here. Please don't interrupt me.

MR. POLKA: Thank you.

COMMISSIONER GREEN: So, what I'm saying is he doesn't want to do anything, okay. So, we're here to deal with zoning. I would say whatever you're implying, I would deny this. I'm going to deny this and let the Board, they're the politicians here, let them deal with

this of what they want to do. They gave him the extension for two years to get this zoning, they did. So, let them do it again, that's why they're here.

COMMISSIONER JENSEN: But they didn't count on the pandemic.

COMMISSIONER GREEN: I'm dealing with zoning here, I'm sorry.

ACTING CHAIRPERSON WARSKOW: Any more?

COMMISSIONER LORENZINI: Yes.

So, what's the deal on the table if we give him a two-year extension?

ACTING CHAIRPERSON WARSKOW: Can we have public comment before we --

COMMISSIONER LORENZINI: Sure, go ahead.

ACTING CHAIRPERSON WARSKOW: I'm just wondering if you're going to like try and work out conditions for a motion or are you just --

COMMISSIONER LORENZINI: Condition for the motion, you're correct. So, go ahead.

ACTING CHAIRPERSON WARSKOW: Okay, so I'm going to open to public comment.

Question for you, Sam, I'm getting confused on the public comment. It seems to be going back and forth. Is this public comment just related to this petition, or can they come up at this point in time and make an open comment about anything pertaining to the business that the Plan Commission is mandated?

MR. HUBBARD: The public comment at this point in time would be only in relation to the petition that's before the Plan Commission. Once this public hearing on this petition has been closed, there will be another public comment at the end of the meeting and that will be for anybody.

ACTING CHAIRPERSON WARSKOW: Okay, because I didn't see that on your cheat sheet so I just want to make sure.

MR. HUBBARD: Yes, it does have an update.

ACTING CHAIRPERSON WARSKOW: Okay, I understand.

All right, so is there anyone who would like to speak in relation to this particular petition?

(No response.)

ACTING CHAIRPERSON WARSKOW: No, okay. So, I'm going to close public comment. I'm going to open for any last comments before a motion.

Anybody, any last comments from the Commissioners?

COMMISSIONER LORENZINI: I've got a clarification question. So, if we do extend it two years, there's two landscape plans we've been talking about. One, the one that's on here, but in order for this one to work, Sam, is it correct to say if they remove the pavement in the parking areas as necessary, the existing parking areas that they're going to remove, they would also have to remove the pavement in that area also, right, to make this acceptable to the Village?

MR. HUBBARD: Correct, or you'd have to recommend variations to waive those requirements.

COMMISSIONER LORENZINI: Right.

MR. HUBBARD: So, you can either, if you're extending the proposal for two years, you would either grant variations and allow the landscape plan that's shown here, or deny the variations and the landscaping as shown in this plan would need to be installed. I would recommend, you know, a date given for when that has to be done and a compliance bond to

ensure that it does get done which could be determined by the Village Board.

COMMISSIONER LORENZINI: If he's going to move out in two years, I mean, my opinion is if he's going to move out in two years, his plan would make more sense because, yes, these landscape islands probably would get thrown away and at least you'd get rid of the playground area, you know, where the bicycle town used to take place.

COMMISSIONER GREEN: Are you going to take the pavement out in the front on your plan here?

MR. POLKA: We didn't plan for that. I don't know what we would do.

COMMISSIONER GREEN: No, this would take the lines off.

MR. POLKA: But we're taking all the pavement out on bike safety.

COMMISSIONER GREEN: Okay, but you're not taking it out on the front. So, the pavement is going to be there. The thing that goes away are the stripes.

ACTING CHAIRPERSON WARSKOW: Right.

COMMISSIONER LORENZINI: Wait, wait, wait. You've got to have some pavement in the front to get into the parking lot.

MR. POLKA: Right.

COMMISSIONER GREEN: Well, that's the whole point. That's the whole point. That's why the Village landscape requirement takes into account there's pavement there. If you're going to sell the property, why would you take the parking spaces away in any way just to put them back? They're worth money to have the paint on the asphalt. So, if there's nothing going to happen and he doesn't want to do anything because he's going to sell the property --

COMMISSIONER LORENZINI: But Bruce, if you take the pavement away, how are you going to get to the parking spots that he's recommending?

COMMISSIONER GREEN: I'm saying for his code-compliant plan, you have to take the pavement away. He's citing a piece of the ordinance, but there can't be pavement there. In other words, he doesn't want to put the three-foot barrier in. That's the only way you can get away with that.

MR. POLKA: No, we'll do the raised box, I really think that's a good idea.

ACTING CHAIRPERSON WARSKOW: He's agreeable to a raised bed along Arlington Heights Road.

MR. POLKA: Yes, we didn't think about that. I truly was saying why do it because we didn't see a feasible way to do it and no one mentioned the raised box. I think it's a good idea.

MR. HUBBARD: You could also push it further west so it's a little bit further away from South Arlington Heights Road and potentially a little bit farther away from salt. That may help.

COMMISSIONER GREEN: He can't push it west. He can't go west because the pavement is there.

MR. HUBBARD: Well, I mean, it's --

ACTING CHAIRPERSON WARSKOW: If it's a raised bed, he could.

MR. POLKA: I think a raised bed is a reasonable thing. It's totally reasonable, totally doable.

COMMISSIONER LORENZINI: Right.

MR. POLKA: But extending the parking lot, I've had people that try to come and do these islands. Nobody wants to do it, no one wants to touch it. That's part of the reason. I mean, it was easy to find a landscaper, yes, and do the screening, yes. But honestly, I had

three different landscape companies come and I said I need these islands, can you do them?

COMMISSIONER GREEN: Landscapers don't do islands. You need a concrete contractor.

COMMISSIONER SIGALOS: You need a concrete contractor.

COMMISSIONER GREEN: You don't ask the guy with the lawnmower to fix your parking lot.

MR. POLKA: Got it.

COMMISSIONER GREEN: So, you're not asking the right questions of the right people. There's lots of people out there that will give you landscape islands. You just need the money, that's it.

ACTING CHAIRPERSON WARSKOW: So, the way I'm hearing it, not saying this is how the motion has to go, the way I'm hearing it is the Petitioner would be agreeable to putting the landscape along Arlington Heights Road and to pulling out the Safety Town and making that green area but not the islands, and then giving him some time to sell the property I think. Am I hearing that that's what would be agreeable to you? No islands and --

MR. POLKA: But if you're saying, honestly, if you're saying do the improvements but you're going to leave, I guess I would just have to see that. To me at first glance, right, looking at it and seeing, like the improvements we have laid out, like I said, are over $40,000. He's got all the estimates which are over $40,000. But to do it only to sell it, again, you said yourself, the only people that are going to buy it are going to tear it down, right? They don't care about anything I'm going to do there.

ACTING CHAIRPERSON WARSKOW: Right.

MR. POLKA: If someone does buy it, you don't even want them to buy it and stay there. You've made that clear. That's why there is the problem here today.

ACTING CHAIRPERSON WARSKOW: All right, so it's basically your plan or denial is what I'm hearing, is what our options are that are realistic to the Petitioner and to the Village.

MR. POLKA: I mean, I think the raised bed is a good option. I'd happily do some islands that, if we could talk about them and make them within reason. Like there's even islands on property that I don't even own. There's islands there on property I don't own, it's IDOT property. They're outside of my land. It just doesn't make sense, and there's an island there that trucks can't turn. They will not be able to turn there. I need to do something, I'll do it, no problem, but it's got to be a plan that makes sense. I can't have a car, a bigger truck not be able to turn around. It's just got to make sense, that's all.

MR. HUBBARD: We are certainly open, and I think in our alternative landscape plan that we had prepared, it was showing this island moving one space south to provide turning area. When you were originally approved in 2020, we discussed talking with the tollway and getting their sign off on those islands which is something that, I don't know if it's a conversation you ever had, but it's viable if you are willing to have that discussion with them.

ACTING CHAIRPERSON WARSKOW: And then just a question here, if you get rid of those, one, two, three, four spaces on the southwest side, yes, then we don't need that at least one, the further west island. Do we need the one in front? You need one on either end of the row or just one end?

MR. HUBBARD: Removing these spaces?

ACTING CHAIRPERSON WARSKOW: Yes, removing those spaces, so then we don't need an island, any islands there, right?

MR. HUBBARD: I would think that that would eliminate the requirement for the landscape islands if you removed --

COMMISSIONER GREEN: If you removed the pavement.

MR. HUBBARD: Well, not necessarily the pavement, just the spaces.

MR. POLKA: Can you reference the code where it says you have to remove pavement? I just don't understand that in all honesty.

COMMISSIONER GREEN: You're trying to remove the island because you say that there's no parking there and all you're taking off is the paint.

ACTING CHAIRPERSON WARSKOW: Right.

COMMISSIONER GREEN: The parking capability is still there.

ACTING CHAIRPERSON WARSKOW: Yes, it is still primarily a --

COMMISSIONER GREEN: It's a parking lot, you just don't have any paint in it.

ACTING CHAIRPERSON WARSKOW: A lot for vehicles to, I mean, why else would you have pavement other than for something to sit there?

MR. POLKA: But in this situation, it is to get through, it really is. Like in this situation, it truly is to get through. Like that's the uniqueness about the property, right, that whole front, that's how you drive through it. It's a one-way, you know, but I see what you're saying, thank you for explaining.

MR. HUBBARD: The definition of a parking area is specific and includes a hard surface. So, if you're not removing the hard surface, you're not removing the parking area.

ACTING CHAIRPERSON WARSKOW: Correct.

COMMISSIONER LORENZINI: But you do need that pavement to traverse around the building, don't you?

COMMISSIONER GREEN: Not all of it.

ACTING CHAIRPERSON WARSKOW: Not all of it.

MR. HUBBARD: Right.

ACTING CHAIRPERSON WARSKOW: I mean, the parking spaces for the south end, I'm not reading dimensions here but I'm thinking you could eliminate those and still being able to get around.

COMMISSIONER LORENZINI: I'm not saying you need all of it, I'm just saying you need some of it.

MR. HUBBARD: So, this was an alternative landscape plan that the Village had prepared to address some of the concerns. This would show, the areas in red is the striping that would be removed by the Petitioner. The pavement in those areas would still be there, but the striping would not be there. So, you could certainly still drive through those areas even if the pavement was removed. It's likely that, you know, you'd still be able to maneuver, you know, in some of those areas.

COMMISSIONER JENSEN: This would be, so the Village recommended this or this is now what currently what it said, is that right?

MR. HUBBARD: If the Plan Commission was inclined to grant a land use variation in perpetuity and remove the requirement for the temporary nature, then this would be the landscape plan that the Village would recommend be implemented. This would be more costly than the Paragon proposal, and this would be more costly than the 2020 landscape plan, but again, it's taking into account the permanent nature of the land use variation. I understand that the Plan Commission is not talking about that at this time, they're talking about an extension

of the temporary nature, but --

COMMISSIONER JENSEN: But what makes this more costly than the others, his or, what's happening here is you're taking some of those islands away, right?

MR. HUBBARD: So, yes, some of the islands would not be required but it would entail bumping out the existing curbed landscape bed along South Arlington Heights Road with a, it would be a curbed landscape bed there. This would help with the ability to increase the size of that area and remove some of the plantings farther away from Arlington Heights Road. It involves the removal of Safety Town. It involves the removal of this pavement area which is unnecessary for the site and construction of a curb there. So, it is more costly.

MR. POLKA: We weren't opposed to it. We just didn't have time to get prices for it all, that's all. We just didn't have time to get prices.

COMMISSIONER LORENZINI: I mean, this is a much better solution than the other two. This gets rid of that Safety Town area, it gets rid of, this to me is a good idea.

ACTING CHAIRPERSON WARSKOW: Right, and the landscape islands are inappropriate places that allow for turning.

MR. POLKA: True, yes.

COMMISSIONER LORENZINI: The next question is when does it have to be done by? We have to decide on that, before the two years are up.

ACTING CHAIRPERSON WARSKOW: But I mean, that's assuming in perpetuity. You, again, have a petitioner who does not want to do a major investment in which additional curbs and all of this would require.

MR. POLKA: I'm not saying that I don't want to do it.

ACTING CHAIRPERSON WARSKOW: No, okay.

MR. POLKA: If you said, hey, do this and then you remain there and then when you want to go do the redevelopment we look forward to you coming in front of us, great.

ACTING CHAIRPERSON WARSKOW: Right. I'm saying if we put a time limit on, so if we put the two-year --

MR. POLKA: Yes, then it makes no sense to do that.

ACTING CHAIRPERSON WARSKOW: Then that makes no sense.

MR. POLKA: Financially, this doesn't make sense.

ACTING CHAIRPERSON WARSKOW: We would have to give it in perpetuity.

MR. POLKA: Correct, yes. We're happy to do it and make it look beautiful, but we're --

COMMISSIONER LORENZINI: Well, then that kind of blows the deal, I think.

COMMISSIONER DROST: One question I've got, how serious are you in selling this property? Have you, you've been listening to your broker or your real estate broker. You have, he's told you it's not --

MR. POLKA: It will stay vacant for years.

COMMISSIONER DROST: Yes, but --

MR. POLKA: It will stay vacant; it will look worse than it is now honestly.

COMMISSIONER DROST: Yes, but I mean your vision, your end game, is it to sell this property? What motivates you to do that?

MR. POLKA: My end game is not to sell the property. My end game is to run my business and stop dealing with this stuff.

COMMISSIONER DROST: Yes, but I'm just saying, you know, if you sell it, then you have to move to another location and then you, you know, you've got --

MR. POLKA: I can move anywhere. I could move like that, you know. I don't want to.

ACTING CHAIRPERSON WARSKOW: My question.

MR. POLKA: I don't want to believe it or not. I mean, it's not easy and it will be a big burden, you know.

COMMISSIONER DROST: Yes.

MR. POLKA: And it will be unfair, right? I mean, like you said, you impose these things over a Zoom meeting and some of you say I agreed to them. I never agreed to them, I barely could even communicate in that meeting, you know. You implemented a situation that wasn't feasible by any means. You didn't give me the means to give you plans. You just didn't give me, you set me up behind the line, you know. There was no means to do --

COMMISSIONER DROST: I'm not going to take that road. I mean, there's procedures that --

ACTING CHAIRPERSON WARSKOW: Right. So, I'm going to keep going with what our choices are here. I think our choices now are land use variation in perpetuity with this compromised, what is up here now, landscape plan, or a denial.

(Audience member comments.)

ACTING CHAIRPERSON WARSKOW: I'm sorry, public comment is closed.

MR. HUBBARD: So, if the land use variation is going to be granted in perpetuity, then this would be the recommendation of the Staff Development Committee. It would be to require implementation of this landscape plan no later than May 31st of 2023. In order to guarantee that occurs, we would determine an appropriate means for that guarantee via some form of a compliance bond or letter of credit or a substantially similar form of guarantee that would need to be provided by the Petitioner prior to receiving Village Board approval.

COMMISSIONER LORENZINI: But then this is giving them permission to stay there forever, right, for a business that's not necessarily desirable to have there.

MR. POLKA: But still under the conditions previous, no trucks, all the conditions of the previous.

ACTING CHAIRPERSON WARSKOW: Right. Right, right, but we do have a South Corridor Plan that has, you know, some vision for that area which includes your property. So, we have to take all of that into consideration. That is a plan that was made and discussed and agreed upon and voted on, so we can't just dismiss it.

MR. POLKA: But why for seven years has nothing happened, right?

COMMISSIONER GREEN: Okay, hang on.

ACTING CHAIRPERSON WARSKOW: Okay, go ahead.

COMMISSIONER GREEN: No, I meant you could continue.

ACTING CHAIRPERSON WARSKOW: Oh, that's all I was going to say is we have to give some consideration to the South Corridor Plan that time, resource and, you know, agreement was made on. So, I am going to ask --

COMMISSIONER GREEN: Wait, wait, one more thing. Sam, to that, would we put a caveat in there that says if you do not implement this landscaping plan, that this perpetuity thing expires and is null and void? Just like the Trustees did.

MR. POLKA: Yes, we lose the bond.

MR. HUBBARD: You could but the guarantee to get the landscaping in

would be, the meat and bones for that would be in number two, so he would have to put up some sort of bond.

COMMISSIONER DROST: Now, what's the bond value?

MR. HUBBARD: So, that would be, typically it's 30 percent of the landscape cost. That's for what we call a maintenance bond to ensure that once all the landscaping is in, it is maintained over the next 18 months. We could certainly look into a bond amount for the full amount of the cost of landscaping. We don't know exactly how much this plan costs because it hasn't gone out to bid. We've prepared estimates, maybe around $90,000, but again, that's a rough estimate. The project has not been put out to bid.

COMMISSIONER LORENZINI: But then, Sam, we're going to be living with a business that we ultimately may not want there.

ACTING CHAIRPERSON WARSKOW: Right, he forgoes $90,000.

MR. HUBBARD: This is not the Staff Development Committee's recommendation. This is only if the Plan Commission is interested in allowing this use in perpetuity. The Staff Development Committee is still of the opinion that this land use variation should be denied.

COMMISSIONER GREEN: Should we take a little poll on that before we go any further, any longer into the discussion?

COMMISSIONER JENSEN: I don't even know what we would vote on. I think he wants to sell the property and get out of there --

COMMISSIONER DROST: Yes.

COMMISSIONER JENSEN: -- buying it before he felt he knew all the conditions.

COMMISSIONER DROST: And what happens --

MR. POLKA: I'd like to stay there and redevelop it, but I'm not getting the chance to do that, and you want it immediately. If you vote for denial, it will stay vacant like the other six properties, right?

COMMISSIONER GREEN: We can live with that.

COMMISSIONER JENSEN: But I think I need to be able to --

COMMISSIONER LORENZINI: No, I agree with you, Lynn, positively on that. Thanks, Lynn.

MR. POLKA: Why not, looking at the other stuff, this will put me aside. Don't you think that's --

COMMISSIONER GREEN: We're having a discussion here trying to get beyond this. So, can we still talk amongst the panel members here on what we want to do?

ACTING CHAIRPERSON WARSKOW: What are you agreeable to, Commissioner Jensen?

COMMISSIONER JENSEN: I don't know that we really, I think he wants to sell the property. I'd like to help him do that so this doesn't have to be --

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Lorenzini?

COMMISSIONER LORENZINI: My personal opinion, at this point my opinion is let him stay there but he has to do some improvements to stay there temporarily, but as soon as the, if we give him a six-month extension continuously or a one-year or two-year extension, then at the end of each of those extensions the Board can decide whether or not to move him out.

ACTING CHAIRPERSON WARSKOW: I can appreciate that,

Commissioner Lorenzini, but the Petitioner has gone on record saying if we give him a limit, then it does not make business sense for him to invest in any landscaping, and I would agree to that.

COMMISSIONER LORENZINI: Well, then that's the end of it then.

ACTING CHAIRPERSON WARSKOW: That's why I'm saying we either give him perpetuity with the revised landscape plan or we deny. Am I seeing an option, or am I not seeing an option that somebody else, based on the conversation that we've had for an hour and a half?

MR. POLKA: You know, just an idea, if I do stay there and I do this landscape stuff and it makes everything more beautiful and appealing, if someone were to come in and be the vision that you want, they're still going to come in, they're still going to come and sit there and say, hey, we like that property, we want to redevelop it. A developer doesn't come just because it's for sale, right? So, everybody --

ACTING CHAIRPERSON WARSKOW: Right, but we have no guarantee that you're going to say okay, I'll sell it to you. We have no guarantee of that unless you want us to put in a condition that says if a developer comes with a reasonable offer, but you know, that's wishy-washy, you know. That's not a good condition.

MR. POLKA: But isn't it wishy-washy to sit there and try to boot out a viable candidate on a, you could start. You could start everything, you said it's not possible. You know how things are possible? One step at a time. One step at a time. You have seven vacant properties from the last seven years.

COMMISSIONER GREEN: We're not talking, excuse me, we're not talking about vacant properties. We're talking about yours, so let's stop with the storytelling, please.

MR. POLKA: I'm talking about the South Corridor Plan.

COMMISSIONER GREEN: I've had enough of this for tonight and I think everybody up here has as well. Can we just get down to the business of zoning. I'm sorry, but that's what we should be doing. I would like to make a recommendation. I would like to make a motion.

A motion to recommend to the Village Board of Trustees <u>denial</u> of PC #22-019, an amendment to Land Use Variation Ordinance #20-022 to modify condition number three and eliminate condition number eight, as well as the following variations:

1. **Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(a), to waive the requirement for a three-foot tall parking lot perimeter landscape screen along Arlington Heights Road.**
2. **Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(b), to allow certain parking rows to terminate without the code-required curbed landscape island including a four-inch caliper shade tree.**

ACTING CHAIRPERSON WARSKOW: Do I have a second?

COMMISSIONER SIGALOS: I'll second that.

ACTING CHAIRPERSON WARSKOW: All right, can we have a roll call please?

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Drost.
COMMISSIONER DROST: Aye, with comment.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: No.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: No.
MR. HUBBARD: Commissioner Warskow.
ACTING CHAIRPERSON WARSKOW: Yes.
MR. HUBBARD: So, the motion passes.
COMMISSIONER DROST: Yes, and the comment is basically we learned too much tonight, and we need to have at least in the presentation when you go before the Board of Trustees some sort of alternative. I mean, we're not going to try to design it tonight.
ACTING CHAIRPERSON WARSKOW: Yes, I guess.
COMMISSIONER DROST: Which is difficult in trying to impose conditions, but the reason for --
MR. POLKA: Well, maybe that's what's broken in your process because there's --
COMMISSIONER DROST: Yes, but I'm making my comment. I mean, you don't have to comment to my comment.
ACTING CHAIRPERSON WARSKOW: Right, this is just for the record.
COMMISSIONER DROST: I'm putting this into the record so that the Village Board of Trustees understands the complexity of where you're at. That's the presentation you've got to make. You've got to let them know what went past, that you were sort of handcuffed or hijacked in the Zoom meeting, which I don't really buy. But on the other hand, there were some suggestions that were aired here that might possibly be a solution to helping you stay a good neighbor within the community, continue to let your business flourish and maybe perhaps redevelop the property or sell it to a developer. I mean, that's, and you've got to be more transparent about it. So, that's the point, and maybe when you reload before the Trustees, you can get some sort of a compromise out of this.
ACTING CHAIRPERSON WARSKOW: Yes, and I don't think further discussion here, the motion has been made and passed, but once again, we're only a recommending body. We just made a recommendation to the Village Board. It is up to them, they have the power to discuss with you and make the conditions like they did the last time around.
Do we have a date when that will likely come before the Board, Sam?
MR. HUBBARD: We'll probably target the first meeting in December, but we'll work with the Petitioner on that date.
ACTING CHAIRPERSON WARSKOW: Okay, thank you
All right, I will open to general public comments, and once again, I just want to clarify, this is public comment, not discussion. I understand you probably want some answers which you are free to get from Village Staff, but this is just a comment to go on the record, okay?

GENERAL PUBLIC COMMENT

MS. CAYER: Melissa Cayer speaking. If there is a salt dome on that

property, then it seems petty that you require landscape islands, a few small landscape islands right there.

But anyway, what I really wanted to say was for the Arlington International Racecourse property, their associated taxing districts are Northwest Mosquito Abatement District-Wheeling, Metropolitan Water Reclamation District of Chicago, Salt Creek Rural Park District-Palatine, Harper College, Community College 512-Palatine, Township High School District 211-Palatine, Community Consolidated School District 15-Palatine, Arlington Heights Library Fund, Village of Arlington Heights, Road and Bridge-Palatine, General Assistance-Palatine, Township of Palatine, Cook County Forest Preserve District, Consolidated Elections, County of Cook, Cook County Public Safety, Cook County Health Facilities.

ACTING CHAIRPERSON WARSKOW: Thank you. Do you have a comment, Mr. Moen?

MR. MOEN: My comment for the record is --

ACTING CHAIRPERSON WARSKOW: I'm sorry, can you state, I said your name, but can you state it once?

MR. MOEN: Okay, thank you. Keith Moens, I'm an Arlington Heights resident, yes.

Okay, my comment for the record, Chair Warskow, if I may suggest in the case that we just went through here with Paragon, get a motion on the floor quickly. Just get it on the floor, work to amend it and it will move much, much quicker. Otherwise, you get into this two-hour back and forth. If you get a motion on the floor and you just move to amend it, you work towards a solution. You notice when a motion was made, we got to business in a hurry.

But anyway, as painful as all that was, I would say that Paragon had the right to this formal vote. They were subjectively denied in the committee for Planning Review Commission, and they may not have come back here. I think they had the right to come forward to find a formal vote in front of a body that is our elected. As a result, there's a couple of others that were subjectively denied by the CPRC, Vine Street Subdivision on July 28th of '21 and South Pine Row Homes on March 31st of '21, they were also subjectively discouraged from moving forward and we don't know where they are. I think they also have the right to come here and get a full disclosure, a full vote and a possible motion early and amendment to get to a solution. Thank you.

ACTING CHAIRPERSON WARSKOW: All right, so is that all of the business we have? Sorry, I don't have an agenda in front of me.

MR. HUBBARD: That is all.

ACTING CHAIRPERSON WARSKOW: Okay.

COMMISSIONER JENSEN: Motion to adjourn.

COMMISSIONER GREEN: Second.

COMMISSIONER DROST: I'll second.

ACTING CHAIRPERSON WARSKOW: Voice vote, everyone in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: We are adjourned.

(Whereupon, at 9:15 p.m., the public hearing on the above-mentioned petition was adjourned.)

VILLAGE OF ARLINGTON HEIGHTS

STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC 22-010*
***Project Title**: Paragon Mechanical LUV Amendment*
***Address**: 2400 S. Arlington Heights Rd.*
***PIN**: 08-16-400-033, 08-16-400-035*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: November 9, 2022*
***Date Prepared**: November 4, 2022*

***Petitioner**: Kevin Polka*
Paragon Mechanical, Inc.
***Address**: 2400 S. Arlington Heights Road*
Arlington Heights, IL 60004

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

SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Detention Area, Highway On-ramp	Open Space
South	Elk Grove Village		
East	Unincorporated Cook County		
West	B-2, General Business District	Detention Area, Highway On-ramp	Open Space

Requested Action:

1. Amendment to LUV Ordinance #20-022, to modify condition #3 and to eliminate condition #8.

Variations Required:

1. Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(a), to waive the requirement for a 3' tall parking lot perimeter landscape screen along Arlington Heights Road.
2. Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(b), to allow certain parking rows to terminate without the code required curbed landscape island including a 4" caliper shade tree.

Project Background:

The subject property is 102,991 square feet in size (2.36 acres) and is currently occupied by Paragon Mechanical, a contractor that specializes in mechanical and plumbing solutions for residential and commercial customers. They offer complete installation of heating, cooling, and tankless water heater systems, as well as maintenance and repairs (which do not occur on the subject property). While part of the building is used for Paragon's daily office functions (accounting, scheduling, sales), the building is also used to store parts and equipment onsite. Additionally, Paragon stores a contractor "shop" truck within the building. These attributes qualify the business use as a "Contractor Shop" per the Zoning Code.

In early 2018, Village staff observed Paragon trucks being stored on the property and parked at the front of the site along Arlington Heights Road. Over the next several months, the truck parking continued and during mid-2018, Village staff initiated a code enforcement case against the petitioner. Sometime in 2019, Paragon illegally moved into the property and ultimately submitted a Plan Commission application in 2020 to allow for their permanent occupancy of the site. Included within the application was a future redevelopment concept for the subject property, which was taken into consideration by Village staff, the Plan Commission, and the Village Board. The Staff Development Committee recommended denial of the application; however, the Plan Commission recommended approval and a temporary Land Use Variation was ultimately approved by the Village Board.

The subject property is zoned B-2, General Business district, and contractor shops are not allowed in the B-2 district. The Land Use Variation granted in 2020 allowed the business to occupy the site on a temporary two-year basis, partly due to the presentation of the future redevelopment concept that was presented by the petitioner. As part of the 2020 approval, two conditions were attached, which are summarized below:

3. The Petitioner shall be required to implement the phased landscape plan prepared by the Village of Arlington Heights and dated May 8, 2020. Phase One landscape improvements shall be completed no later than September 30, 2020, and Phase Two landscape improvements shall be completed no later than September 30, 2022.

8. Within two years of ordinance approval, the petitioner shall submit a complete Plan Commission application and redevelopment plan for the property. If no application is submitted and subsequently approved, the Land Use Variation shall become null and void.

A copy of the phased Village Landscape Plan is included in the materials provided to the Plan Commission. Only a portion of the Phase One landscaping was installed by the September 2020 deadline, which landscaping has not taken well and is in need of maintenance and replacement. None of the Phase Two landscaping, which was to be installed by the end of September of this year, has been installed.

At this time, the petitioner is seeking to modify the previously granted Land Use Variation to modify condition #3 and to eliminate condition #8. No changes to the building have been proposed.

South Arlington Heights Road Corridor Plan:

In May of 2018, the Village adopted the South Arlington Heights Corridor Plan, which included the Village's vision and strategies for improvement to this important gateway into the Village. The subject property was specifically mentioned in the plan, which outlined that the site was suitable for commercial uses and recommended enhanced landscaping on the subject property along the South Arlington Heights Road frontage. The Paragon Mechanical contractor shop is not compatible with the land use designation within

the plan. Furthermore, the lack of landscaping along the South Arlington Heights Road frontage is in conflict with the recommendation of the plan. Additionally, due to the location of the property at the southern edge of the corridor and as the first property within Arlington Heights that visitors see as they exit the tollway or travel northbound on Arlington Heights Road, the plan identified the site as an important opportunity to enhance the appearance of the southernmost portion of the corridor. Staff continues to believe that a contractor shop does not help to realize the goals of the South Arlington Heights Corridor Plan.

Since approval of Paragon's 2020 Land Use Variation, there have been several improvements within the South Arlington Heights Corridor, which extends from the I-90 Tollway north to Noyes Street. In 2021, the vacant car wash at 2100 South Arlington Heights Road was purchased and revitalized with a new car wash business (Driven Car Wash). The refurbished building received the 2021 Alan F. Bombick award for Excellence in Design for a commercial project from the Arlington Heights Design Commission. Additionally, the owners of the former Daily Herald building at 155 E. Algonquin Road have recently applied for an interior demolition permit that will enable interior remodeling of the 1st floor lobby area and the entire second floor, which will facilitate future re-occupancy of the building. The site is currently being marketed as "ArlingtonMed", with the intention for future reuse as Class A medical office space. Less than half a mile down Algonquin Road to the west of the subject property, the Chez Hotel continues with construction. Finally, the BP gas station at 2250 S. Arlington Heights Road received Design Commission approval in 2021 to allow for updates to the façade, along with new signage, which is meant to enhance the appearance of the building. A permit for that work is currently under review.

Zoning and Comprehensive Plan

As mentioned above, in July of 2020, Paragon received the Land Use Variation with a two-year time limit to allow their business on the subject property. The Staff Development Committee had recommended against the Land Use Variation at that time for several reasons:

1. The proposed land use was not consistent with the criteria for land use variation approval. Specifically, a contractor shop is not compatible with the existing uses and zoning of nearby properties and would alter the essential character of the locality.
2. The proposed use was not in harmony with the spirit and intent of the Zoning Code. Specifically, a contractor shop would not provide for the gradual elimination of non-conforming uses of land which adversely affect the character of the area.
3. The proposed use was not the minimum necessary variation to allow for reasonable use of the site. The variation is a substantial departure from the permitted uses as would be allowed within the B-2 District, and the property had not sat vacant for any substantial period of time.
4. The proposed land use variation was not compatible with the South Arlington Heights Corridor Plan. The plan called for commercial uses on the subject property, and the proposed contractor shop did not comply with this recommended land use. Additionally, outdoor storage of work vehicles would not enhance the appearance of the corridor.

After much discussion, the Plan Commission voted 6-3 in favor of the application, subject to several conditions of approval as recommended by the Staff Development Committee (which had been prepared as possible conditions of approval should the Plan Commission believe that the Land Use Variation was warranted). One of these conditions was relative to the installation of phased landscaping on the site, which was believed to be necessary to mitigate for the proposed use (condition #3 - landscape improvements). There was also significant discussion at the Village Board level, which resulted in a 5-3 vote for approval of

the Land Use Variation subject to the conditions as recommended by the Plan Commission, along with one additional condition of approval as discussed below.

During both the Plan Commission and Village Board review process, the petitioner presented conceptual plans for a future redevelopment of the site, which showed demolition of the existing building and construction of a new three-story structure with landscaping along Arlington Heights Road and decorative amenity areas (patio, gazebo, greenspace and trees – see **Exhibit A**). The redeveloped site would also include solar panels for renewable energy. Taking into consideration and relying upon the future vision for redevelopment of the subject property, the Village Board added condition #8, which gave the petitioner two years to submit a complete Plan Commission application for redevelopment, otherwise the Land Use Variation would become null and void. The petitioner has not submitted a Plan Commission application for redevelopment of the site, and as noted above, has submitted a Plan Commission application to remove the redevelopment requirement and landscape obligations.

Conceptual Plan Review Committee:

On July 27, 2022, the petitioner appeared before the Conceptual Plan Review Committee for a preliminary review of their request. The minutes from that meeting are included in the packet transmitted to the Plan Commission.

Petitioners Request:

As part of their proposed Landscape Plan, Paragon would eliminate the majority of parking space striping within the parking area, which would reduce the number of striped parking stalls to 17. In combination with the interior garage parking spaces, the site would include a total of 30 parking stalls. The Paragon plan is included in the documents provided to the Plan Commission. Of note, the plan does not include the code required three-foot-tall landscape screen along Arlington Heights Road, nor does it include three code required landscape islands at the ends of certain parking rows. It should be noted that the petitioner believes Village staff has incorrectly applied the regulations of Chapter 28 and that the landscape screen and landscape islands are not actually required by code. They have included their rationale within their response to the 3rd Round of Department review comments, which is part of the packet provided to the Plan Commission. The Village has reviewed the reasoning provided by the petitioner and does not agree with their interpretation; it has been determined that the variations, as outlined below, are required by code:

- ***Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(a), to waive the requirement for a 3' tall parking lot perimeter landscape screen along Arlington Heights Road.***
- ***Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(b), to allow certain parking rows to terminate without the code required curbed landscape island including a 4" caliper shade tree.***

The landscape plan proposed by the petitioner includes; 1) the immediate removal of "Safety Town" along with seeding of the area for grass, 2) the installation of four shade trees (three within existing landscape islands and one adjacent to the building), and 3) the elimination of parking lot striping as outlined above. The final component of the petitioner's request is to eliminate the requirement for redevelopment of the site.

Staff Development Committee Review:

The Staff Development Committee is not supportive of the petitioner's request to eliminate condition #8. During the 2020 zoning approvals, the petitioner justified their prohibited contractor shop use due to the fact that it would only be a temporary use and their future plans were for a more comprehensive redevelopment of the site. The Village Board considered this point and specifically included a condition of

approval that required the petitioner to submit a Plan Commission application for redevelopment of the site by June 22 of this year, which redevelopment concept (as presented by the petitioner) would be more compatible with the South Arlington Heights Road Corridor Plan. Furthermore, the Village Board stipulated that failure to abide by this condition would render the Land Use Variation null and void. While the objectives and redevelopment envisioned within the South Arlington Heights Road Corridor Plan have not yet been fully realized, progress is taking place within the corridor. Permanent occupancy of the subject property with the limited improvements as proposed within the Paragon Landscape Plan, and with no deadline for the future redevelopment of the site, would be contrary to the goal and objectives of the South Arlington Heights Corridor Plan. Should the requested amendment to the Land Use Variation be denied and the temporary Land Use Variation become null and void, the property may be used and maintained for code-compliant B-2 uses along with the installation of code-compliant landscaping.

The Staff Development Committee believes that all landscaping per the Village's phased Landscape Plan should be installed and does not find a valid reason to justify the non-compliance. For reference, the approval standards for a Variation are included below:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Without the code-required landscaping, the site will continue to have a detrimental impact on the South Arlington Heights Road corridor, and staff is not in favor of the proposed modification to condition #3. The requested modification would allow implementation of the Paragon Landscape plan, which necessitates the aforementioned landscape variations. All other developments and businesses are required to comply with Village Code and staff does not find sufficient justification for the requested variations.

Building, Site, Landscaping:

The petitioner is not proposing any building alterations as part of the requested Land Use Variation amendment. Relative to landscaping, Phase One required that by the end of September 2020, the petitioner was to have installed four curbed landscape islands (each including a shade tree), as well as approximately 315 lineal feet of three-foot-tall perimeter parking lot landscaping. Phase Two entailed four additional curbed landscape islands and six shade trees to be installed by the end of September of this year. To date, the petitioner has installed only the 315 feet of perimeter screening, which has not taken well and needs to be maintained.

Traffic and Parking:

Other than the reduction to the number of striped parking spaces, the requested Land Use Variation amendment has no impact to traffic, parking, or loading. Per the modified business plan and building usage as presented in conjunction with this application, 19 parking stalls are required by Code. The proposed plan for 17 exterior parking stalls and 13 interior parking stalls (total of 30) complies with Code.

Summary:

There are two primary components to this application:

1. The permanent land use of the property as a contractor shop.
2. Compliance with the code-required landscaping.

The Staff Development Committee does not support the land use and the contractor shop should cease operations. Code compliant B-2 uses on the subject property would be permissible, which uses must be evaluated for compliance upon the submittal of detailed information, along with the application and approval of a business license. Code compliant and well-maintained landscaping must be installed on the subject property. Removal of the parking space striping within a parking area does not constitute removal of that parking area. Absent the complete removal of the pavement, the parking area still exists and the code required landscaping for that parking area is mandatory (both the three-foot-tall perimeter screen and the landscape islands at the ends of all parking rows).

RECOMMENDATION

The Staff Development Committee reviewed the requested amendment to Land Use Variation Ordinance #20-022 to modify condition #3 and eliminate condition #8, as well as the following variations:

1. **Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(a), to waive the requirement for a 3' tall parking lot perimeter landscape screen along Arlington Heights Road.**
2. **Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(b), to allow certain parking rows to terminate without the code required curbed landscape island including a 4" caliper shade tree.**

The Staff Development Committee cannot support the application and recommends **DENIAL** for the reasons as outlined on page 3 of this report, as well as the following reasons:

- The landscape improvements are needed to mitigate for the contractor shop usage on the property.
- Without a date-certain for the future site redevelopment, the land use variation is not in harmony with the spirit and intent of the Zoning Code. Specifically, a contractor shop does not provide for the gradual elimination of non-conforming uses of land which adversely affect the character of the area.
- The contractor shop use is not compatible with the South Arlington Heights Corridor Plan in that that plan calls for commercial uses on the subject property, along with enhanced landscaping along Arlington Heights Road, and the proposed contractor shop is not compliant with these recommendations.
- The Staff Development Committee does not find that valid justification has been provided to warrant the non-compliance.
- The Village Board was very clear in their desire to see the property redeveloped (via condition #8) and if redevelopment was not submitted and approved, the Land Use Variation would become null and void.

_____ November 4, 2022

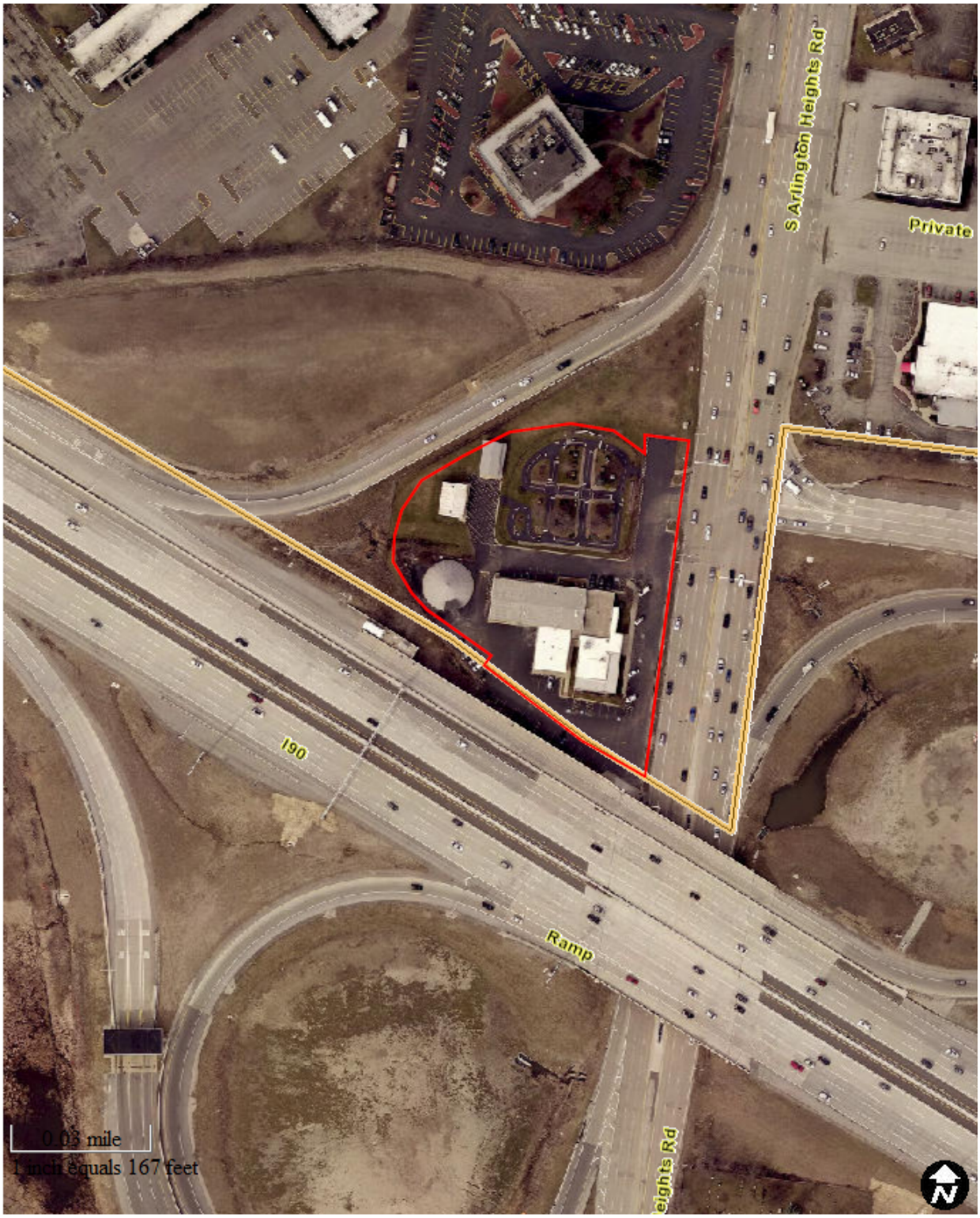
Charles Witherington-Perkins, Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit A

GIS consortium MapOffice™

Aerial



Map created on **June 21, 2018.**

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Arlington Heights, Illinois 60005
(847) 321-9428
www.pmcomfort.com

RE: Proposed Land Use Variation Amendment, 2400 S. Arlington Heights Road

Zoning:

- Petition to modify Section 4, Condition #3 and eliminate Condition #8 by amending Land Use Variation #20-022
- Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(b), to allow certain parking rows to terminate without the code required curbed landscape island including a 4" caliper shade tree.

Summary of Request:

In the time since the 2020 Land Use Variation was conditionally approved, at the very beginning of the pandemic, our team has worked diligently to balance a willingness to honor the wishes of the Village while also making prudent financial decisions with the best interest of our employees and local customers in mind. To date, we have satisfied all reasonable requirements set forth by Land Use Variation 20-022 but we are now approaching deadlines and objectives which have proved unreasonable if not completely irresponsible.

Within this appeal, we are requesting that the Village modify the requirements for the remaining suggested landscaping modifications while also eliminating a required timeline for future redevelopment. While we at Paragon are excited to be part of the vision for the South Corridor that was created in 2018, it must be understood and acknowledged that there has been no positive progress to date. In the time since Paragon has owned and operated out of the 2400 S Arlington Heights Road property, we have proven to be a visual improvement over the previous owners who had significant storage of raw materials and large commercial highway vehicles and busses operating daily. In addition, Paragon provides an occupied space in a significantly vacant area of the southern corridor. The reality of the property at 2400 South Arlington Heights Road remains that Paragon was the only bidder to present a valid purchase offer when the property was made available for sale to the public, and with the property listed once again, there is still no outside interest. Paragon stands before the Village once again, as a business with a proven track record of growth within and contribution to the community, and we are requesting that we finally be

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treated as such by gaining the full support of the Village Staff, Plan Commission, and Trustees to move forward with Paragon Mechanical operating its business, comprised of office personnel and the storage of thermostats and filters, without further restrictions aside from reasonable landscape improvements.

It is our sincere hope that this explanation helps convey both our desire to cooperate with logical, well-constructed plans, and sound reasoning as to why the imposed timelines and conditional approvals, based on the submission of complete redevelopment plans, need to be entirely removed going forward. This is also not to suggest that any standard requirements should be waived, such as the installation of parking islands, but rather the implementation of a more reasonable plan that helps meet the requirements of both the village and the business operating out of the property.

Previously Completed (Landscaping Phase 1A Requirement):

Upon approval of Land Use Variation 20-022, we immediately removed the two large, dead trees from the property as requested. We then hired an architect to honor the first phase of landscaping installations requiring a 3' wall of vegetation, we submitted that plan to the Village and agreed to have installed the specific plants requested by the Village via e-mail correspondence. This installation was then completed as required in September of 2020 against the advice of two landscaping companies who warned that the salt from Arlington Heights Road would likely kill any plants installed along the roadway.

The plants did survive the fall 2020 season into winter but did not come back in the Spring of 2021. The plants did not die due to a lack of watering or maintenance, but rather because the viability of the plan was not considered by Village Staff during that approval process or during the Plan Commission meeting where this requirement was initially suggested. This ill-fated plan ultimately resulted in a complete financial loss for Paragon, upwards of $10,000 when factoring in watering and labor costs in addition to the cost of the project itself. To make matters worse, the Village did not reciprocate any form of support, despite numerous attempts to schedule meetings, specifically with Mr. Perkins, regarding the continued improvement of this property. Meanwhile, the pandemic persisted which spiraled the economy into unprecedented turmoil. Despite our best efforts and the reality of the world we were living in, we

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continued to receive no consideration or support from the Village as we did our best to navigate the restrictions imposed upon us early in the pandemic.

Modify Section 4, Condition #3 (Landscaping Phase 1B and 2 Requirements):

We are proposing a modified landscape plan in lieu of the original plan outlined in Land Use Variation 20-022. When our parking assessment was initially conducted prior to the start of the pandemic, we envisioned very different future for our business, both immediately and in the coming years. We provided expected building use (therefore parking space requirements) based on a pre-pandemic vision which directly affected the magnitude of the parking lot island installation requirements. The areas of our building that we envisioned as training areas, classroom areas, and future office space were never realized and therefore the parking lot assessment and the parking space requirements are now overexaggerated and unnecessary for our business. Our business realistically requires only 9 total parking spaces, but with the village chart for parking corrected to reflect present day, we believe code would require a total of 12 parking spaces as reflected in the following chart:

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Current Use	Original Use	Square Area/ # of Vehicles	Occupancy/ Employees	Parking Ratio	Parking Required
Office Area	Office Area	2,886	9	1 space / 300 sq. ft.	9.6
Storage/Vacant	**Office Area (Phase II)**	3,386	N/A	1 space / 2 employees	0
Storage/Garage	Storage/Garage	5,150	N/A	1 space / 2 employees	0
Storage/Vacant	**Training/Classroom**	2,006	N/A	1 space / 2 employees	0
Vehicles	2 vehicles	2 vehicles		1 space / vehicle	2
				Total Required	12
				Total Provided	15

Proposed Plan:

We understand and are sympathetic to the Village's desire to show immediate improvement on the property, therefore, we would be amenable to immediately restriping the parking lot surface to include an agreed upon number of parking spaces along the north and south walls of the building (if deemed necessary) as depicted in the included site plan. We would request a Variation to exclude the construction of any new parking islands, both for the sake of safety and also to minimize the cost of the project that we feel will ultimately be undone with a future development. To further demonstrate our commitment to enhance the property in a logical manner, we would also offer to immediately remove "Safety Town" and plant grass seed in its place for additional green space. We feel this would not be a waste of funds as we will need to demolish "Safety Town" regardless, with a future redevelopment.

We feel as though this plan would be beneficial to Paragon as it would eliminate significant wasted cost, and it would allow the Village to show some small progress in the South Corridor when there is no progress occurring elsewhere. We also feel as though the original parking island plan presented serious safety concerns given the already limited maneuvering space surrounding the building, so this compromise would eliminate that risk as an added benefit.

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Eliminate Section 4, Condition #8 (Redevelopment Plan Requirement):

Land Use Variation 20-022 Section 4, Condition #8 requires the submission of a complete Plan Commission application with a subsequent approval by July 20th, 2022. We request that the timeline be eliminated altogether for this condition as the deadline alone is causing a significant roadblock in the potential redevelopment funding process. Once we are ready for redevelopment, we will apply for all the necessary approval and certifications. The following items are specifically creating issues in securing the necessary funding:

1. For us to obtain the funding needed to finance the presently required redevelopment plans, we require a lender or financial institution to approve us for a loan. The issue we have encountered is that no financial institution will provide backing for this "owner-occupied" redevelopment if we are not guaranteed to, at minimum, occupy 60% of the new development. Land Use Variation 20-022 stipulates that redevelopment plans must be submitted and approved by The Village and, in the event of a denial, our temporary approval to operate from within this property becomes null and void, thus reducing our occupancy of the property to 0%. This is important because the entire concept of Paragon redeveloping the property hinges upon funding secured by Paragon and can only be supported by a financial institution if we are unconditionally granted an approval to operate out of the property permanently. Simply put, the very restriction that requires us to provide redevelopment plans is prohibiting us from procuring redevelopment plans at all.
2. The lack of overall development within the surrounding South Corridor is also causing a problem in securing funding for redevelopment of this property and is also a major factor as to why there cannot be a timeline imposed on the project at all. We cannot reasonably be expected to be the first property to completely redevelop given that we can reasonably operate in its current condition, and we are the only candidate willing to take occupancy to begin with. We feel as though Paragon operating out of this property in general already

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serves as a major improvement over the growing number of dilapidated and vacant properties nearby (as depicted in the supporting file). We will continue to grow organically and the only reasonable path to redevelopment will occur when our business or the surrounding area grows enough to necessitate the project.

In the Event of Application Denial:

In the event this petition is denied, and Land Use Variation 20-022 is allowed to become null and void, we will be forced to proceed with one of the following courses of action:

1. We will fully vacate the property and transition to a work-from-home model. We will do the bare minimum as required by local laws/ordinances to maintain the property, and we will wait until the remainder of the Southern Corridor has been fully developed around the property so we may fully realize the potential of our investment in the property. To help cover the tax and maintenance burden, we will continue to search for B-2 approved business to rent space from us.
2. We will move our small inventory of resale products offsite. Our sales, accounting, and dispatch personnel will then remain, thereby eliminating all possible consideration of our business as a "Contractor Shop."

Figure 1: Vacant Bank in South Corridor (Algonquin and Arlington Heights Road)

Figure 2: Vacant Retail (Corner of Algonquin and Arlington Heights Road)

Figure 3: Undeveloped Lot (NE Corner of Algonquin and Arlington Heights Road)

Figure 4: Vacant Office Space (Seegers and Arlington Heights Road)

Figure 5: Vacant Restaurant (Algonquin Road, East of Arlington Heights Road)

Figure 6: Vacant and Highly Neglected Office Building (Arlington Heights Road, South of Algonquin)

Figure 7: Empty and Neglected Office Building (Arlington Heights Road, South of Algonquin)

Figure 8: Neglected Parking Lot (Arlington Heights Road)

Figure 9: Neglected Garbage Area, Filled with Litter (Algonquin Road)

Figure 10: Neglected Parking Lot (North Algonquin Road)

Figure 11: Neglected Parking Lot (Denny's)

Figure 12:Neglected Parking Lot (Arlington Place One)

Figure 13: Neglected Parking Lot (Shell)

Figure 14: American Flag Ripped in Half, Stuck in Tree (for Months)

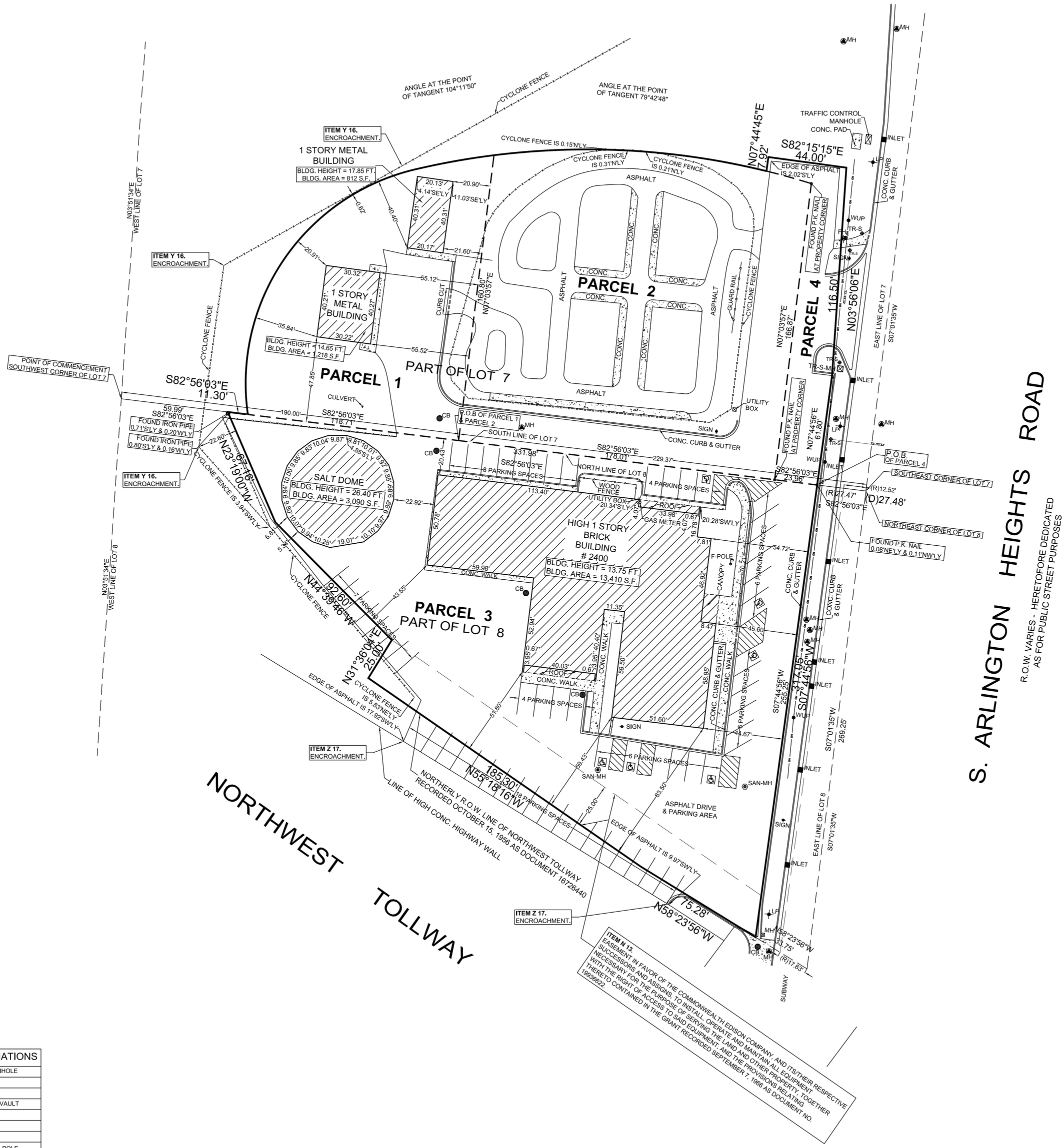
Figure 15: B-2 Zone, Raw Materials Stored Visibly (Arlington Heights Road)

Figure 16: Most Appealing, Well-Maintained Property in South Corridor is a Contractor Shop (Path Construction)

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

0' 10' 20' 50'



LEGEND	ABBREVIATIONS
SAN-MH	SANITARY MANHOLE
CB	CATCH BASIN
INLET	INLET
WVV	WATER VALVE VAULT
FH	FIRE HYDRANT
TR-L	TRAFFIC LIGHT
LP	LIGHT POLE
WUP	WOOD UTILITY POLE
TR-S-MH	TRAFFIC SIGNAL MANHOLE
MH	MANHOLE
SIGN	SIGN
F-POLE	FLAG POLE
	HANDICAPPED PARKING SPACE
(D)	DEED DATA
(R)	RECORD DATA
(M)	MEASURED DATA

ORDERED BY:
ARNSTEIN & LEHR LLP

SCALE : 1" = 30'

DATE : JUNE 14, 2017

FILE No.:
2017 - 25095

DATE	REVISION
12/18/17	REVISED PER NEW TITLE COMMITMENT
10/16/17	REVISED PER REVISED TITLE COMMITMENT
8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17

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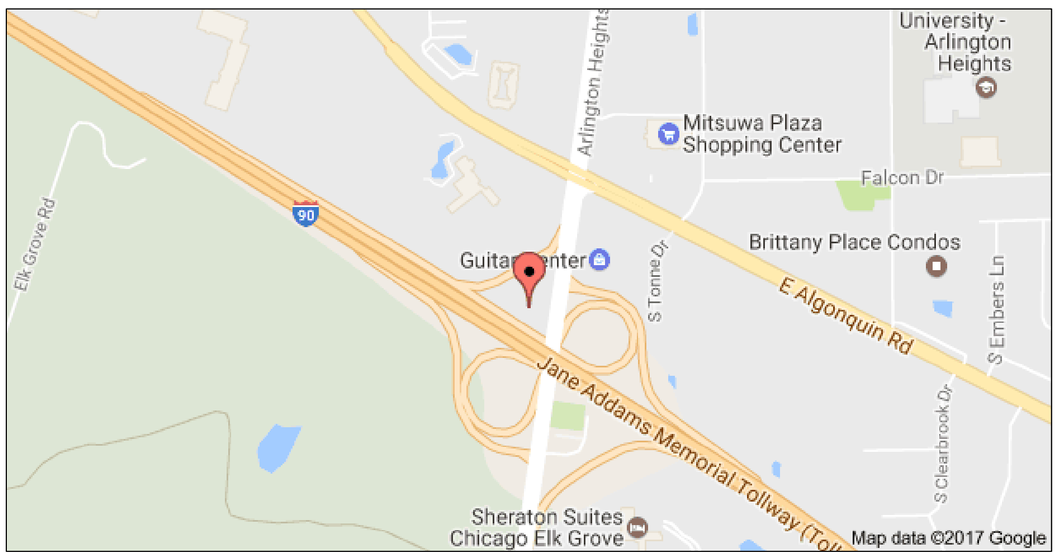
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

OF

LOCATION MAP



FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION **"X" -** AREAS DETERMINED TO BE OUTSIDE THE0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP **17031C0211J,** WITH A DATE OF IDENTIFICATION OF **AUGUST 19, 2008**, FOR COMMUNITY NUMBER **170056 0211 J**, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

NOTES:

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS **S. ARLINGTON HEIGHTS ROAD.**

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;

-EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

ITEM # 8 FROM TABLE A
- ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

ITEM # 11 FROM TABLE A
ALL VISIBLE UTILITIES ARE PLOTTED.

- ITEM # 16 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

- ITEM # 17 FROM TABLE A
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- ITEM # 18 OF TABLE A
THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.

- ITEM # 20 FROM TABLE A
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO.: **1401 008984077 D2**
EFFECTIVE DATE: **NOVEMBER 29, 2017**

ITEMS CORRESPONDING TO SCHEDULE B :

ITEMS 1 - 12.
NOT SURVEY RELATED.

ITEM N 13.
EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED SEPTEMBER 7, 1966 AS DOCUMENT NO. 19936622.
(AFFECTS THE SOUTHERLY 25 FEET, MEASURED PERPENDICULARLY, OF THAT PART OF LOT 8, LYING NORTHERLY OF THE ILLINOIS STATE TOLL ROAD WHERE THE SAME CROSSES LOT 8 AS CONVEYED IN DOCUMENT 16726440)
(AFFECTS PARCEL 3)

ITEMS 14-15.
NOT SURVEY RELATED.

ITEM Y 16.
ENCROACHMENT OF THE CYCLONE FENCES LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTHERLY, WESTERLY AND SOUTHERLY BY VARYING AMOUNTS, AS SHOWN ON PLAT OF SURVEY NUMBER 2017-25095 PREPARED BY UNITED SURVEY SERVICE, LLC DATED JUNE 14, 2017 AND LAST REVISED AUGUST 29, 2017.

ITEM Z 17.
ENCROACHMENT OF THE ASPHALT LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTHERLY AND ADJOINING BY APPROXIMATELY 17.92 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2017-25095 PREPARED BY UNITED SURVEY SERVICE, LLC DATED JUNE 14, 2017 AND LAST REVISED AUGUST 29, 2017.
(PLOTTED ON THE DRAWING)

PARCEL 1:
THAT PART OF LOT 7 OF AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST HALF OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 190.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 7 FOR A POINT OF BEGINNING, SAID POINT BEING 229.37 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTHERLY AND PERPENDICULAR TO SAID SOUTH LINE OF LOT 7 A DISTANCE OF 160.80 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET FOR AN ARC DISTANCE OF 44.70 FEET, WHICH FORMS AN ANGLE AT POINT OF TANGENT OF 104° 11' 50" TO THE LEFT OF SAID LAST NORTH LINE EXTENDED; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 123.00 FEET FOR AN ARC DISTANCE OF 182.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 7; THENCE A EASTERLY ALONG THE SOUTH LINE OF LOT 7 A DISTANCE OF 118.71 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THAT PART OF LOT 7 OF AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 190.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 7 FOR A POINT OF BEGINNING, SAID POINT BEING 229.37 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE CONTINUING EASTWARD ALONG SAID SOUTH LINE FOR A DISTANCE OF 178.01 FEET TO A POINT; THENCE NORTHERLY AND PERPENDICULAR TO SAID SOUTH LINE 166.87 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET FOR AN ARC DISTANCE OF 179.48 FEET WHICH FORMS AN ANGLE AT A POINT OF TANGENT OF 79° 42' 48" TO THE LEFT OF SAID LAST NORTH LINE EXTENDED; THENCE SOUTHERLY ALONG A LINE, SAID LINE BEING PARALLEL WITH THE LAST DESCRIBED NORTH LINE FOR A DISTANCE OF 160.80 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THAT PART OF LOT 8 (LYING NORTHERLY OF THE NORTHERLY LINE OF THAT PART OF SAID LOT 8 CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED OCTOBER 15, 1956 AS DOCUMENT 16726440) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST HALF OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID LOT 8 THAT PART THEREOF CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY WARRANTY DEED RECORDED APRIL 21, 1970 AS DOCUMENT 21139137 AND RECORDED MAY 3, 1970 AS DOCUMENT 21154328, AND ALSO EXCEPTING FROM SAID LOT 8 THAT PART TAKEN BY CONDEMNATION IN CASE 96L50469 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 8 WITH THE NORTHERLY RIGHT OF WAY LINE OF THE NORTHWEST TOLLWAY ACCORDING TO DOCUMENT 16726440; THENCE ON AN ASSUMED BEARING OF NORTH 58 DEGREES 23 MINUTES 56 SECONDS WEST ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF THE NORTHWEST TOLLWAY ACCORDING TO DOCUMENT 16726440 A DISTANCE OF 33.75 FEET; THENCE NORTH 7 DEGREES 44 MINUTES 56 SECONDS EAST 255.25 FEET TO THE NORTHERLY LINE OF SAID LOT 8; THENCE SOUTH 82 DEGREES 56 MINUTES 03 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 8 A DISTANCE OF 27.48 FEET TO THE NORTHEAST CORNER OF LOT 8; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 8 A DISTANCE OF 269.24 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN THE FINAL JUDGMENT ORDER RECORDED MARCH 17, 1999 AS DOCUMENT 99260978) IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF LOT 7 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT 10023115, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 82 DEGREES 56 MINUTES 03 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 27.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 7 DEGREES 44 MINUTES 56 SECONDS EAST, 61.80 FEET; THENCE NORTH 3 DEGREES 56 MINUTES 06 SECONDS EAST, 116.50 FEET; THENCE NORTH 82 DEGREES 15 MINUTES 15 SECONDS WEST, 44.00 FEET; THENCE SOUTH 7 DEGREES 44 MINUTES 45 SECONDS WEST, 7.92 FEET TO A POINT ON A NON TANGENTIAL CURVE, HAVING A RADIUS OF 420.00 FEET, CONCAVE TO THE SOUTHWEST WITH A CENTRAL ANGLE OF 3 DEGREES 33 MINUTES 09 SECONDS, A CHORD LENGTH OF 26.04 FEET AND A CHORD BEARING OF SOUTH 74 DEGREES 25 MINUTES 16 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, 26.04 FEET; THENCE SOUTH 7 DEGREES 03 MINUTES 57 SECONDS WEST, 166.87 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE SOUTH 82 DEGREES 56 MINUTES 03 SECONDS EAST, ALONG SAID SOUTH LINE, 23.96 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2400 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, ILLINOIS 60005**

PERMANENT INDEX NUMBERS:
08 - 16 - 400 - 033 - 0000 (AFFECTS PARCELS 1 & 2)
08 - 16 - 400 - 034 - 0000 (AFFECTS <PLC 4 AND OTHER PROPERTY)
08 - 16 - 400 - 035 - 0000 (AFFECTS PARCEL 3)

AREA SUMMARY:
PARCEL 1
AREA = 15,878 SQ. FT. OR 0.364 ACRE

PARCEL 2
AREA = 30,301 SQ. FT. OR 0.696 ACRE

PARCEL 3
AREA = 52,478 SQ. FT. OR 1.205 ACRE

PARCEL 4
AREA = 4,254 SQ. FT. OR 0.098 ACRE

TOTAL AREA = 102,911 SQ. FT. OR 2.363 ACRES

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	52
HANDICAP	6
TOTAL	58

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, **ROY G. LAWNICZAK**, A REGISTERED LAND SURVEYOR, **LICENSE NO. 35-2290**, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- HVAC EQUIPMENT SALES, LLC

- TOWN OF ELK GROVE,
A QUASI MUNICIPAL CORPORATION AS TO PARCELS 1, 2 AND 3 AND ELK GROVE TOWNSHIP, AS TO PARCEL 4

- CHICAGO TITLE INSURANCE COMPANY

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH **2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS**, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1),7(c), 8, 9,11,14, 16, 17, 18 AND 20 OF **TABLE A** THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 14, 2017.

DATE OF PLAT: DECEMBER 18, 2017

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

BY:_____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2019

ORDERED BY:
ARNSTEIN & LEHR LLP
SCALE : 1" = 30'
DATE : JUNE 14, 2017
FILE No.: 2017 - 25095

DATE	REVISION
12/18/17	REVISED PER NEW TITLE COMMITMENT
10/16/17	REVISED PER REVISED TITLE COMMITMENT
8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17

MINUTES
President and Board of Trustees
Village of Arlington Heights
Virtual Meeting
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 6, 2020
7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Rosenberg, LaBedz, Schwingbeck, Padovani, Baldino, Canty and Tinaglia.

Trustee Scaletta was absent.

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

IV. APPROVAL OF MINUTES

A. Committee of the Whole 06/08/2020 Approved

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

Absent: Scaletta

B. Village Board 06/15/2020 Approved

Trustee Bert Rosenberg moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

C. Committee of the Whole 06/29/2020 Approved

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

Absent: Scaletta

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 06/30/2020 Approved

Trustee Bert Rosenberg moved to approve in the amount of $2,901,512.48. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Paul Scott of Bridging the Black/White Divide said in 133 years the Village has not hired a Black police officer. The 20/21 Board goal of increasing diversity needs more specificity. The Village needs to be more welcoming. Deliberate steps need to be taken. How the sins of the past are handled today is important.

Elizabeth McKay thanked the Police Department for it's comprehensive presentation. She said that people of color work in the Village. At Northwest Community Hospital, 35% of the employees are people of color. At the Lutheran Home, 50% of employees are people of color. These people keep our lives running and deserve a diverse police force. She asked if the Village signed the 8 Can't Wait pledge and if the Police Department is meeting those standards.

President Hayes believes that Arlington Heights is a welcoming place. Nothing prevents a person of color to live or work in the Village. Of course we can do better, that's why it is a priority. He said there is nothing to apologize for. In the past two years, the Village has been chosen as the best place to live in a Daily Herald poll and the 25th most livable community for a town of its size in the nation.

Chief Pecora said the Village meets all the 8 standards. The only situation in which force can be used is when the life of an officer is in danger. The General Orders have been enhanced and now include a duty-to-intervene.

Mr. Recklaus said the Village is interviewing consulting firms to develop a diversity and inclusion audit next week. He is also working with the Chamber of Commerce on a Diversity 2020 program. The Village's Human Resources Director is participating in a diversity symposium next week and the Village is organizing a Community Conversation on diversity with the Park District, School Districts and Library.

Trustee Canty said we have a history that we need to recon with. There is room to grow and move forward. She appreciated all these efforts.

George Motto said he appreciated the efforts toward inclusion. He said he is worried about people not wearing masks when dining out at Arlington Alfresco. He said police officers should be wearing masks.

Mr. Recklaus said mask enforcement is difficult. All the Village can do is make sure there is enough room for social distancing. The Village Policy for employees requires them to wear masks if they will be within 6 feet of others.

IX. OLD BUSINESS

A. Report of the Committee-of-the-Whole Meeting Approved of June 15, 2020

Review of the 12-month period ending 12/31/19 Comprehensive Annual Financial Report (CAFR)

> Trustee Scaletta moved to accept the CAFR as presented. Trustee LaBedz seconded the motion. The motion passed unanimously

Trustee Robin LaBedz moved to approve of the 12-month period ending 12/31/19 Comprehensive Annual Financial Report. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

B.	Report of Committee-of-the-Whole meeting of June 29, 2020 Review of Proposed 2021-2025 Capital Improvement Program Trustee Canty moved, seconded by Trustee Padovani, that the Committee-of-the-Whole recommend to the Village Board that the Board approve the proposed 2021-2025 Capital Improvement Program and that the first year of the program totaling $34,128,700 be incorporated into the Village's proposed 2021 budget.	Approved

Trustee Mary Beth Canty moved to approve the 2021-2025 Capital Improvement Program and the first year amount of $34,128,700 be incorporated into the Village's proposed 2021 budget. Trustee Greg Padovani Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

C.	Report of Committee-of-the-Whole Meeting of June 29, 2020 Operating Fund Overview/Recommended Budget Ceiling 2021 Trustee Rosenberg moved, seconded by Trustee Tinaglia, that the Committee-of-the-Whole recommend to the Village Board that the Board approve the 2021 budget ceilings of $79,861,000 for the general fund; and $24,350,600 for the water & sewer fund.	Approved

Mr. Recklaus said these are parameters set for next year. It's going to be a tough year, and the goal is to keep property taxes as low as possible. This is the second year in a row of a zero percent increase.

Trustee Bert Rosenberg moved to approve the 2021 budget ceilings of $79,861,000 for the General Fund and $24,350,600 for the Water and Sewer fund. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT LEGAL

A.	A Resolution Authorizing the Execution of an Intergovernmental Cooperation Agreement Between the Village and the Town of Normal and Authorizing Normal to Exercise the Powers of the Village of Arlington Heights, Illinois in Connection with an MCC Program and a Loan Finance Program	Approved

Trustee Mary Beth Canty moved to approve R2020-014/A2020-047. Trustee Greg Padovani Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

B.	An Ordinance Establishing the Speed Limit on Certain Streets in the Village of Arlington Heights (East Olive St between N Douglas Ave and N Windsor Dr; East Brittany Dr between N Arlington Heights Road and N Highland Ave; and West Brittany Drive between N Dunton Ave and N Highland Ave)	Approved

Trustee Mary Beth Canty moved to approve 2020-019. Trustee Greg Padovani Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

C.	An Ordinance Designating Two-Way Stop Streets (Heritage Park)	Approved

Trustee Mary Beth Canty moved to approve 2020-020. Trustee Greg Padovani Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Paragon Mechanical - 2400 S. Arlington Heights Rd. - PC#20-004
Land Use Variation, Rezoning — Approved

Kevin Polka, owner of the property and Paragan Mechanical, said he would like to operate his business out of this site that he purchased from Elk Grove Township. The Township had been operating in this space until March of 2020. Paragon worked out of a building at 11 N. Arlington Heights Road and received a Land Use Variation for that location which is zoned B-2. Paragon Mechanical is a licensed and registered contractor with the Village. Mr. Polka showed long range renderings for the site, but in the meantime wishes to operate in the building as it is today. He would add some landscaping, but would like to hold off on a full landscape plan until phase two so that plantings didn't need to be put in only to be replaced after a few years. His business has been operating out of home for a couple of years, and he only parked trucks at the site. Mr. Polka asked for relief on condition #6 of the Plan Commission recommendation, saying he did not want additional sign restrictions that were outside of the Code. He said signs near the on ramps were critical to his success.

Mr. Perkins said Paragon began illegally parking on the site on or prior to April 2018 after purchasing the property. A violation ticket was issued in August of 2019 by the Building Department. The vehicles were moved for a short time thereafter. In February 2020, Paragon submitted their request for the Land Use Variation.

The Village Board recently approved the South Arlington Heights Road Redevelopment Plan and TIF District thereby setting goals and providing financing for the area. Mr. Perkins said Paragon is a great business in the community. The Arlington Heights Road site has not been properly maintained and is not a good view into the corridor. Mr. Perkins said staff would like the property maintained, cleaned up, redeveloped and a phased landscaping plan implemented. A full landscape plan would not be necessary for phase 1 implementation. Staff's recommendation was to deny

the variation for a contractor shop on this site. The Plan Commission voted to approve it with conditions by a 6-3 margin. Signs would not be permitted on the frontage road and a monument sign would be required on Arlington Heights Road.

President Hayes asked if there were assurances that Phase two would occur. He said he liked the requirement suggested by staff to limit the variation for two years if the second phase plans were not submitted. Staff does not object to the rezoning. President Hayes said it does not make sense to approve the rezoning if the project is not approved.

Trustee Tinaglia asked for the background information on why the site was zoned R-1. Mr. Perkins explained that when properties are annexed, they are automatically classified as R-1. The two lots on this site were annexed in 1963 and 1983. Mr. Polka said he purchased the property at a public bid 18 months ago. Trustee Tinaglia said he didn't have a problem with the use, but struggled with the lack of an official petition for phase 2. He said it is unfair to look at the renderings as nothing will happen for many months.

Trustee Rosenberg said the Board has never approved a petition not knowing what will happen. He approved of the staff condition. He said it did not make sense to put in landscaping if it had to be ripped out again. He asked if there would be storage or fabrication. Mr. Polka said no.

Mr. Polka said he is presenting his vision, it's a unique situation. He doesn't have the funds to develop the site now. He plans to use the site as it is, maintain it and improve it in the future as his business grows.

Trustee Schwingbeck asked why the Code violations occurred and why nothing changed after the citations were issued. Mr. Polka said there were a series of misunderstandings. He had a lease agreement with the Township, when the Village issued the violations, he was not there. Bad assumptions were made. After he understood, he moved the vehicles to the back. The Township was responsible for maintenance during their lease. They moved out in March. He said it will be maintained now. Trustee Schwingbeck said he wanted to make sure Mr. Polka would do what was asked. Mr. Polka said his business operated at 11 N. Arlington Hts. Road without any complaints and they backed up to a residential neighborhood.

Trustee Baldino asked what other kinds of businesses could be on the site. Mr. Perkins said drug stores, hotels and fast food restaurants would fit on the site. In the Village, Walter E. Smithe has a similar site. Trustee Baldino said he wants to support a local business, but doesn't want to approve a plan that isn't a plan. He liked the idea of a deadline.

Trustee LaBedz discussed the parking issues that could be possible with other uses. She asked why the trucks were parked there if the business was not. Mr. Polka said two trucks were parked there and employees kept the

other vehicles at their homes. This was part of the agreement with the Township. Trustee LaBedz wanted the trucks to be parked out of sight of the roadways and they were not, even though it was possible. That is the intent of the Code. Trustee LaBedz asked for the front of the building to be made presentable with more landscape screening. She liked the staff presented time line and conditions.

Trustee Canty said she also liked holding the developer to the 2 year timeline. She said it is a challenge to get things developed in the southern corridor.

Trustee Padovani concurred. He asked what the impacts were if the timeline was not met. Mr. Perkins said the petitioner could request an extension. The challenge is that the property was purchased without the correct zoning. If it was not a local business, staff would not have considered the request. He wished they had asked about the issue prior to purchasing the property. If the Land Use Variation becomes voided, the business would have to vacate the building that they own.

President Hayes said he did not like the legal ramifications and was not comfortable with supporting the petition.

Trustee Tinaglia agreed, saying it was a slippery slope. He struggled with telling someone they can't operate their business. He said he wants something wonderful for the south corridor and believes this project might sell the Village short.

Mr. Polka said he needs the signage to make the deal work. He said there are no absolutes in development and in the recession, this is a great offer for the Village. Trustee Tinaglia said for him, signage is not the issue. He cares more about keeping the corridor on the right path.

Mr. Polka said there are no materials on site and no fabrication. He's okay with only keeping two trucks there. The Village won't get anything better in the current economic climate. He purchased the property via a public bid and no one has approached him to purchase it. The world is changing and the Board's vision is not reality. His company would have less of an impact than the use that has been there for 35 years. Mr. Polka said he wants permission to have the signs allowed by Code. The Plan Commission's recommendation holds him to a higher standard.

Trustee LaBedz asked staff to work with the petitioner to develop a moderate landscape plan as she would like more beautification.

President Hayes said the approval assumes phase 2 will occur, it puts the Village in a bad position and the use is not his long range vision for the area.

Trustee Baldino said he heard Mr. Polka on the sign request but a rendering

is not a plan. He said his supports the Plan Commission's recommendation.

Trustee Tom Schwingbeck moved to concur with the Plan Commission's recommendation with the following additional conditions: 1. That staff work with Paragon to develop a moderate beautification plan for Phase 1. 2. Within 2 years of Ordinance approval, the petitioner shall submit a complete Plan Commission application and redevelopment plan for the property. If no application is submitted and subsequently not approved, the Land Use Variation shall be null and void. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, LaBedz, Padovani, Schwingbeck
Nays: Hayes, Rosenberg, Tinaglia

Absent: Scaletta

XIII. LEGAL

A.	An Ordinance Amending Chapters 16 and 18 of the Arlington Heights Municipal Code (Section 16-406 - Nuisance Prohibited; Section 18-307 - Negligent or Distracted Driving; Section 18-405 - Administrative Hearing)	Approved

Mr. Recklaus said this cleans up the Code. Language was added at Trustee Canty's suggestion to give examples of what constitutes distracted driving. The Staff recommended changes included adding language for compliance with ADA and removing references to unattended horses.

Trustee Mary Beth Canty moved to approve 2020-021. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Richard Baldino moved to adjourn at 9:12 p.m.. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck, Tinaglia

Absent: Scaletta

APPROVED

PLAN
_____
_____
_____

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

COMMISSION

RE: PARAGON MECHANICAL - 2400 SOUTH ARLINGTON HEIGHTS ROAD - PC# 20-004
LAND USE VARIATION, REZONING

REPORT OF PROCEEDINGS had before the Village of

Arlington Heights Virtual Plan Commission Meeting taken at the Arlington Heights

Village Hall, 33 South Arlington Heights Road, Arlington Heights, Illinois on the

13th day of May, 2020 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner
JAKE SCHMIDT, Assistant Planner

CHAIRMAN ENNES: Hi, everybody. So, I'll call this meeting to order, our first virtual meeting of the Plan Commission. It's been a long time since we've met. I'm going to ask us to do the Pledge of Allegiance, but we can all stay seated.

(Pledge of allegiance recited.)

CHAIRMAN ENNES: Okay, so Sam, would you please call the roll?

MR. HUBBARD: Yes. Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost. Commissioner Drost, I see you, but you're on mute. If you press and hold the spacebar, you'll get off mute temporarily. While you press it, there you go. You've got to hold the spacebar down while you're talking.

COMMISSIONER DROST: Okay, got it. Thank you.

MR. HUBBARD: All right, present and accounted for. Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Present.

So, good to see where everybody's sitting and working from, quite a wide variety of places.

This evening, we are going to hear two petitions. Before we get going on those, I would like a motion to approve the minutes from our last two meetings which were sometime ago, February 26th, the 710 North Dunton Avenue Lot Consolidation, and Shirley Ryan Ability Lab.

COMMISSIONER GREEN: I'll make a motion for approval.

COMMISSIONER JENSEN: I'll second.

CHAIRMAN ENNES: Who was the second?

COMMISSIONER JENSEN: Lynn Jensen.

CHAIRMAN ENNES: Okay, and all in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Do we need to take a roll on these, Sam?

MR. HUBBARD: No, I think I mentioned --

CHAIRMAN ENNES: Just so you know it.

MR. HUBBARD: If we could just make it clear --

COMMISSIONER DROST: I wasn't there.

MR. HUBBARD: If anyone wasn't there, please let me know.

Then once we're through with this, I'd just like to go over a few best practices for the evening's meeting so that we're all on the same page.

CHAIRMAN ENNES: Okay.

MR. HUBBARD: So, did anyone not vote for approval of the minutes?

CHAIRMAN ENNES: I did not because I was not there, Chairman Ennes.

MR. HUBBARD: Okay, one non-vote for Ennes. Thank you.

COMMISSIONER DROST: And Drost.

MR. HUBBARD: And Drost, okay. All right, so that's seven in favor and two not voting.

All right, so I just want to welcome everyone to our meeting this evening on May 13th. It's going to work a little bit different this evening compared to our standard format since we're doing virtual hearing over Zoom.

So, the way this is going to work this evening is Staff will begin with an overview of the project and the Staff report and presentation. Then the Petitioner will be able to provide additional commentary and responses to Staff's questions. Then the Plan Commissioners can deliver their initial comments and questions. Then we'll open it up to the public.

If any public is in attendance and watching over a computer over Zoom, when we get to the public attendance comment section, if you have a comment, please raise your hand in Zoom. That way I'll see that you want to make a comment. Or if you dialed in over a phone, please dial *9, and then you'll be added to the queue to speak on this petition. Once all public commentary has been received, we'll close the public hearing and then we'll go into final deliberations on the project.

It's really important if you're not speaking, if you can always keep it muted on Zoom. Any type of movement of paper or shuffling of things in your office or typing on the keyboard will automatically have the camera go to you even if you're not the one speaking. So, I can strongly, strongly encourage people to keep themselves on mute unless they have something to say. If you're watching this and participating over a computer, if you press and hold the spacebar, it will automatically unmute you while you're holding the spacebar and you can make your comment. Then after you're done, you can let go of the spacebar and you'll automatically be put on mute again. Otherwise, you'll just have to click the mute and unmute function on Zoom.

If I lose my connection this evening, please just stay here. You can all stay in the meeting until I am able to reconnect. Or if you lose your connection, then you can just reconnect using the same login and password as you did the first time.

That being said, we're ready to start the new business, Terry.

CHAIRMAN ENNES: Okay, I have one comment to make before we start with the hearing on Paragon, and that is that Mr. Polka, I have known him for sometime. We have been a, he is a client of the firm that I owned until February. I'm no longer an owner of that firm. I'm kind of retiring. So, I have discussed this with a couple of people within the Village and they felt that there wasn't a conflict on this property. I am familiar with it. So, you know, in the spirit of being open, I just want to make you aware of that.

So, for this hearing, I would like to start. Sam, you said you're going to start with your report first?

MR. HUBBARD: Yes, absolutely. I would make a -- I would note that all public notices on this project have been given. Once I give my report, you can ask if the Staff, if the Petitioner has read the Staff report and you can swear them in. Then we can proceed in that regard. So, let me jump into the presentation here. Hold on.

CHAIRMAN ENNES: Okay.

MR. HUBBARD: All right, can everyone see the presentation?

(Chorus of yeses.)

MR. HUBBARD: All right, so the subject of the hearing this evening is 2400 South Arlington Heights Road. The property is currently zoned R-1. It's a One-Family Dwelling District with a portion on the northern side of the site zoned in the B-3 General Service, Wholesale and Motor Vehicle District. The Petitioner has requested a rezoning from the two districts into the B-2 General Business District, and Staff is supportive of this rezoning. The B-2 District allows for a wide range of commercial land uses, and given the surrounding land uses and the subject property's location along a major arterial thoroughfare, we believe that the B-2 District is appropriate for this location.

The variations that are also requested this evening, one of them relates to this rezoning, and that's because the minimum allowable size in the B-2 District is four acres. Upon examining the subject property, it would only be a portion of B-2 area that's 2.36 acres, and therefore, a variation is required. Staff is supportive of this requested variation. We believe that the B-2 District will allow a range of uses that's generally compatible with the existing uses within the area, and the B-2 Zoning will not alter the essential character of the locality. There is a large area of existing B-2 zoned land, approximately 200 feet to the north of the subject property.

The Petitioner is proposing to occupy the land with Paragon Mechanical which is a mechanical work contractor that services both residential and commercial clients. Per their website, they specialize in heating and cooling and domestic hot water, and they offer installation and replacement, repair and general maintenance of these types of systems. They did receive a land use variation in 2010 to allow their business at 11 North Arlington Heights Road which is zoned B-2 as well.

Paragon is a licensed and registered contractor with the Village of Arlington Heights Building Department, and the use is defined as a contractor shop per our zoning code which states that any establishment used for conducting administrative, clerical, and general business affairs, indoor maintenance, indoor storage of contractor vehicles, equipment and materials, and may include a contractor's business office and also a design showroom. That's what a contractor shop is per our code and the Petitioner's business fits that classification.

This type of use is not allowed in the B-2 District and, therefore, a land use variation is required, and I'll get into the details of that later on in the presentation. Additionally, a variation is required to waive the requirement for a traffic and parking study by a certified traffic engineer, and I'll get into that as well later.

So, here's an aerial of the subject property. It's two and a third acres in size and it's the former home of the Elk Grove Township facility. The Petitioner has purchased the entire site which is occupied by a single-story building

about 13,000 square feet, as well as two auxiliary storage garages, a salt dome, and a children bicycle safety area. The Petitioner has been occupying this building since as early as July 2019.

Primary access to the site comes from a full access signalized intersection with Arlington Heights Road, and the site has street frontage and visibility on all three sides; to the east along Arlington Heights Road, to the north and northwest on the on-ramp, and to the south and southwest on the I-90 tollway. This site has excellent vehicular access with the traffic signal and has great visibility from its frontage. There are approximately 57 exterior parking spaces on the site and 13 interior spaces for a total of 70 parking spaces on the site.

Here's the site plan. Paragon's business plan consists of two phases. The first phase involves the establishment of their business on the subject property where they'd like to occupy the site as is. This slide shows the existing conditions on the site. Hours of operation for Paragon would be 7:00 a.m. to 5:00 p.m., and there would be six office employees working out of the site as well as nine technicians and installers that work out of their vehicle and only come to the site as needed. So, that's a grand total of 15 employees. Again, there are 57 exterior spaces and 13 interior spaces, so 70 spaces for 15 employees.

Paragon currently owns one runner van and eight work trucks. The van and one of the trucks would be permanently stored on site at the rear of the property behind the building so it's not going to be visible from Arlington Heights Road. The remaining vehicles go home with the technicians at the end of the day and are not stored on the subject property overnight. Technician trucks would occasionally access and park at this site during the day for miscellaneous purposes such as material pickup or meetings, but day-to-day operations are designed where the products are delivered directly to a job site, the technicians drive from their home to each job site without being required to stop at the subject property.

The Petitioner has stated that the van may also be stored within one of the garages, and then if technicians need to access the site during the day, they will be required to park at the rear of the building so as not to be visible from Arlington Heights Road. Paragon does not own any heavy machinery or equipment.

This is the floor plan showing the site. During phase one, they would occupy approximately 2,800 square feet of office space where they would manage their day-to-day functions like accounting, scheduling and sales; and then about 2,000 square feet of training space used to train their installers and technicians on new equipment, installation or repair techniques; and then about 5,000 square feet of storage space for vehicles and miscellaneous materials like thermostats, smoke detectors, igniters, flame sensors, et cetera. The remaining portion of the building, about 25 percent, would be left vacant while the Petitioner finalizes details for phase two of their business plan.

Phase two entails a multi-use redevelopment of the site. This is a conceptual rendering showing the potential future redevelopment of the site. In this phase two redevelopment, approximately one-third of the site would be occupied by commercial uses like, you know, either an office or a small coffee shop or something along those lines. Then the remaining two-thirds of the site would be redeveloped as Paragon's in-home smart hub which would provide hands-on assistance to customers in choosing the right products for their home or business. The hub would have an array

of products and systems installed and fully operational for both residential and commercial customers to view and experience to help them make a well-informed decision before purchasing or scheduling an installation.

Ultimately, Paragon would like to expand to satellite locations throughout the Chicagoland suburbs, all of which would report back to the hub location on the subject property. The training center may expand in phase two to offer training for individuals outside of the Paragon organization. Build-out of this Arlington Heights hub and accompanying commercial uses would take place approximately two years after occupancy of the site. Final details on the future of phase two redevelopment have yet to be determined, although it would involve a substantial remodel or demolition of the existing building as well as significant exterior site alterations. This is just a concept at this point. If and when this moves forward, it would require special zoning consideration through the Plan Commission, you know, regardless of whether or not the land use variation is approved this evening.

Relative to parking, any land use variation or rezoning that's greater than 5,000 square feet and located on a major arterial which is Arlington Heights Road, is required to provide a traffic and parking study by a certified traffic engineer. The Petitioner has requested a variation to waive this requirement and provided written justification in support of that variation. Staff concurs that the necessary criteria for approval of this variation have been met. Given the characteristics of Paragon's business operations where technicians keep their contractor trucks at their personal residences and are dispatched directly from their home to a job site and only occasionally access the site, plus the low amount of office staff that would be working out of the facility in combination with the low expected volume of walk-in customers, Staff believes that the traffic impact from this use would be minimal. We would note that the site contains a surplus parking relative to requirements and expected parking demand. So, we're supportive of this variation.

In June of 2018, the Petitioner appeared before the Conceptual Plan Review Committee for review of this project. Overall, I would say that the Conceptual Plan Review Committee expressed some concerns with the use of the site as a contractor shop, but they were supportive of the future phase two development concept. At that time, the future phase two development concept did not contemplate any commercial uses; it would have just been for the Paragon smart hub. The Conceptual Plan Review Committee encouraged the Petitioner to work with Staff to address the impact of contractor vehicle storage, and there were some members that questioned whether this was an appropriate land use at this location.

So, Staff's first knowledge of Paragon on the subject property came in February of 2018 when we observed Paragon trucks being stored on their property and parked at the front of the site along Arlington Heights Road. Contractor vehicles were observed again in April and July of 2018. Then, around July of 2018, the Village made contact with Paragon to inform them that vehicle storage on the property was not allowed. Historical Google street view images showed the parking continuing to occur in September, October and November of 2018. In July of 2019, Village Staff observed Paragon trucks still being parked on the subject property, and it was discovered that Paragon had vacated their previously approved location on North Arlington Heights Road and their website now advertised that they were located at the subject property, 2400 South Arlington Heights Road.

Occupancy of the subject property without proper zoning approval is a violation of the zoning code. So, in August of 2019, the Village reached out to Paragon on two separate occasions to inform the Petitioner that occupancy onsite was not allowed. Through the remainder of 2019, Paragon continued to illegally occupy the site without pursuing the necessary zoning approvals until February of this year when they did submit a Plan Commission application. I would note that Staff has not observed contractor vehicle parking at the front of the site along Arlington Heights Road since this application has been received.

So, for any land use variation to be approved, it has to meet certain criteria as outlined in zoning code. On the screen, you can see that criteria. Based on an analysis of these standards, the Staff Development Committee does not believe that a contractor shop, which is a quasi-industrial/service-related use, is compatible with the existing land uses of nearby property. In reaching this finding, we considered the unique aspects of this use at this unique property.

The property has excellent visibility with roads on three sides. It also directly abuts a major interstate highway and is located along an entrance and exit to this highway. The property is also part of the South Arlington Heights Road Corridor, which is an overwhelmingly commercial corridor in nature. The site is a prominent gateway into the Village, and this property is specifically referenced within the South Arlington Heights Road Corridor Plan which outlines a vision for this site as being part of the commercial gateway into the Village.

Given the location and excellent site access, this property is ideal for commercial uses. I want to be clear; we don't take any issue with Paragon as a business. We've read some great online reviews about the work they do. We talked to people that can vouch for their knowledge and expertise in the mechanical contractor realm. We know they're also a philanthropic business. They give back to the community that they're part of. We think that Paragon is a great asset to Arlington Heights. We just don't believe that this is an appropriate site for their business.

So, relative to the first standard on this slide and the essential character of the area, Staff finds that a contractor shop does not fit with the pattern of development in the vicinity. It would alter the essential character of the locality.

Any exterior storage of contractor trucks would be unsightly and detrimental to the surrounding community, to the surrounding properties. Although trucks parked at the rear of the site would not be visible from Arlington Heights Road, they will be visible from both the tollway and on-ramp. Given the unique characteristics of the site, we found the proposed use to be incompatible with the existing land uses and zoning of nearby properties. Relative to the spirit and intent of the Zoning Code, Section 2.14 of the Zoning Code states that one of the intents of the code is to provide for the gradual elimination of non-conforming uses of land, buildings, and structures which are adversely affecting the character and value of desirable development in each district.

The South Arlington Heights Road Corridor Plan outlines a vision for the general uses that are desirable in this area. This plan was prepared with extensive community outreach and participation. It states that commercial uses on the site are appropriate. While it's true that this use would replace the Elk Grove Township maintenance and office facility, it's establishing a similar use that would have

comparable adverse effects on the character of the area. Service-related uses on the site with excellent access located along a major commercial corridor directly off of an expressway interchange will detract from the commercial character of the area.

This is not a gradual elimination of a non-conforming land use because a non-conforming land use will still occur on the subject property. Land use variations run in perpetuity. So, no elimination of a non-conforming land use is occurring here. To put it another way, one non-conforming use has terminated and another non-conforming would be established with rights to continue in perpetuity.

Finally, the Staff Development Committee does not believe that the variance requested is the minimum variance necessary to allow for reasonable use of the property. There are a wide range of uses allowed in the B-2 District that would allow reasonable use to the property, and the property has not been vacant for any significant period of time. The approval of a land use variation to allow a contractor shop on the subject property is a substantial departure from the permitted uses within the B-2 District beyond what is necessary to allow for reasonable use of the property.

For these reasons, the Staff Development Committee does not believe the necessary criteria for land use variation approval have been met. I mean, look, we understand that Paragon is not your typical contractor shop. We acknowledge that they don't have a large fleet of vehicles being stored overnight on the site. There isn't a fleet of contractor trucks that arrive and depart every morning and come back every night as part of their typical operations. They don't do repair or assembly of equipment on site. The mechanical systems that they install are typically shipped directly to the job site for any minor assembly and subsequent installation.

So, we agree that the use as is currently proposed doesn't represent a massive leap in the wrong direction like a typical contractor shop might entail. However, as this business grows, the intensity of the use will only increase, and business operations may change to more resemble a typical contractor shop. Even at the extent proposed, it is still a step in the wrong direction relative to the vision laid out for this corridor. This location is a prominent gateway to the community that is prime for commercial uses. The 2020 to 2021 strategic priorities of the Village Board call for improvements to the gateways into the Village, and establishing this use at this location is going in the wrong direction. As such, Staff is not supportive of the request to land use variation.

CHAIRMAN ENNES: Sam, is that the end of your report?

MR. HUBBARD: So, in conclusion, we do believe that the criteria for the rezoning and the variations have been met. However, we do not believe that the criteria for land use variation approval to allow a contractor shop has been met, and we would recommend denial of that portion of the application. That does conclude my presentation.

CHAIRMAN ENNES: Thank you, Sam. Is there a motion to approve the Staff report? Maybe it would help if, when you make a motion or second, if you state your name.

COMMISSIONER DROST: Commissioner Drost, I make a motion to accept the report.

COMMISSIONER WARSKOW: Mary Jo, I'll second it.

CHAIRMAN ENNES: All in favor? Anyone opposed?

(Chorus of ayes.)

CHAIRMAN ENNES: Was anyone opposed?

(No response.)

CHAIRMAN ENNES: Okay, so seeing approval of the Staff report, that would be entered into the record. We will go to the Petitioner's report.

Mr. Polka, I am going to swear you in at this time. If you could state your name and swear to tell the truth about the matters before you this evening?

(Witness sworn.)

CHAIRMAN ENNES: Okay, would you please provide us with your report? Let me also state, Mr. Polka, there are a number of conditions involved in your application or the petition. When you give us your report, would you discuss any with us what you disapprove of?

MR. POLKA: Absolutely. So, when you, and forgive me, even though I went through this in 2010, I'm a little rusty on the process. I was hoping that at some point I could talk to you just about the business and overall. I don't have a formal slide show. Sam did a great job, better than me. I have a report that I'm going to read off of a little bit. Is that okay? So, would that be the time now?

CHAIRMAN ENNES: That would be good. That's perfectly okay, and go ahead and tell us about your business if that's, you believe that's material.

MR. POLKA: So, I just wanted to say to Sam, I appreciate, he's put a lot of effort into this. Him and I have gone back and forth a lot. It's been a challenge for me to be doing this amongst many other things.

Before, I want to just explain to everybody here a little bit about me. I live in Arlington Heights. I have two great kids and a wife who also live in Arlington Heights. I came to Arlington Heights back in about 2009, or 2008. Then shortly after that, my business was in Mount Prospect; we brought it to Arlington Heights. As Sam mentioned, we had a very similar situation, but I like Arlington Heights. I like the community; I'm a part of it. I enjoy being here, and my kids like it, too.

But I want to, before getting into the business and the property, I really want to address something. I had the opportunity to talk with Mr. Perkins yesterday. I apologize, I didn't get a chance to inform Sam about that conversation. But though, Mr. Perkins, the Director, and I didn't get a lot of opportunities to talk about this project in detail. Sam and I did. We went through a lot of things. But just yesterday I had asked him what was, why was there so much resistance, and he made it clear that he was really concerned about the parking and the trucks, which I really didn't understand. Sam brought it up today and I really want to address that issue before I get into what I have already prepared.

What I think wasn't brought to light and never asked to me, and I'm going to present now and you can ask the Township of Elk Grove is that when we bought the building and the building was bought on an open bid process, anybody could have bought the building, but nobody was interested. It is a great site, but it's very, very unique. We were, it fits our needs well. Understand something, and Sam, I think you're not even privy to because it never came up except for with Mr. Perkins just yesterday, was that when I first acquired the property, the Township of Elk Grove requested that they lease it back from us. That was part of the purchase. They were expected to leave shortly, but unfortunately that process, their building that they moved

into took longer than expected.

So, as Sam brought up and Perkins brought up, too, about the trucks being onsite, when we wrote the lease with a prominent lawyer from Arlington Heights representing us, and the Township and their lawyers, we specifically wrote in the lease that we would park the trucks in the front to get marketing. I legitimately didn't know anything was wrong with that. I thought it was just a good business move that while they're there, we could put the trucks in the front to get marketing value out of the purchase and the liabilities that we just took on. You know, and I told Mr. Perkins, please, you have no worries about the trucks moving forward. But once it was already in motion, we had nowhere to put them. It wasn't so easy because the Township was here and they had no -- it was a complicated situation because they had buses here. In the lease, we said move your buses. We just took over the spots where the buses were, where the dental truck was, and we didn't think there was any harm in that.

So, I just wanted to make that point as Sam brought up something that was true. We did have them here, but it was under unique circumstances. I'm sure we can get Mike Sweeney to testify to all those unique circumstances who was part of the building when it was the Township. But I wanted to thank Sam for all of the work that he's done, and Mr. Perkins for taking the time to call me late yesterday. I know he was probably wanting to get home; I appreciate that.

But I also, I want to take the chance to talk to you a little bit about who Paragon Mechanical is as that's I think really important in the decision here. You know, we went in, we did buy 10 years ago in 2010 a building that was on the market for a while. At that time, the same as since the beginning and the same now, our whole model of business is doing things a little uniquely. We specialize in the products that are secondary to most people. We do product, we install and service products like solar panels, condensing boilers, geothermal.

One thing people have always said to us, our customers have always said to us, because we do a lot more service than we do on the, let's say install side, which is probably normal just given how quickly you can service something versus how long it takes to install. But people have always said, wow, I wish I would have known about you and your business before we had this installed, because a lot of the times we go, someone wants a new condensing boiler and then realize that it's a little bit more unique. It's a little bit more complicated. It requires more attention to detail. The newer products require a different level of expertise, and we offer that to our customers. That's who we are. That's who we'll always be.

You know, yes, I understand we're in this classification of a contractor shop. We went through that back in 2010 with Matt where it's almost an identical situation. You know, Matt had wrote in his letter, Matt had wrote and I just want to verbatim it. He had said that even though they are a contractor shop, so although a contractor shop is not listed as a permitted use within the underlying zoning district which is B-2, keep in mind at that time we were at 11 North Arlington Heights Road, right down the street. So, we're at 2400 South, we were at 11 North. We were right next to the Village Hall. I don't know if you all know where that is, but it's right across the railroad tracks is where we were. That was a B-2. When we presented to the Village that we wanted to move our business in there, we explained to them at that time our model, our business. It's very specialized, you know, and so they understood that. Matt, who was Sam at that time, had wrote in his own words in the Staff report

that I think Sam e-mailed to everybody, although a contractor shop is not listed as a permitted use within the underlying zoning, Paragon Mechanical represents a unique situation since they're a service oriented use that will have minimal impact to the adjacent residential neighborhood and is compatible with the surrounding land use pattern.

So, my point is that, and understand something, for the 10 years that we were there, we never got one complaint. Never got one complaint about our use, and we complied with all of the Village's requests. To that point, I wanted to take the opportunity to introduce to you a member of our team, a great member of our team at Paragon Mechanical. He's going to talk to you a little bit about our marketing philosophy and about a contractor shop. His name is Steve Pfaff.

If I could turn it over to him, and then I want to continue talking about Paragon Mechanical and then talk about the property. I don't know how to exactly do that, but if I could have Steve chime in and take over for a moment? I don't know, Sam, do you do that?

MR. HUBBARD: No, Steve has, the floor is his. He can go ahead and speak. I see he's on mute.

MR. PFAFF: Good evening.

CHAIRMAN ENNES: And I will need to swear him in also. I don't see Steve, I assume he's down below.

(Witness sworn.)

CHAIRMAN ENNES: Okay, please tell us about your marketing efforts.

MR. PFAFF: Thank you. Well, good evening, ladies and gentlemen. As Kevin stated, my name is Steve Pfaff. I manage the daily operations as well as the marketing for Paragon as Kevin had stated. I began working here at Paragon in 2014 which was six days after my first daughter was born, and it's funny because my wife and I just welcomed our third child last Thursday, exactly six days before today. So, hoping that that's a good omen here.

I mentioned family specifically because Paragon is also an enormous part of my life and I care a great deal about it. The growth that my family has experienced directly mirrors our growth as a company here. I'm actually just incredibly proud and grateful that we're even here before all of you this evening having this conversation because it truly represents a large accomplishment for our team here by its own right.

As Kevin was mentioning, one of the biggest contributors to our success as a team, as a company, is the large emphasis that we do place on differentiating ourselves from other contractors out there. In fact, you know, the main purpose of this property is not to function as a contractor shop, as we've attempted to stress over and over again. It's actually quite in line with the vision of the South Corridor Improvement Plan and that of the goals of Arlington Heights. This is as much of a marketing opportunity for us as it is the Township.

We do a lot of high-end, high quality installations. We do quite a few high profile customers in Chicago as well who look to our property to represent the work that they expect us to perform in their homes. So, we don't want a bunch of vehicles piling up in our backyard. We don't have a bunch of materials sitting on the site as previously mentioned. It's important for us that our property truly

represents the brand and the value that we'd want to convey to our customers.

I mean, we expect this from top to bottom within our organization, whether it be folks here in the office answering the phone, being kind and courteous to our customers, just getting back to customers after work has been performed. I'm sure as homeowners, everyone of us here in this meeting tonight has experienced that contractor who just didn't bother to follow-up or didn't bother to call them back, or didn't bother to take their shoes off at the front door and made their house a mess. All of those things, all of those minuet details we really heavily considered here. That's not going to be any different with this property.

We're very excited to make this property the face of Paragon Mechanical, now more than ever in the current climate, with what we've got going on in the world. We've got people virtually visiting our premises more than ever. Google street view is going to become more useful a tool when vetting your contractors than ever before. The image that we portray via street, via our website, whatever comes down the line is going to be more useful than ever before when people aren't venturing out as much anymore to find folks to come and trust and to come in their home. The processes we've implemented in light of the current climate just to keep our customers and our employees safe go hand-in-hand with that.

So, all of this is to say the property is an image for us as much as it is an image for Arlington Heights, and we need that to come through. We need to kind of get through this first phase of occupancy as quickly as we can here, get to that second phase where we really work to beautify this property, really work to implement, as you saw it in Sam's presentation, our goal and our vision for this property. So, that's all I have to say about that and I'll pass it back over to Kevin.

MR. POLKA: Thank you. Thank you, Steve. You know, Steve does a great job of handling a lot of the day-to-day, and I wanted him to, you know, speak to you just to kind of give you an idea of that, you know, image as it's important to the Township. The community is extremely important to us. You know, when you're dealing in our business and in this particular business, you know, unfortunately, you know, we rely on new customers. New customers have never dealt with us. They don't know us any different from anybody else. So, it's important that we have done everything we possibly can up front to convey to them in an appearance and in everything that we can to show them that we're going to do a great job for them and stand behind everything that we're going to do.

The purpose of being here, and no matter how big we get, that image is going to have to remain the same. You know, we are not going to have an enormous amount of trucks that you're going to be seeing from the tollway or from any part of the accesses in and out. Ideally, you're going to see a beautiful, successful company that's at the gateway of Arlington Heights Road which I think will be better than seeing like another gas station or another carwash. You know, we as a, yes, a contracting company, our sole bread and butter is absolutely utilizing the strength of our team which I can't tell you how proud I am of some of the people like Steve that we have here and some of the awesome techs and just some of the greatness that we have.

I've learned that in business, I thought we just had to do a good job or work harder and work harder, and I realized it's about great people, and we have great people. Honestly, I can't tell you enough, in business, you know, you can

monetarily only give back so much to your employees. You know, this building, this property is about us going to another level to give back to them the way that I would want someone to give back to me. That's what this growth is about.

Steve started a program where he got us into smart in-home products, and it helped us to grow. You know, something that Sam brushed on which is a part of our plan is to have this location as a smart hub. But it's a smart hub because as in-home smart products become more and more prominent, I don't know how many here have Alexa in their home, but you know, we all probably know that our eight-year-old kids or nephews or relatives that are eight and 10 and 11 can probably do the Zoom thing better than all of us here, certainly better than me. You know, my eight-year-old daughter, she can't integrate logarithms or can't do multiplication, but she can probably navigate the Zoom meeting better than me.

In-home smart products are a thing, a way of the future, and I believe being here can help us to promote more of those products. Those products and those services can in turn help us promote more of our mechanical services as well. I think people want the things that we offer. They want the tankless water heaters, they want the solar, they're scared of it. When they can utilize our services for simple things like whether they're just buying a thermostat or having us install in a thermostat for them, it almost builds confidence in them. This location is going to help with that. That's part of our goal is to dive more into the in-home smart products.

I want to now talk to you a little bit about the property and our goals if that's okay. To do that, I want to, you know, we talk a lot about the south corridor. It's funny, I am still perplexed as they probably will be, I can't say enough, I think that all of our goals are in line. I think that, I know that Sam didn't say this and the Staff may feel differently, but the truth is that we have the same goal. I live in Arlington Heights. I live on the south side of Arlington Heights. I see the south corridor everyday. It's abandoned and it's been abandoned.

Yes, the whole town is upset. They're paying huge tax bills and they're not getting the revenue coming in, but especially in today's climate, I understand that if I'm sitting on the Staff's position and other people's position, I'm saying to myself, well, maybe there could be something better, right? Maybe that property that is a great property for us, it's a great property, no one else bought it but for us it's a great property, but I think that you're not, why gamble on something, some maybe, why gamble on us really, that maybe something will come in better, when we have a great plan, and a great plan that will work well within the south corridor.

One of the first goals of the South Corridor Plan that was written by Staff back in 2015 or '18 I think it was, Sam? But it said, developing a strong positive image and appearance which establishes a unified image and sense of place which reinforces and supports commercial economic activities along the corridor. Now, let me share with you this, and tell me if this doesn't convey strong economic growth. That's what I want to do here.

That would be -- I live here. I've lived four minutes from here for the last 10 years. I don't care what anybody says, that's beautiful. That would be awesome. I need your guys' help to be able to do that. I don't care if we're planting tomatoes in there, that's great for the community. That's great for Arlington Heights.

Now, unfortunately, I'm a heating guy and I don't have $10

million in my pocket to say I'm doing this right now. But I do have investors and support that I know that I can get this done. I know that absolutely I can get this done, and this is the goal, to be the corporate hub of this business.

Now, in order to finance this, it is going to be two-thirds us, one-third rentals, and we're going to have a drive-through, some sort of anchor site like a Starbucks or something else. But the point, you know, I'm going to work with Staff to work up all these details. We have tons of renderings and you have pictures of this. This is the goal, guys. This is, ladies and gentlemen, this is the goal. We want and we'll do this, and this is your goal, too.

When you look at that South Corridor Plan, I've asked that plenty of times, well, what do you want there? I've heard other chatter, too. Well, what is good there? Let's face it, today's economic climate is very challenging. Do you think you're going to open up a restaurant there? Are you kidding? Like we don't know what restaurants or what's going to happen with restaurants, and that's the truth. Hotels? I do work for hotels. Hotels aren't doing anything right now, nothing. They have stopped all projects.

You know, so I get it that there's the possibility of maybe there's something better. But this is great! Look at it, please. I don't know if it's on your screen, I think it's supposed to be on your screen. I hope you're not just looking at my face, right?

CHAIRMAN ENNES: No, Kevin, it is.

MR. POLKA: Okay.

CHAIRMAN ENNES: You did say that you have a report that you were going to read?

MR. POLKA: Yes.

CHAIRMAN ENNES: Is that something you want to get into at this point?

MR. POLKA: Well, I have notes. I did not prepare as well, I did not -- hold on. What did I go to? What do you see?

CHAIRMAN ENNES: It will come back up.

MR. HUBBARD: I took the screen off. I thought you were done presenting your rendering.

CHAIRMAN ENNES: Oh, okay.

MR. POLKA: So, what is it on? Is it on me?

CHAIRMAN ENNES: It's there.

MR. POLKA: Okay, I just want to make sure I'm not picking my teeth or anything while I'm talking.

So, you know, I prepared Cliff notes and a general outline. I guess for the next meeting I'll prepare a PowerPoint. So, if you're wondering if I'm just rambling and to keep everybody until too late, I won't. I won't try to take up any more of everybody's time.

But I do want to get into the property. One, I explained to you that we have a two-phased approach. In order to finance this project, our goal, the Village's goal, everybody's goal should be on the same page. To get to that phase two, to build that building and make this a beautiful, beautiful entry to Arlington Heights. We can do that. I think it doesn't matter what you call it, contractor shop or not, it is going to be a corporate hub.

To find businesses that are willing to put offices in places, guys, we need to consider the current economic climate, let alone the fact that before all this no one bought the property, but we did. So, those are mainly the idea that something is better, we're here now, and we have a great, great plan. But I really need everybody to work together.

I also want to, you know, I had planned to show you guys something, and Steve worked really hard on a video. I want to -- we staged the office and Steve took a drone and videoed it. If I could put Steve back in as we talk about the building, because keep in mind before Steve goes, in this first phase, we would like to move in to the property, work out of property, operate the business off the property, put a sign up, generate revenue. The redevelopment is going to take revenue.

Though the site has great attributes to it, guys, the proof is, the reality is it is very, very unique. You're not going to get a hotel. You're not going to get a strip mall. The likelihood of a brand new restaurant going up here in the pocket of the tollway, it's not happening. You know, we have a great opportunity and, yes, we've got to build funds. Yes, it's two years away, maybe three.

But in the first phase, we want to move in. The Township did a great job of maintaining it. The Township of Elk Grove was here; they did a great job of keeping everything beautiful, having greenery. We'll work with the Staff to make some modifications, but we want to move in as it is. Then we want to work on the second phase, present to the Staff the plans and work with them on all the design criteria and everything to make sure that in that second phase it falls right in line with what the goal is for the south corridor. I can't tell you enough that this could be the catalyst of redeveloping this south corridor. It's not a hindrance, not a hindrance at all.

But if I could turn it over to Steve, he's got a video I'd like for everybody to see. He's going to show the building. Can I turn it over to Steve now?

CHAIRMAN ENNES: Go ahead. Do we have a copy of this? Sam, are you going to be able to display this?

MR. PFAFF: I can display it from my screen, no problem here. So, I'll just preface it briefly. We understand that the volume of vehicles entering and leaving the property is an issue. Also, the visibility of commercial trucks has been an issue, been a concern. So, that's kind of the thought process behind this video. We wanted to demonstrate to you what an average day would look like in terms of vehicular impact here on the property.

So, we had our employees stage our vehicles and I will share that video with you. Can you hear me or no?

MR. PFAFF: Yes.

MR. POLKA: I don't mean to interrupt, but what I forgot to mention was that in this first phase, we're taking it over from the Township. So, Steve has all the factual information, so you can, as you sit here and you're pondering this decision, you can understand what the impact might be in this first short phase, because I think Steve has all the facts about, I think the Township has been here for 60 years, right? I think it's 60 years.

MR. PFAFF: That's correct, Kevin. So, 1960 is when the Township of Elk Grove first occupied it. Since then, they've run several commercial operations out of the property, as you know, as Sam mentioned. At any given time, they would have as many as 10 commercial vehicles permanently stored on site and/or

visible from not only Arlington Heights Road but the on-ramp to the highway and then the highway itself. So, those include food trucks, snowplows, multiple buses, a large RV dental unit, the Meals on Wheels truck.

CHAIRMAN ENNES: Okay, well, let's see the video.

MR. PFAFF: But anyways, yes, so immediately upon taking occupancy, this is what you would expect to see on a daily basis from us.

(Whereupon, the video was shown.)

MR. PFAFF: So, as you see, personal vehicles parked in the front of the property. That is truly the maximum we would have at first. We hope to expand upon our office employee staff here, but as you see from this clip, you don't see any work vehicles whatsoever, although we did stage three vehicles inside of the garages to demonstrate they can easily be hidden. There is one vehicle parked in the rear of the property.

One thing Sam had mentioned in his presentation is that these vehicles will be visible from the tollway and the ramp. That's not the case as you can see from these vantage points. You cannot see that blue pickup truck from any road frontage unless you're in the rear of the property. So, we just wanted to show that to you, to show you that we can. We can comply with the standards that you have set for this property, we're happy to do so, and we can easily hide the vehicles out of sight from all three frontages whenever needed, as needed. So, for whatever that is worth, that's what we'll do.

MR. POLKA: Thank you, Steve. Thanks for that video.

CHAIRMAN ENNES: Okay.

MR. POLKA: I think, so just to get on to, Terry, what you said before about the comments for the Village, hopefully everybody has seen that plan that we have. We have two phases. First, move into the building. It will be an improvement to the community immediately. Then in the second phase, we want to work with Staff and zoning and build a beautiful iconic piece of property, redevelop it. That's what the whole South Corridor Redevelopment Plan has been written and approved for.

As you saw in the video, I talked to Sam, I understand that the trucks are an issue. I absolutely understand that. As you saw on the video, we staged that scenario today and videoed it for you today so that you would have the video and you could see the impact that we are going to have. So, one of the first conditions that, Sam, you had written, and I think, Terry, that's what you wanted me to get to I believe, and on the back of Sam's sheet that I have here, one of the first, any contractor vehicle shall be defined as any contractor truck owned; we had agreed to there being never any more than two vehicles stored on site. If they were on site, we would try to put them inside, or if they were outside, they would be in the back. It should be perfectly clear you cannot see it. You cannot see the vehicles. They are not an issue. So, the first condition that he says, fine, no problem. Please understand, the vehicles are a non-issue. They are not an issue now, and they will be a non-issue down the road as well.

However, there are some concerns that I do have. So, the first, I think they call them the recommendations?

CHAIRMAN ENNES: Right, they're the following conditions.

MR. POLKA: Thank you, the conditions. So, number one, no problem about the vehicles. You know, and number two, I submitted a plan. What the

Village wants us to do is a $70,000 landscape improvement to the property which we intend to completely demolish. It is a huge endeavor financially, and we want to take it on. I want to take it on. My team wants to take it on. We want to be the team that redevelops this piece of property; we do. But to ask us to take 70-grand and throw it in the garbage, because that's literally what it would be, the whole property is going to be leveled, is going to only delay and prohibit the South Corridor Redevelopment, because if $70,000 goes towards landscape, then that's less funds that go towards the redevelopment.

I ask that --

CHAIRMAN ENNES: But are you opposed to the landscaping, or at this time?

MR. POLKA: I'm not opposed to the landscaping; I'll do it. What I would suggest is that we push the landscape modifications off. Give me two years to present to Staff legitimate plans of moving forward with the redevelopment. If I can't produce them within two years, I'll do all of the landscape they want. You know --

CHAIRMAN ENNES: It sounds to me, Kevin, that what might help speed this along is tell us which of the conditions you're agreeable with and those that you have an alternative proposal with. Because what I would like to get into are the questions from the Commissioners which I think will add some insight as to what our concerns are.

MR. POLKA: Absolutely. So, if we're all looking at the sheet that Sam prepared, I'm perfectly fine with one, three, four and six. I mean, so one, three, four and six to me are perfectly reasonable, no problem. But two and five, so let me explain something. Five is completely unreasonable. I should not be held to any stricter restriction than Chapter 30. That's, I don't even know why that's even here.

CHAIRMAN ENNES: Okay, we'll address that and we can touch base with the signage requirements that you're referring to. As far as two, the landscaping, what's your alternative?

MR. POLKA: My alternative is that we hold off on the landscape expenses. If I can't provide drawings showing the redevelopment progress to the Village within two years, then I do the landscape that they want. But keep in mind, I don't know what unforeseen things might come up. A lot of the expense of the proposed landscape is doing things like four-inch shade trees and landscape islands in the back of the property. They're never even seen. I don't even think it will be an issue because, listen, I intend to give you the plans and say, hey, we're going to level everything and redevelop it. But I understand that Sam has conveyed he can't bank everything on a maybe or something that's not here now. So, all I ask is that we postpone those things.

CHAIRMAN ENNES: Okay, are you open to moving into questioning now?

MR. POLKA: Yes, sir.

CHAIRMAN ENNES: Okay, thank you for your report and insight into the project.

Let's just start. Any Commissioner that has questions, would you please raise your hand and let's proceed that way?

COMMISSIONER DROST: I'll start it off. George Drost.

CHAIRMAN ENNES: Okay, George.

COMMISSIONER DROST: The question is to Sam. On the

redevelopment or development, proposed development of this property, what effects if any would it have in the STAR proposal? I'm sure that that was reviewed.

MR. HUBBARD: I'm not sure how realistic the STAR proposal is at this time. If anything, it's years in the future. So, I don't know if that was a concern on the Village's side.

COMMISSIONER DROST: Yes, I was just checking to see. I realize that it may be some time off, but the question is would this be something that would have to be condemned in the future if the STAR proposal was actually implemented? That's a question, and I'm going to reserve the rest of any comments or questions after I hear whether the audience has any opinions.

CHAIRMAN ENNES: Okay, any other Commissioner? Thank you, George.

MR. POLKA: Can I ask a question?

CHAIRMAN ENNES: Well, let us go through questions and then --

MR. POLKA: Okay, okay.

CHAIRMAN ENNES: Any other Commissioners have questions?

COMMISSIONER GREEN: I have a question, Bruce Green.

CHAIRMAN ENNES: Yes, Bruce.

COMMISSIONER GREEN: I'm going to ask you, Mr. Polka. In the two years that you did not move your vehicles off the site when they were illegally parked there, the Village made contact with you, isn't that correct?

MR. POLKA: Yes.

COMMISSIONER GREEN: So, you just ignored the Village, is that correct?

MR. POLKA: No, I think you didn't --

COMMISSIONER GREEN: Yes or no? Mr. Polka, please, I just asked you about --

MR. POLKA: I did not ignore, no, I did not ignore the Village.

COMMISSIONER GREEN: Okay, because your statement here is that your image is very important to you, and here it is, the Village is trying to have you conform to our laws and regulations and you've ignored them. Nothing happened. So, that's just a comment I have, and I'll wait for more comments after audience participation.

MR. POLKA: So, to answer your question, Bruce --

COMMISSIONER GREEN: I'll wait until next -- the audience is done. Thank you.

MR. POLKA: But I just want to answer your question by reiterating the fact that, thank you for bringing that up, you know. But I just want to reiterate the fact that we had purchased the property from the Township of Elk Grove, and the Township of Elk Grove left us with no other choice. We would have known about this after the fact. The lawyers that wrote up the lease which spelled out the fact that the trucks that we parked where they're at had not
been --

COMMISSIONER GREEN: Excuse me, excuse me, Kevin. That's a legal problem with you and whoever you bought the property from. So, we're dealing with Village issues here and not a legal mess that you got yourself into.

MR. POLKA: But you're bringing it up. I'm just saying I depended

on the Township of Elk Grove and the lawyers who wrote the lease to be able to check the law, you know. So, that's all. I can't do anything more than rely on the lawyers to know the law and the Township to be able to tell me what they were doing was illegal. If what they were doing prior to me was illegal, I am sorry that I followed suit.

COMMISSIONER GREEN: So, just to restate it, after the Village contacted you, you did not move the trucks, is that right?

MR. POLKA: I explained to you that we did not have a choice --

COMMISSIONER GREEN: That's not my question. I'm done for now. Thank you.

CHAIRMAN ENNES: Okay, are there any other questions from Commissioners?

COMMISSIONER SIGALOS: Yes, I have a question. John Sigalos.

CHAIRMAN ENNES: Yes, John.

COMMISSIONER SIGALOS: Mr. Polka, am I correct that you moved out of your previous location on North Arlington Heights Road and you've been occupying this building, the subject site, for the last how many years?

MR. POLKA: For the last -- we collect mail here. I don't know exactly. It hasn't been years. So, we've been --

CHAIRMAN ENNES: So, year, year-and-a-half?

MR. POLKA: Year, year-and-a-half.

COMMISSIONER SIGALOS: But my question is, and it's yes or no, you've been operating your business out of this current, this site that's under question right now, correct?

MR. POLKA: Correct.

COMMISSIONER SIGALOS: Again, as Commissioner Green brought up, you've been contacted by the Village a number of times from February 2018 through 2019 that you've illegally occupied the building and illegally parked vehicles there, and you've chosen to ignore that, is that correct?

MR. POLKA: No, we had asked the Township to make room. So, we did not ignore anything. Understand that --

COMMISSIONER SIGALOS: I'm not asking about the Township. I'm asking about Paragon Mechanical.

MR. POLKA: I understand. Let me answer, please.

COMMISSIONER SIGALOS: Who's occupying the building?

MR. POLKA: I understand the question, let me answer. The Township was not able to move out. Part of the lease agreement when we purchased it was that we are able to park trucks where the Township was parking their trucks. That's written in the lease. When it came to light that the Village didn't want our trucks there, we did not have an option because the Township was still here. We did not have an option of where to move the trucks. The minute that the Township moved out, all the trucks were cleared out. You saw the video from today, the trucks are gone.

When given the option, when the Township had finally moved out, we had moved all the vehicles. Had this been brought to light when we were writing the lease, it would have been a completely different story. But understand, we didn't choose to ignore the Village in any way, shape or form. We were given no choice because the Township couldn't move. We literally had asked the Township to

move their entire bus department to another location because the Village of Arlington Heights didn't want the trucks on the front. We were given little to no choice.

If you'd like, I can bring in the Township to explain that in greater detail, but we did not ever ignore or dismiss the Village.

COMMISSIONER SIGALOS: Again, I don't quite understand that, Mr. Polka, because again, I don't know what the Township of Elk Grove and your lease agreement, whatever, but the fact is that the Village has contacted you since February of 2018 and you ignored it. That's all I'm seeing in this report.

COMMISSIONER JENSEN: Lynn Jensen here with some questions.

CHAIRMAN ENNES: Okay.

COMMISSIONER JENSEN: I'll try to keep them brief. I want to understand. If the Village, first of all, I kind of appreciate the dilemma that Mr. Polka was in, in that he had struck a deal with a different entity and he got caught into a bad situation that was hard to resolve. He could have done better by negotiating with the Village of Arlington Heights better than he did rather than just being silent and not compliant. That's a different matter.

My questions go to this. Is the Village's problem only with phase one or do you have a problem with phase one and phase two? If they were able to go to phase two immediately, would the Village have a problem?

MR. HUBBARD: You know, all we've seen for phase two is a concept at this point, so it's hard to say. I think, you know, the concept of this development there with, you know, some sort of retail or office and Paragon is much more appealing than solely a contractor shop. But again, it's hard to provide much feedback on just a conceptual rendering and, you know, a concept.

COMMISSIONER JENSEN: Okay, so you definitely have problems with phase one which could be a transitional phase?

MR. HUBBARD: Staff takes issue with phase one, yes.

COMMISSIONER JENSEN: Though it's a question mark as to whether phase two once it's fleshed out a bit, whether that would be a problem or not from what I hear you say? Because we really don't know what phase two is going to look like in fact.

MR. HUBBARD: Right. Although we don't know, their concept has merit I would say. Ultimately whether we would, you know, approve something like that or get behind it, it depends a lot on the details.

COMMISSIONER JENSEN: My next question once again for you, Sam, is what is the Village's major problem? Is it merely the vehicles? Because I'm not too worried about the semantics of a contractor shop, not contractor shop, I think you've got a semantic issue there. I personally as a Commissioner am not too troubled by the fact that he's got something that you want to classify as a contractor shop although it doesn't neatly fit into what we would normally think of as a contractor shop. So, is our major physical problem the vehicles?

MR. HUBBARD: The major problems from the Village's standpoint is the storage of vehicles on site and the appearance, the potential to have negative impacts due to that appearance, as well as the overall use as a contractor shop. It's not a commercial use. This site is ideal for commercial uses, and the proposed use does nothing to further the Village's vision for uses in this area, both in terms of land use and

the storage of trucks.

COMMISSIONER JENSEN: Okay, thank you. I think my other question is, is there anything Mr. Polka can do with the land the way the Village wants to leave it without changing that land use? Does it mean his operation can't continue there at all? Is that where we're basically at if we do not approve the land use?

MR. HUBBARD: Right, if the land use variation approval is denied, then he would not be able to occupy the site with his business in its current format.

COMMISSIONER JENSEN: So, he would actually have only one option which is essentially to sell the property?

MR. HUBBARD: Well, he could alter his business format. I mean, if there's no material storage, if there's no contractor vehicle storage, then the use is essentially a contractor's office. A contractor's office would be an allowable use in the B-2 District. But when you have materials, when you have contractor vehicles stored in the site, that's what kicks you in to a contractor shop and that's not allowed.

COMMISSIONER JENSEN: Then I'd ask Mr. Polka, if this land use isn't approved, are you able to alter your operation in such a way that you can stay in the location you're in until you can flesh out the phase two and bring something forward that would be acceptable to the Village? Can you still do your operation without the land use variation being approved?

MR. POLKA: I guess I don't know. You know, I don't know how, you know, if they need me -- I guess the whole problem -- we can resolve the truck issue. I think the truck issue, as far as we've agreed having two trucks, I think that that is resolved. We showed that you can't see it from anywhere. I guess I haven't thought about that, but like would the meaning, you know, when Sam and I went over this and what our problem is and he's using the two things that the Village has used as defining us as a contractor shop, being that we have vehicles and seeing that we have materials, I guess I would want to better understand why having thermostats in this location would be a problem for the Village. Why would I --

COMMISSIONER JENSEN: Mr. Polka, before you get into that, let me just suggest this. Irrespective of what this Plan Commission recommends to the Board, I think there is a probability that you may not get the land use variation you want. So, by the time you get to the Board, you ought to be able to know whether you could continue operation in any form on this property and have that in mind when you talk to the Board. I'm not asking you for an answer at this point.

MR. POLKA: Then you know what, it's very likely that the property will go vacant and would be boarded up.

COMMISSIONER JENSEN: Okay, anyway at this point, that's all I have. I'll reserve some of the other either comments or questions until later. But I wanted to get a better understanding of exactly where we're going to lead Mr. Polka and his operation if we didn't approve a land use variation. That's all.

MR. POLKA: Thank you.

CHAIRMAN ENNES: Sam, a question I have for you. I was in the business at Northwest Highway and Arlington Heights Road and they have somewhat of a showroom where they have the different type of high energy, high efficiency equipment that they install in places. Does a showroom make any difference for a contractor shop? Do contractor shops sell thermostats, do they display their different

types of -- I'm not even sure what these are all called, Kevin. You have high energy efficiency furnaces, hot water tanks, your thermal equipment and stuff. That stuff is what you had on display in your other building?

MR. POLKA: Correct. We have working models of condensing boilers, zone systems, smart thermostats. We wanted to do the same here, but I guess I'll let Sam answer that question as he's better suited than me, but yes.

CHAIRMAN ENNES: Sam, does having a showroom like that or of sorts, how does that imply with the question about commercial business use as opposed to the unconventional type of contractor shop that they appear to be?

MR. HUBBARD: A showroom is an allowable portion of a contractor shop. A showroom is also a permitted use and part of a contractor office as well. So, you know, from a code standpoint, a showroom doesn't make any difference in defining it as a contractor office, a contractor showroom, or a contractor shop. It's the storage of materials and equipment and vehicles that is what's kicking this into a contractor shop definition.

CHAIRMAN ENNES: Okay, well, in 2000 when he had made this first application for his building on Arlington Heights Road, that that was a concern. I believe in the record, there's an indication that he wasn't going to be doing any of that.

Mr. Polka, does that change in this new location? Are you going to be doing work on equipment?

MR. POLKA: No.

CHAIRMAN ENNES: Sam, I believe you're saying like equipment that they would be installing somewhere else? Or inventory, you know, for things and stuff like that?

MR. POLKA: Our storage of materials is no different than Guitar Center stores, materials for selling guitars. It's no different, just like in 2010, just like now. We don't fabricate anything. We don't need any raw materials. You know, our storage of materials is no different than Guitar Center stores guitars.

That's where I'm really hung up on, you know, I guess I'm, you know, I understand the trucks; I totally do. And we can resolve the trucks. The trucks I think we can make a non-issue. But the materials issue, can we figure something else out? I mean, we can, but I would just like some clarity on that. Guitar Center has materials. They're across the street. They're a business that does retail sales. They have guitars and all kinds of things.

COMMISSIONER GREEN: If I could jump in here, Mr. Polka, please? You said that number five on the sheet of conditions, that outside storage of material shall be prohibited and you were against that. So, what outside storage of materials do you have? We're not referring to necessarily things stored in the building let's say, but what about the outside storage? What outside storage do you have?

MR. POLKA: No, I'm sorry, Bruce. There must have been some mis-communication again.

MR. HUBBARD: Hold on, Kevin. So, Bruce, yes, there is a mis-communication. The Village has added one condition to that motion sheet, and we can discuss that if you want. But that has put the numerical order of the conditions outside of what was in the Staff report. So, if you want, I can pull it up on the screen.

COMMISSIONER GREEN: Okay, what, is there any outside storage of material?

MR. HUBBARD: No.

COMMISSIONER GREEN: Thank you, Sam.

COMMISSIONER SIGALOS: This is John Sigalos. If I can just go back to what Commissioner Ennes was referring to as inside displays of any of your products, Mr. Polka? That to me was being more of a sales office, that that would be allowed here. But in the question of a contractor shop, I was a general contractor for 45 years and my understanding of a contractor shop would be one of a company that self performs work. You could be a contractor who don't do any work and you just market contracts and overall management; that's not a contractor shop. You self perform work, and to me in my definition, that makes you a contractor shop.

MR. POLKA: You know, we had went back and forth with Sam about contractor shop and its definition and materials. It's convoluted and I think we can all agree to that. The point is is that we want to operate and work out of this office as an office. I don't need, I need this property as an office, as a marketing tool to get us more customers, and as a place to grow the business from an office perspective, to grow the marketing force, to grow the sales force, the project management. I don't need trucks. I don't need materials. I don't need a contractor shop in any way, you know.

So, you know, if you guys want to come and watch us work for a week, maybe you would get that and maybe that point could be better conveyed. But that was an issue in 2010 at the previous building and that was never an issue after the zoning meeting. When Mayor Mulder said why are you even here, I said I don't know why, and it was approved and we moved forward. We never had any complaints.

We want this property to work out of the offices to build a team of people. You know, it is not to house any techs or installers to build anything. It is to house a better team of telemarketing, sales management, project management, accounting and scheduling, office people. That's why we want to be here. That's what we're going to build, you know, nothing else.

I don't think that having thermostats on site makes us a contractor's office. We don't fabricate anything. We didn't before, we don't now, and we have no intention of doing that. So, we do, I talked to Sam about a showroom. We have every intention; we want to build a training center which is the re-classification of our showroom. This training center will actually be used by our service techs and by our installers to learn about new products which should also be open to the public or customers that want to come in and see these products. They can go into the training center and they can actually see these products.

You know, last time when we built the showroom in 11 North Arlington Heights, we found that for the most part consumers didn't want to come in. Yes, consumers occasionally came in. But you know what, it would be better suited as a training/showroom, and that's what we want to build. We want a training center which is live products, able to work and train people as well as showing the public, hey, these are the products and systems. We did describe that in phase two, the smart hub that walks people through smart home technology.

COMMISSIONER GREEN: Okay, thank you, Mr. Polka. But you see, by definition, what you do and how you do it, you are a contractor shop. So, you're not going to be able to convince me, for one, that we're going to re-define how the Village interprets their Zoning Ordinance. So, let's please move on and get to some of

the audience questions.

CHAIRMAN ENNES: Sam, I have -- we raised the question in regard to the conditions. Mr. Green had a question about 5(b), and there's a 5(a) and a 5(b). I believe the Petitioner had a problem with the signage issue, but I don't know about this storage of equipment out there. But the other thing that we --

MR. POLKA: Wait a minute. There needs to be some clarification here. Please don't mute me. I said I am completely fine with number four. Mr. Green has communicated the fact that, I don't know what sheet you guys are looking at, but I printed this sheet and look at here, number four is okay. Mr. Green, number four is okay. No outside storage. I don't need any outside storage. So, let's make that clear, Mr. Green. So, why am I --

COMMISSIONER GREEN: I have that, thank you. Thank you, thank you.

MR. POLKA: Okay, you're welcome.

MR. HUBBARD: Can I provide some clarity here?

CHAIRMAN ENNES: Yes, please.

COMMISSIONER CHERWIN: Sam, you're muted.

MR. HUBBARD: Okay, can anyone hear me?

CHAIRMAN ENNES: Yes, now we can.

COMMISSIONER GREEN: Yes, now we can.

COMMISSIONER DROST: We can.

MR. HUBBARD: All right, thank you. So, conditions, and what we see here, conditions two through seven represent conditions one through six in the Staff report. Late in the day, we, the Village had asked that --

MR. POLKA: They added number one.

MR. HUBBARD: -- that condition number one be added. So, if I can paraphrase what Kevin is saying, based on what we're seeing here, Kevin does not agree to condition number three and does not agree to condition number six. This is the new condition, Kevin, that the Planning Department is recommending this evening. That the land use variation apply to Paragon Mechanical only. Is that a condition that you would have an issue with?

MR. POLKA: No, not at all.

MR. HUBBARD: Okay, so based on what we're seeing in front of us, condition three and condition six are the conditions that Kevin is objecting to. Those conditions are aligned with what you see on the motion sheet for the Plan Commissioners. I hope that's clear.

COMMISSIONER GREEN: Thank you, Sam.

CHAIRMAN ENNES: Sam, thanks for that clarification. If there aren't any other questions from the Commissioners --

COMMISSIONER LORENZINI: Terry, I have a question.

CHAIRMAN ENNES: Who is this?

COMMISSIONER LORENZINI: Joe Lorenzini.

CHAIRMAN ENNES: I'm sorry?

COMMISSIONER LORENZINI: Joe Lorenzini.

CHAIRMAN ENNES: Yes, hi, Joe.

COMMISSIONER LORENZINI: Hi. Mr. Polka, well, let me start with Sam. Sam, what are they going to do different at this location than they did at the

Downtown Arlington Heights location on Arlington Heights Road and Northwest Highway?

MR. HUBBARD: As far as use, I don't know that it's going to be much more different except the business has grown since 2010 and this is a different site and different location. So, we've analyzed the effects of the use differently because it's a different location.

COMMISSIONER LORENZINI: So, are we saying that it is not going to be considered a contractor shop if they're doing the same thing as they did before up at the north end of town?

MR. HUBBARD: They were approved for a land use variation in 2010 for a contractor shop and they're requesting a land use variation this evening for a contractor shop.

COMMISSIONER LORENZINI: Oh, the 2010 included the contractor shop variation?

MR. HUBBARD: Yes.

COMMISSIONER LORENZINI: Okay, thank you for clarifying that. Well, going back to George's question, the STAR Line hasn't been brought up for probably about 10 years now, but one of the options was to put it on the north side of the tollway if it ever did go in.

CHAIRMAN ENNES: In my recollection, that it would have been east of Arlington Heights Road, the station, but I'll defer to anybody else, any of the other Commissioners, from their recollection of that planning session.

COMMISSIONER GREEN: I think that it was going to be east. I think it was going to be a property to the east.

CHAIRMAN ENNES: Right, but who knows how that could change in the future.

COMMISSIONER LORENZINI: But you still need about 50 feet of right-away on the north side through the tracks.

COMMISSIONER DAWSON: Terry, I have a question.

CHAIRMAN ENNES: Who has a question?

COMMISSIONER DAWSON: Sue, Susan. I have a question.

CHAIRMAN ENNES: Oh, hi, Sue, okay.

COMMISSIONER DAWSON: Hi. Just I wanted, Sam, could you walk us through the signage, the reasons for the signage restriction?

CHAIRMAN ENNES: Sam, you're on mute.

MR. HUBBARD: So, can anyone hear me?

COMMISSIONER DAWSON: No.

COMMISSIONER LORENZINI: Yes.

COMMISSIONER GREEN: Yes.

COMMISSIONER DAWSON: I can see you but not hear.

MR. HUBBARD: Okay. All right, sorry about that, this is a more challenging than I was hoping it would be.

The conditions relative to signage relate to a restriction for the ground signage. We would, the Village would ask that the ground sign installed by the Petitioner, if this is approved, be installed only on the Arlington Heights Road frontage and not on the tollway frontage or the on-ramp frontage. We feel that a signage in those frontages would not be appropriate given the Village's desire to

improve this corridor. We would request that the style be a monument style ground sign which is limited to six feet in height rather than, you know, like a pole sign that could be up to 16.5 feet tall. We feel that the aesthetic of that sign fits with the vision that's laid out in the South Arlington Heights Road Corridor Plan and that's what we would request.

The property is only going to be allowed one ground sign based on the amount of lineal frontage that it has along all sides. So, the condition is meant to keep that ground sign on Arlington Heights Road frontage, again, not on the tollway or the on-ramp frontage, and that it be limited to a six-foot tall ground style sign, a monument style sign.

The other condition relates to prohibiting wall signage on the accessory structures located on the subject property. This is an area of the code that's not really addressed. I think we would argue as Staff that it's not even allowed by code as code is currently written, and this condition is meant to formalize that so that there could not be any wall signage on the accessory structures at the rear property, which we feel would be out of place and out of character for the surroundings. The signage restrictions have no restrictions on wall signage. The Petitioner would be allowed a wall sign on the north side of the building, the south side of the building, and the east side of the building because it has frontage on all three of those sides.

COMMISSIONER JENSEN: Sam, could you bring up the rendering, this is Lynn Jensen, bring up the rendering because there were some signs depicted on the rendering. Tell us what he couldn't do and what he could do from that rendering. No, there was a different rendering where you actually could see a sign.

MR. HUBBARD: Yes, I think the sign was right here.

COMMISSIONER JENSEN: Well, he had one on a wall or something, you know, not that high. There's a different rendering that was closer up.

MR. HUBBARD: Yes, he had a different rendering with like a billboard almost signage here. I can pull that up if you want to wait.

COMMISSIONER JENSEN: I think it would be helpful to see what he could and couldn't do so we understand what the issue is.

MR. POLKA: If I can maybe make my comment on five that restricts the sign. All I wanted was to not be any more restrictive than Chapter 30 of the code, just so we're all on the same page. I'm totally fine with 5(b) or what you're seeing as 6(b). I just was asking that we, when it comes to the signage, we go to the Village and we address the signage and with no more restrictions than the code already has as indicated in Chapter 30 of the code. That's all, to be clear. Keep me to Chapter 30, that's it, no more no less.

So, number (b), I get it, Sam, absolutely. I apologize. I probably should have specified that. I understand that. I can share that rendering if you'd like to go into that right now if that's easier. That is part of the second phase that I thought that we would address at the second phase. During this first phase, I just want to be able to put up signage according to the letter of the code of Chapter 30 and no more restrictive than that.

COMMISSIONER DAWSON: So, Sam, to me, you know, I'm not going to say that I have Chapter 30 memorized, but we have a very unique parcel here. To me, it seems as if signage is a safety concern because that's a busy area where people are trying to get on and off and they realize they missed the exit and they're

cutting over. It seems like there's visibility issues. There's distraction issues from a safety concern. Is that correct?

MR. HUBBARD: Are you talking about the sign in his rendering?

COMMISSIONER DAWSON: Yes, the reason for, or part of the reason for the restriction.

MR. HUBBARD: That is just the conceptual signage. The sign proposed in their rendering wouldn't be allowed by code anyway. I don't think the Petitioner is proposing that sign. I think --

COMMISSIONER DAWSON: Oh, no, no, I'm not talking about that sign, sorry, if that's what you thought. I meant the restriction that you've put in (a), the reason for the six-foot and the location.

MR. POLKA: We wanted to be able to do the same as Guitar Center across the street, so --

COMMISSIONER DAWSON: Okay, I'm not worried about Guitar Center right now because they're not in the same situation as having an on-ramp immediately after your property. So, I'm asking Sam, on the restrictions that you posed in 6(a), no ground signage shall be allowed along the on-ramp frontage or tollway frontage, that's a safety concern, right?

MR. PFAFF: If I may interject, Guitar Center has both an on and off-ramp and two signs on both. So, the reason --

COMMISSIONER DAWSON: Guitar Center does not have an on-ramp.

MR. PFAFF: They've got an on-ramp heading west or, northwest, yes, they have both; an on and off-ramp from the highway. They have a sign on the building they're facing and then they have a monument style or a pole style sign.

MR. POLKA: We attached a picture of it.

COMMISSIONER DAWSON: Guitar Center does not have -- you can't be going --

CHAIRMAN ENNES: Yes, you can.

COMMISSIONER DAWSON: You cannot be going south on Arlington Heights Road and get on at Guitar Center, get on Northwest Highway.

MR. PFAFF: You would have to pull a U-turn at the next light and they have a ramp, yes.

COMMISSIONER DAWSON: Right, yes. But that's not the safety. What I'm saying is this property --

MR. PFAFF: They've got ramps farther on the east side.

CHAIRMAN ENNES: One person at a time, please.

COMMISSIONER DAWSON: This is how I get on to 90 all the time. It's a dangerous situation and that people miss the on-ramp or they don't realize how the roads are and they're scooting over, you don't have that on Guitar Center. So, I'm asking Sam --

MR. POLKA: But you have an off-ramp, I guess --

COMMISSIONER DAWSON: Okay, I am asking Sam to clarify the reasoning for (a) because I'm trying to understand it as to whether or not I'm going to support it or not support it. So, if you can let me ask Sam so I can understand it, please.

MR. HUBBARD: All right, so based on code, you're allowed one

ground sign on your frontage of your property. This property has three frontages, right? It's got an on-ramp frontage, a tollway frontage, and an Arlington Heights Road frontage. The Village's restriction which, you know, by code he can have his ground sign on any of those frontages. The Village is saying we don't want you to have it on the on-ramp frontage; we don't want you to have it on the tollway. We want you to have it on Arlington Heights Road.

It's an aesthetic concern; it's not a safety concern. We don't feel like, aesthetically, a sign facing an on-ramp is appropriate and consistent with the signage for the Village that projects a good image. Same with the tollway. I don't even think you'd be able to erect a sign that's highly visible and code compliant that faces the tollway, but if that was what the Petitioner wanted to do, by code he could. We don't think it's appropriate to have a signage that faces the tollway. It's almost like a billboard. So, we think the sign, the ground sign that's going to be on the site needs to be on the Arlington Heights Road frontage and that was the purpose of the condition.

COMMISSIONER DAWSON: Okay, so could you put the frontage back up and explain to me the difference between the frontage side and the Arlington Heights Road side?

MR. HUBBARD: Sure. So, this would be the frontage on the on-ramp.

COMMISSIONER DAWSON: Oh, okay, got it.

MR. HUBBARD: This would be the frontage on the tollway, and this is the frontage on Arlington Heights Road. We think a sign here is appropriate, anywhere he wants to put that's code compliant. We just want it to be the monument style sign that's limited to six feet tall. We wouldn't have any restrictions on square footage for the message of the sign; that would be according to code. It's just the height that we want to limit, and we want the monument style because that's more consistent again with the aesthetic and the efforts to beautify the South Arlington Heights Road Corridor.

COMMISSIONER DAWSON: Okay, and did you say that typically, in the code, he would be allowed to put signage on more than one frontage? Or is that what you said?

MR. HUBBARD: If you have more than one frontage on more than one street, you're allowed two signs granted they are separated by 800 feet as measured along the property line. But his property line is going to make that 800-foot separation impossible, so there would be no way he could have two signs out in his frontage on two streets. It can't meet the 800-foot separation. So, he's only allowed one sign per code; we're just stating that that sign, or just recommending, that that sign be on Arlington Heights Road and be the ground style, the monument style.

COMMISSIONER DAWSON: Okay, and it's not a safety. Okay.

CHAIRMAN ENNES: So, and Sam, on that sign, it's really because of the size of the property and the tollway? Because I drive that stretch of the tollway to 53 quite frequently, and there are countless buildings that have signs up either on the building and facing the tollway or signs on their lots. Would there be a restriction then from the future Arlington Corridor to the east of Arlington Heights Road? We don't want them to have hotels that have signs out on the tollway or what?

MR. HUBBARD: So, there's, the Village is not requiring or placing any restriction on wall signage on the building. So, if the Petitioner wanted a wall sign

here that faced the tollway that's code compliant, and that's fine. We think he has that right. If he wanted a monument, a pole style sign facing the tollway around here, we don't think that that's appropriate. I don't think he'd be able to build a compliant one that would give him much visibility anyways, but again, that's our recommendation.

CHAIRMAN ENNES: Okay, thank you. Thank you. Are there any other Commissioner questions before we see if there's anybody in the audience?

(No response.)

CHAIRMAN ENNES: No? Okay, is there anyone in the audience that has questions for the Commissioners?

QUESTIONS FROM AUDIENCE

MR. TOMLIN: This is Eddie Tomlin. I work at Paragon Mechanicals. I'd like to say something.

CHAIRMAN ENNES: Okay.

MR. TOMLIN: I've been with Paragon Mechanical for about five years now. All the signage aside and everything aside, give us this opportunity. We have worked so hard to get to this point. Thank you for your time. That's all I have to say.

CHAIRMAN ENNES: Thank you, Eddie. Okay, is there anyone else in the audience, Sam?

MR. HUBBARD: Is there anyone in the attendee side of Zoom? If you have a question, please click the Raise Your Hand button in Zoom and we'll open the floor and allow you to speak; otherwise, you'll be on mute. If there's anyone that's dialed in by phone, dial *9 and you'll be added to the queue to speak.

(No response.)

MR. HUBBARD: All right, I'm not seeing anyone raising their hand in Zoom. So, I do have -- I was submitted one e-mail and asked to share it and I will read this e-mail now to get it into the record.

CHAIRMAN ENNES: Okay.

MR. HUBBARD: It reads to the Board of Trustees: Good afternoon. My name is Carina H. Santa Maria, and I'm a constituent of Arlington Heights. Thank you for all that you do for our community, especially during this time. I'm unable to virtually attend tonight's meeting due to childcare issues, but wanted to send a letter of support in for Paragon Mechanical as I know they're being reviewed for their new property in Arlington Heights.

As you already know, Paragon has been in business in our community for many years. In addition to them being a great business for our community, they are also a community partner. I am the executive director at Shelter Child Welfare Agency, a welfare agency in Arlington Heights. We serve over 1,000 youth and families within our area by providing emergency housing services, foster care, and child abuse protection program. Last winter, our boys emergency shelter had an issue with our heating system and our shelter was at capacity. As a non-profit, we often struggle for funding when looking at maintenance. Paragon sent an employee to the shelter to look at the system and assist us with fixing it. In addition, they have donated to another foundation that I run in honor of my father to provide soccer camps and scholarships for lower income families.

I'm thankful for a great community partner like Paragon Mechanical and hope that they are able to continue their business in Arlington Heights as they also support our community. Sincerely, Carina H. Santa Maria.

CHAIRMAN ENNES: Thank you, Sam. So, we have nobody else. Are there any other questions from the Commissioners?

COMMISSIONER CHERWIN: Terry, I would just like to ask a question here. I didn't speak earlier, but a couple of questions. I guess when we go back to the conditions and we talk about the signage and then the landscaping; I guess I'd echo probably more where Lynn is. You know, I'm not as, you know, I think there's a uniqueness to this site that justifies some, I guess you'd say a nuanced review of this compared to other sites. Whether it has to do with the signage, it kind of cuts both ways, right? It's kind of maybe to the Petitioner's advantage in the sense that we might be willing to do something here that we might not be willing to on other sites just because there's really not many sites like this where it's located inside of that ramp location and everything else.

I think on the other side of that, there's also, you know, given where it is, I think Mr. Polka was concerned about the requirement on the signage. I think where the Village is coming from there is also a part of the uniqueness to this site, you know, visibility, the prominence of it and kind of what's going on around it. I think with a site like this that is very unique. That is part of the South Corridor Plan to the extent that Plan Commission and then subsequently the Board is going to review this, I think they're going to, you know, if they do allow this to go forward, they're going to want some significant guard rails along it. So, I think that's really what, in my view, that's kind of what's driving me to Staff's somewhat modest limitation on the signage requirement.

I guess the other one that, maybe I just need a little more explanation on process-wise, Sam. If we're talking about the landscape kind of phase one, phase two, maybe even just going beyond the landscape; if the Village is concerned and as we present this to the Board, if the Village is concerned about the phase one and is more favorable on phase two, is there any, I guess trigger here? What if phase two never happens for various reasons that we can't contemplate now, you know, if it just doesn't get done for whatever reason? Is there any kind of time trigger on this from the Village's perspective? Or maybe just from a landscaping perspective, if they just put a hard and fast date in there that ties into, you know, the phase two date as Mr. Polka suggested. I that something that Staff is willing to do? Those I guess are my two questions. Sorry to put them together.

MR. HUBBARD: So, let me just seek some clarity. There's a phase one and phase two of Mr. Polka's business plan, and then there's a phase one and phase two of landscaping installation which is irrespective necessarily of his business plan. You know, the phased landscaping plan would have a phase one and phase two, and that would be implemented during his phase one business plan, so not the redevelopment of the site.

Your question is, does the Village have a drop-dead date for implementation of the phase two landscaping plan as part of his phase one business plan? Is that your question?

COMMISSIONER CHERWIN: I guess my question is kind of both. We have some of these dates in here under this limitation on the landscape. I guess at

what point does the, you know, if September 30th comes and goes, what happens? I guess how does it connect to the Village having a drop-dead date for the business plan? Or, you know, if they're really looking for phase two to happen and that's kind of what's allowing the interim use, the interim status of phase one, is there anything that the Village is requiring, you know, I guess to make sure they would get to phase two on the business operations side? I guess it's two questions.

MR. HUBBARD: Well, phase one landscape installation would be done, you know, right after the Petitioner moves into the building, no later than September 30th of this year. Phase two landscaping would be implemented by 2022, September 30th 2022, assuming that there has been no change to the site. This is, we've given you two years to implement your phase two business plan, you haven't implemented it, so we'd like the further landscaping that we feel like is necessary on your site to mitigate for your use and bring you up to code. Is that what you're --

COMMISSIONER CHERWIN: The details I guess of those approvals, I guess, and the landscaping is part of it, but I'm just thinking as far as what the overall plans are. I guess for me I don't really understand sort of the details. It's hard to kind of prove an advance to the phase two without I guess knowing exactly what it is. I guess, you know, there was some mention of a potential drive-through, that would require, you know, it would seemingly require a special use permit to go through that process again if that were to happen because that doesn't seem to be a part of this here, am I correct? So, we'd be seeing Paragon again in that approval process, is that right?

MR. HUBBARD: Absolutely. If phase two of the business plan and redevelopment of the site were ever proposed, then that would certainly require an appearance before the Plan Commission. If that phase two is proposed prior to September 30th, 2022, then the phase two landscaping is no longer relevant because the whole land use variation needs to be amended as part of the phase two business plan redevelopment. So, if he's redeveloping the site prior to September 30th, 2022, then there's no, you know, the condition is not going to kick in because he's going to redevelop the site and there would be no need to add those landscape islands and landscaping because the site is going to be redeveloped. But if it takes longer than two years or longer than three or four years, you know, then that's when we want the phase two of landscaping to be installed because then it would kick in on September 30th of 2022. If redevelopment hasn't occurred by then, who is to say it's going to occur two or three or four or five more years later? We'd like to get the landscaping in at that point, you know, that complies with code.

I mean, I think Staff's original perspective was bring the site up to full landscape standards as soon as you move in. Obviously, we understand that the Petitioner has this concept for redevelopment. So, the Village is agreeing and saying we'll scale that back, just as part of your occupancy and business phase one, occupancy of the site, just install the landscaping that's towards the front of the site that could have the most impact, and then you'll have two years to implement phase two development plan. If you can do that, then you don't have to spend the money to install the rest of the landscaping in the back that would have less of an impact.

COMMISSIONER CHERWIN: Okay, thank you.

COMMISSIONER JENSEN: Follow-up question to Jay's question of Sam. The Petitioner made reference to something costing around $70,000 I think

with regard to the landscaping. I'm not sure if that's cost related to the phase one landscaping proposal or whether it was the latter, the phase two. I would be --

MR. HUBBARD: It's the totality of both.

COMMISSIONER JENSEN: Okay, so if he only does phase one, the expense to that would be nowhere near the $70,000 is what it sounds like. Because what he was making the point is I don't want to put $70,000 worth of landscaping in and then tear it up because I leveled the entire site to put in a new building.

MR. HUBBARD: Right. Phase one landscaping would not be close to $70,000 in the opinion of the Village.

COMMISSIONER JENSEN: Okay, I just wanted clarification of what the extent of the landscaping is because he could only do phase one and not be able to do phase two, and we'd want him to be in compliance with what phase one requires.

COMMISSIONER SIGALOS: Can we clarify one thing? I keep hearing Sam saying and Mr. Polka saying that once he moves into the building. He has moved into the building, is that not correct? You are operating your business out of the building since you've moved out of 11 North Arlington Heights Road?

MR. POLKA: We are not fully operating out of here.

COMMISSIONER SIGALOS: But you are operating out of this building; you are in this building?

MR. POLKA: We are not fully operating out of here. I don't know how else to explain it to you. We do not have a full staff here. We are not fully operating out of 2400 South.

COMMISSIONER SIGALOS: Where are you operating out of then?

MR. POLKA: Our homes.

COMMISSIONER SIGALOS: From my understanding is that this, today, that we have to deal with is phase one, not what might happen in phase two, two or three years from now and the fact that this particular property, is a key property for the South Arlington Heights Corridor Plan and a business, as yours right now is, as a contractor shop, is not compatible with that. I would want that on the record, and I would not support this petition.

COMMISSIONER LORENZINI: Terry, I've got a question. This is Joe.

CHAIRMAN ENNES: Okay.

COMMISSIONER LORENZINI: Sam, my question relates to access. You know, looking at Arlington Heights Road and Central, or even Arlington Heights and Algonquin, getting to some of those businesses with the raised medians doesn't provide a lot of great access. So, what type of commercial building would you see potentially going in here?

MR. HUBBARD: Well, this site has great access. It's got a signalized intersection with its entrance drive that provides full access with a traffic signal to northbound and southbound Arlington Heights Road. So, I think it's suitable for a wide range of commercial or retail uses.

COMMISSIONER LORENZINI: Okay. All right, thank you.

MR. POLKA: Keep in mind, it was on public bid and no one else

bid on it. No one else bid --

CHAIRMAN ENNES: It was on the market for how long?

MR. POLKA: Sorry, I think it was like two years.

CHAIRMAN ENNES: Okay, yes.

MR. POLKA: I don't know the exact amount of time, I'd have to look at that. I wasn't prepared for that question, but it was on the market for a long time and we were the only ones that submitted a bid. It is a very challenging piece of property. Though, yes, it has a light, it has access on and off, it is very challenging.

MR. PFAFF: That's exacerbated more by what's going on in our world now I would think.

CHAIRMAN ENNES: Okay, any other comments or questions?

COMMISSIONER DROST: Yes, I've got a -- George Drost here.

CHAIRMAN ENNES: Yes, George.

COMMISSIONER DROST: Just following Jay's lead, there's a lot of nuances and guard rails and stuff. I could list at least 10 to 15 different issues. It seems like what we're doing is we're designing a plan to make Paragon fit the property, or we are trying to make it fit or we're just rejecting it because it won't fit.

I think if you look at what they did at 11 North Dunton, and I was on the Commission at that time as well, is they took an orphaned piece of property, and really put it to a very good use. The other aspect is that this is an orphan type of property at the south end of town, and if it's controlled in the way that it's developed, it can be, I think fit within the overall Village plan. The question is we're not here to design it, we're not here to figure those out, but I think it's got some possibility.

Plus, from my standpoint, it probably keeps the sales tax in the community as well and maybe expanding a base for the sales tax. So, those are my comments.

CHAIRMAN ENNES: Well, I'll add on to your sales tax and it will add on the property tax because it was exempt in the past. So, for 60 years, it hasn't been providing any property tax and I'm aware of the fact that under the new assessment procedure, this new assessor more than doubled what was paid for the property. So, he is part of that venue that thinks it's a really ideal property. Personally, I don't.

I have always had a problem with the access to that piece of property. It's small. I don't see a big development going in there. You need parking for that. You know, it's a two-acre piece of land. I have to agree really with the direction Jay was going and George. I don't think this is a prime piece of property.

We approve phase one, phase two, phase three developments a lot. You know never know if those developers are going to end up getting phase two, phase three. We don't know what's going on right now at Downtown Arlington Heights, you know, with all we went through to approve the development, that wonderful development next to the garage, but it doesn't sound good for that going forward. So, you never know what's going to happen.

But I think it's a tough property. I realize it's part of our long-term plan for the corridor. I think this development, high tech, energy efficiency, thermal, all of the stuff that's, again, it's what all the LEEDS people want in their buildings. We want it in the Village. I think it could be a good use for it if the Petitioner realizes his goals to step it up with the office and some of the other development in

there. I don't think you're going to get a whole lot more on that piece of property.

But anyways, do we have a motion? Do we have any other comments?

COMMISSIONER JENSEN: Lynn Jensen. I'd like to follow-up. I'm glad to see that George and you and Jay articulated the thing that I have been feeling, but I wasn't going to make too much of a point out of. I think we have a first class Petitioner here with a lot of passion and a good, clear sense of entrepreneurship. I think he would be a very good entity to have in Arlington Heights.

I, too, don't think this is a great piece of property. I think it has real limitations. Quite frankly, I think we should be happy that somebody wants to take it and develop it and has some sight of where they want to go that would look high tech and would fit into the appearance of what we want the south corridor to look like. So, I'm much more charitable towards this than perhaps some of the other Commissioners because I just don't see that this is going to be easily developed.

And quite frankly, we don't have any idea how we're going to emerge as a village or as a society out of this pandemic. If you study the history of the 1918 pandemic, you'll understand that there were a lot of fundamental societal changes. For example, one of the things that may happen is office space may not be a big issue in the future. Once companies understand that people can work from home, there may not be much demand for this office space that we have to this point.

So, I'm a little reluctant to basically just turn down a petitioner on points like the ones that have been made. If he addresses the issue around the parking and he does the landscaping he needs to do and he has an opportunity to grow the business and develop into phase two, I think we should be able to accommodate that.

COMMISSIONER WARSKOW: I would like to echo a number of these comments that, yes, I agree that, one, what Lynn said earlier, Mr. Polka, I don't think you put yourself in the best light leading into this meeting, having not worked more closely with the Village on your situation with the parking and the Township. But having said that, I'm in the energy efficiency field, I fully support and I see the strength in the future for your business. I do worry that I don't see that area being a prime spot for a restaurant or an office space or a tall building, any of that.

So, I am, he's already bought the building. He's got a thriving business that will grow in the future. He's very committed. He has very committed staff. So, I feel very similarly that I think this is worth the variations.

COMMISSIONER CHERWIN: Can I ask one more question, Sam? I'm sorry, late in the game here. IDOT, what are they going to, is there going to be like, are they going to require any approvals? I mean, we've got Arlington Heights Road, it's kind of abutting their property. Are they going to require cost sharing on the traffic maintenance, you know, traffic signal, anything like that?

MR. HUBBARD: I don't know if the Petitioner has reached out to IDOT to get their preliminary feedback. I don't know even when you get their preliminary feedback if it ends up being their final ruling, but I don't anticipate anything in phase one of this business plan.

The only thing that we would require in coordination with IDOT from my perspective is some of the code-required landscaping would need to encroach into IDOT right-of-way. So, he would have to coordinate with IDOT to get

their permission to install that landscaping within their right-of-way. Of course, if he cannot secure that permission, then I think the Village certainly can be flexible in working with them to, you know, find alternative locations to try and meet the intent of the landscape requirements.

COMMISSIONER DAWSON: Terry, I have a comment.

CHAIRMAN ENNES: Yes, please.

COMMISSIONER DAWSON: So, just we haven't gone back on the signage, and while the Petitioner wanted to argue with me because he thought I was working against him, if he would just let me ask my question, I was trying to get to the bottom of whether or not it was a safety issue, and it's not a safety issue. If it's not, then as far as I'm concerned, he should follow the code and be able to put the sign where he wants to put the sign. The fact that he might not be able to get a sign that is effective for his business in a different location is his problem, not ours. As long as it meets the code, then I think we should let him put the sign out where he wants to put the sign out.

So, I also am in favor of this petition. I think that I like phase one better than I like phase two. Just like other people have said. I don't see this as a location for a coffee shop. If he wants to have one later, we'll talk about it later, but I actually think this is a good use for this property.

I remember the petition back when they came to the Arlington Heights Road property. I made all these concerns. I live in the rec park neighborhood. I don't live right behind him, but I've never heard from anyone of any complaints about the facility. I will say that I have recently seen trucks parked out front before I even knew that it was an issue here driving by going, oh, look it's Paragon, they must be operating over there. I didn't even realize it was on the agenda.

I will also say that I wasn't troubled at all by seeing their truck parked out front. I didn't drive by and go, ugh, look at that truck. It was, oh, Paragon is there. They had one truck; it wasn't problematic for me. I don't think we should have a truck parking lot out front but, you know, they have nice-looking trucks and it was the van, you know, it wasn't anything really problematic for me.

So, the one thing that I'm very, very bothered by is the not willing to work with the Village. I always have a problem with that. Because now if we want, I mean, if we approve it and we have landscaping, but it's approved and he doesn't do the landscaping, we've got a Petitioner that has shown an unwillingness to cooperate and work with the Village unless put to a point that's forced to do so. So, that is problematic for me, but I don't know if there's anything we can do about that.

I do want to see the landscaping go in. We would have required that if he had come to us in the first place. The phasing I think is appropriate and I want to see the landscaping. But I'm okay with removing the signage condition, and that's where I'm at. So, I'm in favor of the property keeping three in place and taking six out. I don't know if anyone else agrees with me or not.

CHAIRMAN ENNES: So, do you want to make a motion?

COMMISSIONER GREEN: I'd like to make a comment if I could.

CHAIRMAN ENNES: Sure.

COMMISSIONER GREEN: We just had a, one of the last meetings we had with the Village was for the property, the Herald building property and that whole entire corner redevelopment there.

CHAIRMAN ENNES: Yes.

COMMISSIONER GREEN: There are going to be tall buildings there, that was the indication. I think that this property with a signal on it is a very unique, valuable piece of property. I don't look at it as if it's a hardship at all. I think it has a lot of potential for other uses.

I am against the contractor shop part of this ordinance. You should be careful what you wish for. A contractor shop is in certain areas because of how it looks. We approved a corridor plan here to improve the entire area from the tollway all the way to the downtown area eventually. So, I am not in favor of a contractor shop here.

CHAIRMAN ENNES: Bruce, I would agree with you if I thought this was your typical contractor shop. You know where my office is. We recently moved a business from Palatine and Arlington Heights Road that was quite unsightly with all its trucks. They're now one of my neighbors; that's a contractor shop that's loaded with trucks and parts.

We have an individual, a business that is not going to store materials outside. I think he's resolved the truck issue; he did in his other property. I still don't understand why we are concerned about people being able to see trucks in a parking lot from the toll road. I can understand it on Arlington Heights Road because we don't want that look. But I think it's a different type of property and I think its high energy efficiency nature is in line with the kind of development that we would want to see in that new corridor. But that's just my perspective.

Any other comments?

MR. POLKA: Can I just address that I want to work with the Village and I will. I'm sorry about the beginning in those circumstances. During the next meeting, I will be more prepared to explain that situation in its entirety. But I absolutely have worked with the Village in the past and I will continue to work with the Village moving forward.

I know a lot of the inspectors intimately as we do a lot of different projects here, both commercially and residentially. I'm sorry for the way that we, the light has been shed upon us because of a circumstance, but I will absolutely work with the Village in every way possible.

MR. HUBBARD: Can I just recommend we close the public hearing portion of this hearing? I don't think we officially did that.

CHAIRMAN ENNES: Yes, you're right. So, we close the public hearing portion.

COMMISSIONER LORENZINI: Can I jump in, Terry?

CHAIRMAN ENNES: Yes, please.

COMMISSIONER LORENZINI: Yes, this is Joe, Joe Lorenzini again. I've got to say I admire Mr. Polka and his ambition and his plans. He really is a great credit to the community and all he's done and plans to do. But I also agree with the Village's plans for the corridor improvement, the future vision and what it should look like. But as some of the Commissioners brought up the future, the economic future, we really don't know what it holds.

So, having said that, I would not approve the petition as it stands, but what I would recommend, to approve it for a certain amount of time, say maybe two years time limit, ease up on the landscaping requirements for that time, but

then after two years if he can't move to phase two and make it look a lot nicer so it fits in with the corridor and the vision, or if he can't do it at that time, maybe the Village can either cancel it and he has to move, or give an extension for another year or two. I can go for something like that, but I agree with the Village, I couldn't approve it the way that it stands right now.

CHAIRMAN ENNES: Okay, thanks, Joe. Does someone want to make a motion? Sue, I think you had one?

COMMISSIONER CHERWIN: I can make a motion.

COMMISSIONER DAWSON: Okay, go for it, Jay. Otherwise, I'll make it, but I'm all good with you.

COMMISSIONER CHERWIN: Okay, I'll make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC# 20-004, a Rezoning from the R-1 One-Family Dwelling District and B-3 General Service, Wholesale, and Motor Vehicle District into the B-2 General Business District; a Land Use Variation to allow a contractor shop within the B-2 Zoning District; and the following Variations:

1. **A variation from Chapter 28 of the Municipal Code, Section 5.1-11, to allow an area of B-2 Zoning that is approximately 2.36 acres where a minimum of four acres is required.**
2. **A variation from Chapter 28 of the Municipal Code, Section 6.12-1(2), to waive the requirement for a traffic and parking study by a certified traffic engineer.**

This recommendation shall be subject to the following conditions:

1. **The Land Use Variation shall apply to Paragon Mechanical only.**
2. **Any contractor vehicle, which shall be defined as any contractor truck owned by the Petitioner or employees of the Petitioner (regardless of the presence of signage) or any passenger vehicle with contractor signage, shall be prohibited from parking at the front of the site. Such vehicles, whether during the day or overnight, shall only park behind the building so as to not be visible from Arlington Heights Road or shall be parked within one of the interior parking spaces.**
3. **The Petitioner shall be required to implement the phased landscape plan prepared by the Village of Arlington Heights and dated 5-8-2020. Phase One landscape improvements shall be completed no later than September 30, 2020, and Phase Two landscape improvements shall be completed no later than September 30, 2022.**
4. **The Petitioner shall install a code compliant dumpster enclosure, or alternatively, the salt dome can be used as the dumpster enclosure, provided that the dumpster is not visible from Arlington Heights Road.**
5. **Outdoor storage of materials shall be prohibited.**
6. **The following signage restrictions shall apply:**

a) No ground signage shall be allowed along the on-ramp frontage or tollway frontage. The ground sign along the Arlington Heights Road

frontage shall be a monument style ground sign, to be no taller than six feet in height.

b) No wall signage shall be allowed on the accessory structures located on the subject property.

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

COMMISSIONER DROST: I'll second that.
CHAIRMAN ENNES: Who seconded?
COMMISSIONER DROST: George Drost.
CHAIRMAN ENNES: Okay, and no exceptions on the items three and six?
COMMISSIONER CHERWIN: My motion is to pass it as it's written by the Staff, one through seven.
CHAIRMAN ENNES: Okay, and we have a second with George. From Roberts Rules, do we call the question here or --
MR. HUBBARD: So, we have a motion that's been seconded, so I think it would be appropriate to call the roll.
CHAIRMAN ENNES: Okay, would you please call the roll?
MR. HUBBARD: Commissioner Dawson.
COMMISSIONER DAWSON: Yes, with comment.
MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: No.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes, with comment.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: No, with comment.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: No, with comment.
MR. HUBBARD: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. HUBBARD: Chairman Ennes.
CHAIRMAN ENNES: Yes. And the comments? Oh, I'm sorry.
MR. HUBBARD: Commissioner Cherwin.
COMMISSIONER DROST: Sam, I don't think you got my vote, Drost.
MR. HUBBARD: Yes. Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. HUBBARD: Commissioner Drost.
COMMISSIONER DROST: Yes, with comment.
CHAIRMAN ENNES: Okay, Sam, would you call each name for their comments?
MR. HUBBARD: I believe Commissioner Dawson had the first comment.
COMMISSIONER DAWSON: Yes. Well, I just want to reiterate that I would rather we take out number six, but feeling that this is going to be a close vote and also wanting to show that I am generally in support of the project, I went with

yes as opposed to voting no simply because six was included. So, again, I reiterate that I am supportive of striking six and am in support of the project.

MR. HUBBARD: I believe Commissioner Jensen had the next comment.

COMMISSIONER JENSEN: Yes. I was impressed with the passion, the entrepreneurship and the energy that Mr. Polka and his staff brought to this project. I think it is very unfortunate that he did not handle the situation around occupying the building and having vehicles out during a long period of time when he was getting communications from the Village. But I understand that he was in a very difficult position and he didn't know exactly how to handle it. I would hope in the future he would be more skillful in handling those things and work with the Village. I'm expecting that he will not replicate that behavior in the future whether it's over landscaping or anything else. So, I think perhaps we might give him a little leeway.

As a comment to Mr. Polka, I think brevity in your presentation would help your case a lot, you know. Mark Twain said, I wrote you a two-page letter because I didn't have time to write you a 10-page letter, and I think there's some wisdom there. So, I think you should sharpen up your presentation when you go to the Board, and keep it precise, to the point, and don't go on and on.

MR. POLKA: Okay, thank you.

MR. HUBBARD: Commissioner Lorenzini, did you have a comment?

COMMISSIONER LORENZINI: Yes. The reason I voted no is not because I don't like the project or don't like the company. I just would hate to see it look like it does today 20 years from now. That's why I recommended putting some type of time limit on phase one and then they have to go into phase two. Now, like I said, if two years from now the economy is still in the tank and nothing has been built, then give them another two-year extension. But I cannot, I voted no because it's pretty much an infinite approval to stay in phase one.

MR. HUBBARD: Chairman Ennes, you had a comment?

CHAIRMAN ENNES: I did not. I'm not going to make a comment just because of my prior relationship with the Petitioner. I totally understand what all of you were saying about the corridor plan and the issues with the contractor yard. If this was a typical contractor yard, I would have voted no.

I think George had a comment.

MR. HUBBARD: Yes, Commissioner Drost.

COMMISSIONER DROST: Yes, and I think it's an imperfect situation. Basically, what I think we need to do is the Petitioner and the Village has to really kind of resolve some of these issues, because conceptually it should work. I think there is quite a bit of support at least from the Plan Commissioners. But I would need a little bit more crispness in the presentation on the part of the Petitioner would probably help him rather than hinder him.

MR. HUBBARD: I feel like I might have missed someone. Did anyone else have comment?

COMMISSIONER SIGALOS: Yes, I did. This is John Sigalos. My comment is that, you know, we spent a lot on, we've heard a lot on how good Paragon Mechanical is. I don't deny that. They are a good company and they've done a lot for the Village, but again, the issue here was the use of this property. It's not compatible

with the South Arlington Heights Corridor, and again, the type of contractor shop that it is, whether he wants to believe it or not, he is. Again, it's not compatible with this zoning.

So, that was the reason that I voted against it, not the fact that I'm against Paragon. But again, the issue today is that this is phase one, but we don't know what's going to happen in phase two, two years, four years, 10 years, we don't know what will happen. But the issue today, I could not support it.

CHAIRMAN ENNES: So, we have, Sam, if I have this right, we have a vote of six to three?

MR. HUBBARD: That's correct. So, the motion passes, and this would tentatively go to the Village Board on June 1st for their consideration. I don't know if they're able to hold a quick turnaround on a Zoom meeting like this, but that would be their first potentially eligible appearance date. Mr. Polka, although we'll work with you with further communications leading up to that to make sure that we have room on the agenda for that meeting for you or if you have to get pushed back.

MR. POLKA: Okay.

CHAIRMAN ENNES: Thank you, Mr. Polka, and good luck.

MR. POLKA: Thank you. I appreciate everybody's time.

(Whereupon, the hearing on the above-mentioned petition was adjourned at 10:00 p.m.)

Phased Landscape Plan

Prepared by Village of Arlington Heights

Date: 5-8-2020

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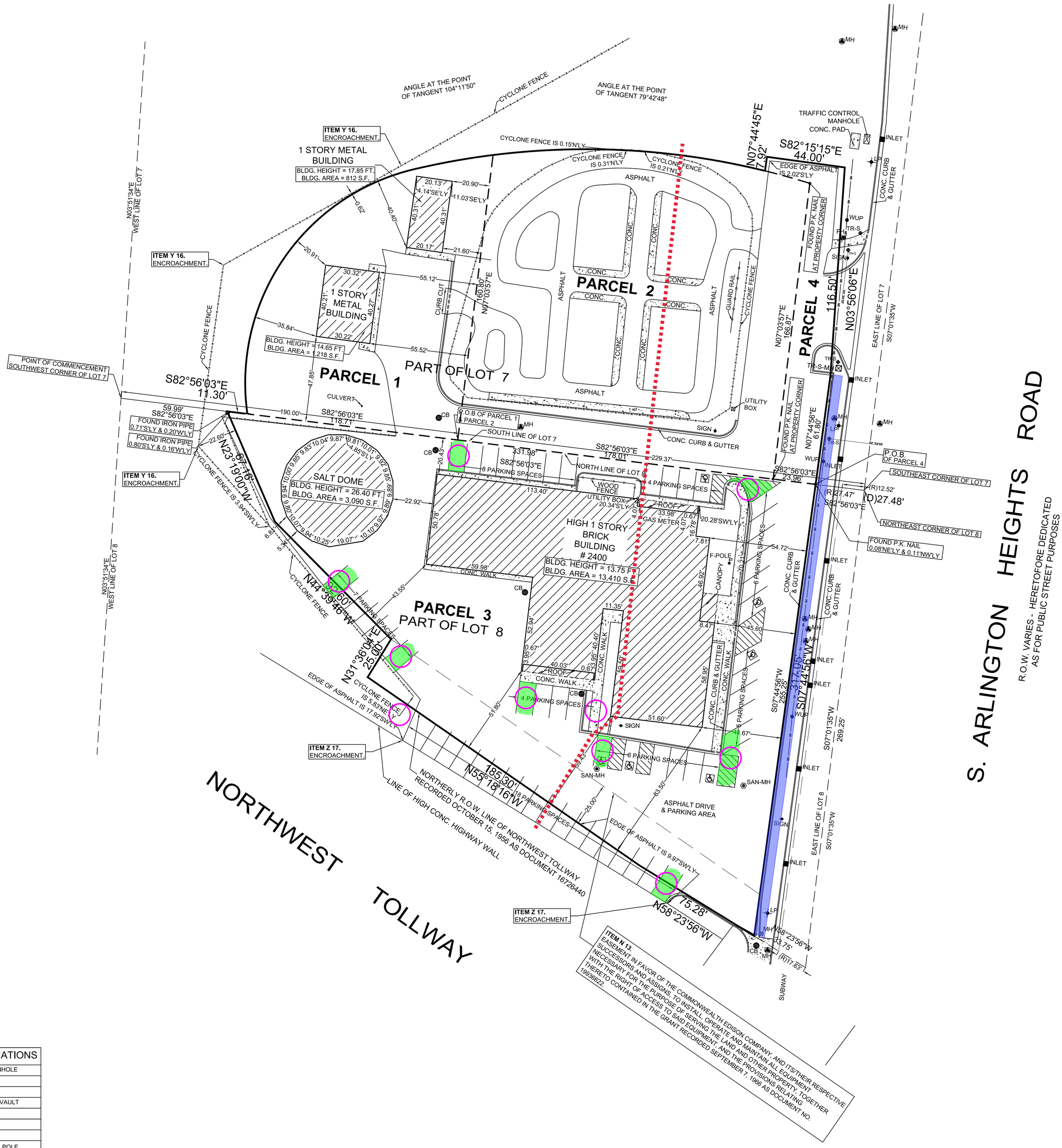
0' 10' 20' 50'

3' Tall Parking Lot Landscape Screen

Landscape Island

Shade Tree

Phase I/Phase II delineation. Improvements to the east of this line must be installed no later than September 30, 2020. Items to the west of this line must be installed no later than September 30, 2022.



LEGEND	ABBREVIATIONS
SAN-MH	SANITARY MANHOLE
CB	CATCH BASIN
INLET	INLET
WVV	WATER VALVE VAULT
FH	FIRE HYDRANT
TR-L	TRAFFIC LIGHT
LP	LIGHT POLE
WUP	WOOD UTILITY POLE
TR-S-MH	TRAFFIC SIGNAL MANHOLE
MH	MANHOLE
SIGN	SIGN
F-POLE	FLAG POLE
	HANDICAPPED PARKING SPACE
(D)	DEED DATA
(R)	RECORD DATA
(M)	MEASURED DATA

ORDERED BY: ARNSTEIN & LEHR LLP	
SCALE : 1" = 30'	
DATE : JUNE 14, 2017	
FILE No.: 2017 - 25095	

DATE	REVISION
12/18/17	REVISED PER NEW TITLE COMMITMENT
10/16/17	REVISED PER REVISED TITLE COMMITMENT
8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17

Paragon Mechanical, Inc.
Paragon Mechanical Inc
Welcome to
ARLINGTON
HEIGHTS

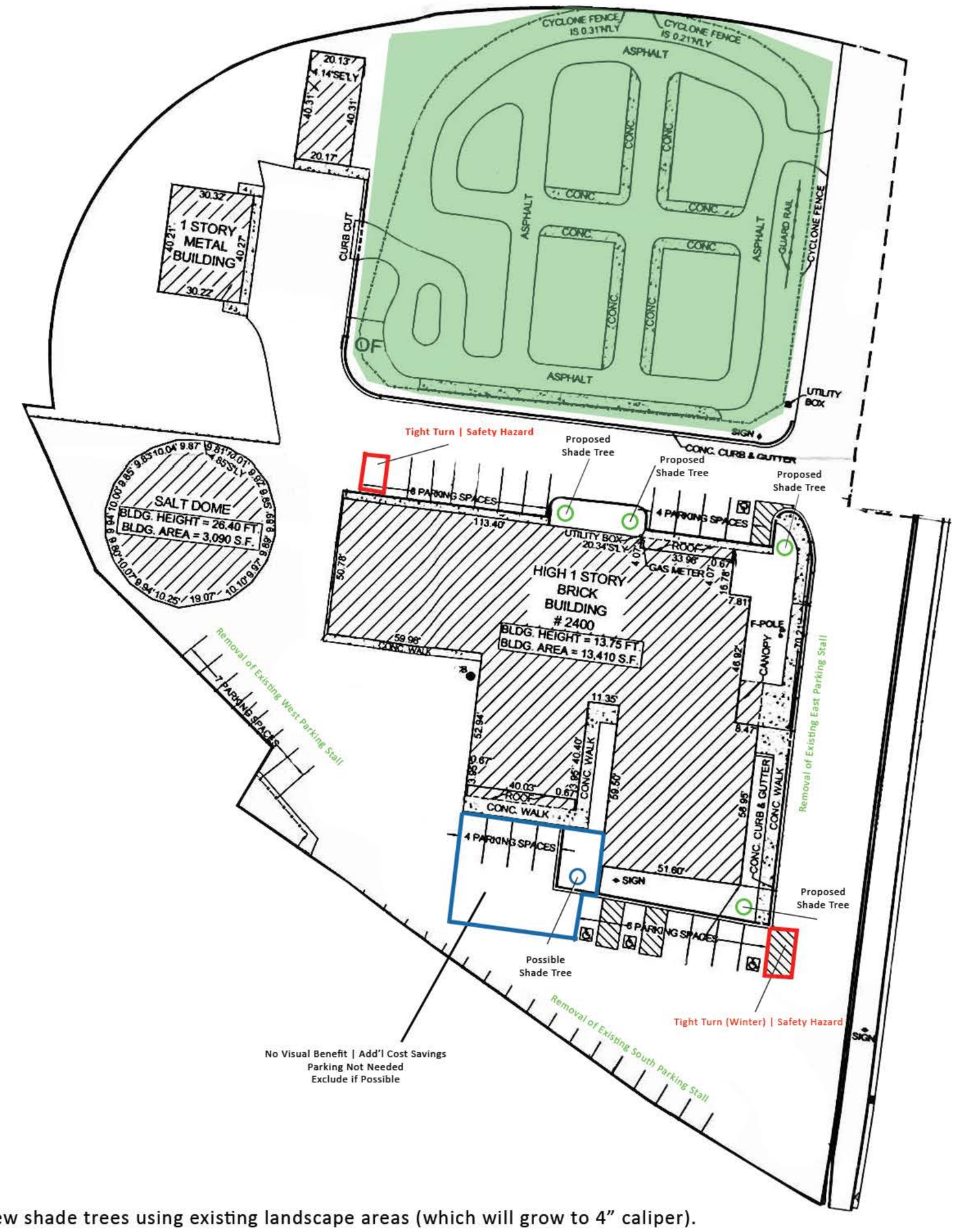
ParagonMechanical,Inc.

Paragon Mechanical, Inc.
Paragon Mechanical, Inc.

ParagonMechanical,Inc.

Paragon

LANDSCAPE PROPOSAL



Green (Proposed): Installation of four (4) new shade trees using existing landscape areas (which will grow to 4" caliper).
Green (Proposed): Complete removal of East side parking stall.
Green (Proposed): Complete removal of South side parking stall.(Partially on property).
Green (Proposed): Complete removal of West side parking stall (Partially on property).
Green (Proposed): Complete removal of "Safety Town" to include asphalt and structures. Installation of new grass to replace.
Red (Safety Concern): Variation Requested to elminate island/tree.
Blue (Possible): Prefer to avoid to cut cost, no visual benefit from Arlington Heights Road.
Note: Final re-stripe plan to be provided upon agreement of minimum number of spaces necessary.

Rosario Gambino & Son
LANDSCAPING, INC AND COMMERICAL SNOW PLOWING

Proposal Date: 8/10/2022 **Revision Date:** 8/11/2022

Proposed to: PARAGON MECHANICAL
KEVIN POLKA
2400 S ARLINGTON HTS RD
ARLINGTON HTS, IL

Phone:
E-mail: KEVIN@PMCOMFORT.COM

Work Proposal

Rosario Gambino & Son Landscaping hereby proposes to furnish materials, equipment and labor in accordance with the below specifications:

SCOPE OF WORK	**Price**
CONTRACT 2	$17,000.00
~REMOVE 8000 SQ FT OF ASPHALT	
~REMOVE THE HOUSES	
~INSTALL 160 YDS OF TOPSOIL	
~WHEN COMPLETED INSTALL SEED & BLANKET	
~REMOVE THE FENCE	
~INSTALL (4) 2" AUTUMN BLAZE MAPLES WITH 2 YDS OF TOPSOIL	
TREES TO BE INSTALLED IN EXISTING LANDSCAPING BEDS	
TREES WILL GROW TO A 4" CALIPER	

Total Cost **$17,000.00**

50 % Deposit is required before start of job. Any alteration or deviation from the above specifications will be billed as an extra charge over and above the amount listed on this contract. Full payment is due upon completion of services. A service charge of 2% per month will be added to all balances not paid within thirty days. All costs, including attorney's fees and court costs incurred in collecting overdue accounts shall be paid by the customer.
Jobs are scheduled after receipt of signed contract and deposit. Although all reasonable efforts are made to begin/finish work on schedule, timing may be affected by conditions beyond our control, including but not limited to weather conditions, material availability, and time required to obtain any necessary permits/permissions. This proposal is subject to revision if not accepted within thirty (30) days after proposal date. Please note that any buried cables, wires, sprinkler lines, etc. will be the responsibility of the customer in the case where they may be damaged while Rosario Gambino & Son is carrying out contracted services.

This proposal, if signed, creates a contract between us. Upon acceptance, please sign, date and return to our office with deposit.

_____ _____
Representative of RGS Landscaping Signature **Date**

_____ _____
Customer Signature **Date**

ESTIMATE

Prepared For

Pargaon Mechanical
2400 Arlington Heights Rd
Arlington Heights , Ill 60005

Ferros Brick Paving

7n088 Sauber Rd
Virgil, Ill 60151
Phone: (630) 301-1293
Email: ferrosbrickpavingandsons@gmail.com

Estimate #	23118
Date	09/01/2022

Description

Seal coating

Seal coat 47,200 ft sq driveway
750 ft crack repair
Paint parking lines and details

Subtotal	$12,000.00
Total	**$12,000.00**

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

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

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

Subject: **2400 S Arlington Heights Rd. – Paragon Mechanical LUV Amendment – Amendment to LUV Ordinance #20-022**

PC#: **2-010– Round 1**

Date: **August 1, 2022**

General Comments:

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

Sam –

I have no comments or objections to the request.

ENGINEERING DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-010
Petitioner: Paragon Mechanical, Inc.
2400 S Arlington Heights Rd. Arlington Heights
(847) 321-9428
Owner: HVAC Equipment Sales LLC
1427 W Maude Ave, Arlington Heights, IL 60004
(847) 321-9428
Contact Person: Kevin Polka
Address: 1427 W Maude Ave
Arlington Heights, IL 60004
Phone #: (847) 321-9428
Fax #:
E-Mail: kevin@pmcomfort.com

P.I.N.# 08-16-4000-035-0000
Location: 2400 S Arlington Heights Rd.
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: X For: _____

Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 102, 911 SQ. FT.
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

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

2. PERMITS REQUIRED OTHER THAN VILLAGE:
a. MWRDGC ____ b. IDOT X (IF LOT IS RESURFACED)
c. ARMY CORP ____ d. IEPA ____
e. CCHD ____

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

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: _____
DATE OF PLANS: _____

~~Director~~ Village Engineer — 8/4/22 Date

PLAN COMMISSION PC #22-010
Paragon Mechanical LUV Amendment
2400 S Arlington Heights Rd
Round 1

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

12. The **2018 International Property Maintenance Code** states as follows:

    302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.

    The existing parking lot is in disrepair with numerous potholes and pavement that shows signs of failure. The parking lot should be repaired / repaved to be brought into compliance with the 2018 International Property Maintenance Code.

13. The petition discusses the possibility of restriping the lot. A striping plan shall be provided, showing the location of the stalls, the handicap accessible parking stall(s), including dimensions and aisle widths. Restriping the lot with the current condition of the pavement is not acceptable.

14. In the event the entire parking lot and entrance is resurfaced, this will require work within the Arlington Heights Road right-of-way which is under the jurisdiction of the Illinois Department of Transportation (IDOT). The petitioner should be aware that detector loops for the traffic signal are located in the entrance to the parking lot. Work within the entrance will require an IDOT permit

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

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Paragon Mechanical
2400 S Arlington Heights Rd

Round 1 Review Comments

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

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

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

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

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

6. **General comments:**

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

   - Given the landscaping concerns for this property, specifically in regards to the maintenance of the 3' landscape screen along Arlington Heights Rd, landscaping is a concern for this project. Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc. In addition to compliance with Village code for landscaping on this property, landscaping should be well maintained in order to deter criminal activity.

A.O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

583

Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: policemail@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

Print Form (To Mail)

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-010
Petitioner: Paragon Mechanical, Inc.
2400 S Arlington Heights Rd. Arlington Heights
(847) 321-9428
Owner: HVAC Equipment Sales LLC
1427 W Maude Ave, Arlington Heights, IL 60004
(847) 321-9428
Contact Person: Kevin Polka
Address: 1427 W Maude Ave
Arlington Heights, IL 60004
Phone #: (847) 321-9428
Fax #:
E-Mail: kevin@pmcomfort.com

P.I.N.# 08-16-4000-035-0000
Location: 2400 S Arlington Heights Rd.
Rezoning:_____ Current: _____ Proposed:____
Subdivision: _____
# of Lots:_____ Current: _____Proposed: ____
PUD: _____ For: _____
Special Use: _____For: _____
Land Use Variation: X For: _____
_____
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 102, 911 SQ. FT.
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

No comments at this time.

Sean Freres 7/21//22
Environmental Health Officer Date

James McCalister 7/21/22
Director Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-010
Petitioner: Paragon Mechanical, Inc.
2400 S Arlington Heights Rd. Arlington Heights
(847) 321-9428
Owner: HVAC Equipment Sales LLC
1427 W Maude Ave, Arlington Heights, IL 60004
(847) 321-9428
Contact Person: Kevin Polka
Address: 1427 W Maude Ave
Arlington Heights, IL 60004
Phone #: (847) 321-9428
Fax #: _____
E-Mail: kevin@pmcomfort.com

P.I.N.# 08-16-4000-035-0000
Location: 2400 S Arlington Heights Rd.
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: X For: _____

Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 102, 911 SQ. FT.
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

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

Comments:

Please see attached comments #7 through #14

8.3.22
Date

Planning & Community Development Dept. Review

August 3, 2022

REVIEW ROUND 1

Project: Paragon Mechanical LUV Amendment – 2400 S. Arlington Heights Rd.
Amendment to LUV Ordinance #20-022

Case Number: PC 22-010

General:

7. The following approvals have been requested:
   a. **Amendment to Land Use Variation ordinance #20-022 to modify the conditions of approval.**
   b. **Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(a), to waive the requirement for a 3' tall parking lot perimeter landscape screen along Arlington Heights Road. A determination on the necessity of this variation will be done once a plan has been provided to show the proposed landscape alternative "Option 2".**
   c. **Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(b), to allow certain parking rows to terminate without the code required curbed landscape island including a 4" caliper shade tree. A determination on the necessity of this variation will be done once a plan has been provided to show the proposed landscape alternative "Option 2".**

8. Should it be determined that a landscape variation(s) is required, a written response to each of the land use variation approval criteria must be provided, which must document how the requested variation conforms to each criterion of approval:
   - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
   - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
   - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
   - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

9. In order to recalculate parking, please confirm the accuracy of the usage areas and sizes as depicted in the attached floorplan (the square footage's shown on the attached were derived from scaled measurements of the floorplan and should be close to 100% accurate). Additionally, please provide the following information:
   a. How many total employees work at Paragon?
   b. How many employees work in the office areas of the building (i.e. work out of the building for the duration of their shift).
   c. How many employees work out in the field during the day (i.e. technicians that may only come and go from the site on an as needed basis).
   d. Other than the office employees or technicians as identified above, are there any other employees at Paragon? If so please outline their position/responsibilities, whether they work in the building throughout the day, and if so, which portion of the building do they work in?

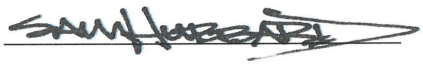
10. If the onsite parking is reduced to the minimum as required by code (based on the modified business operations as outlined in the project narrative), please acknowledge that if additional employees are hired or if usage of the building areas change, a parking deficit may exist relative to code requirements. Any such change would likely require an amendment to the Land Use Variation and/or a parking variation.

11. Please clarify what has changed at Paragon to where the Phase 2 office expansion is no longer contemplated and the conference/training room is no longer used as such.

12. Should landscape Option 1, as outlined in the project narrative, no longer be contemplated, please revise the project narrative to clearly outline what alternatives are proposed.

13. Please provide a plan that clearly shows how landscape Option 2 would be achieved. If certain parking areas will be removed, landscape islands added, and landscaping be proposed, the plan shall clearly show these site alterations.

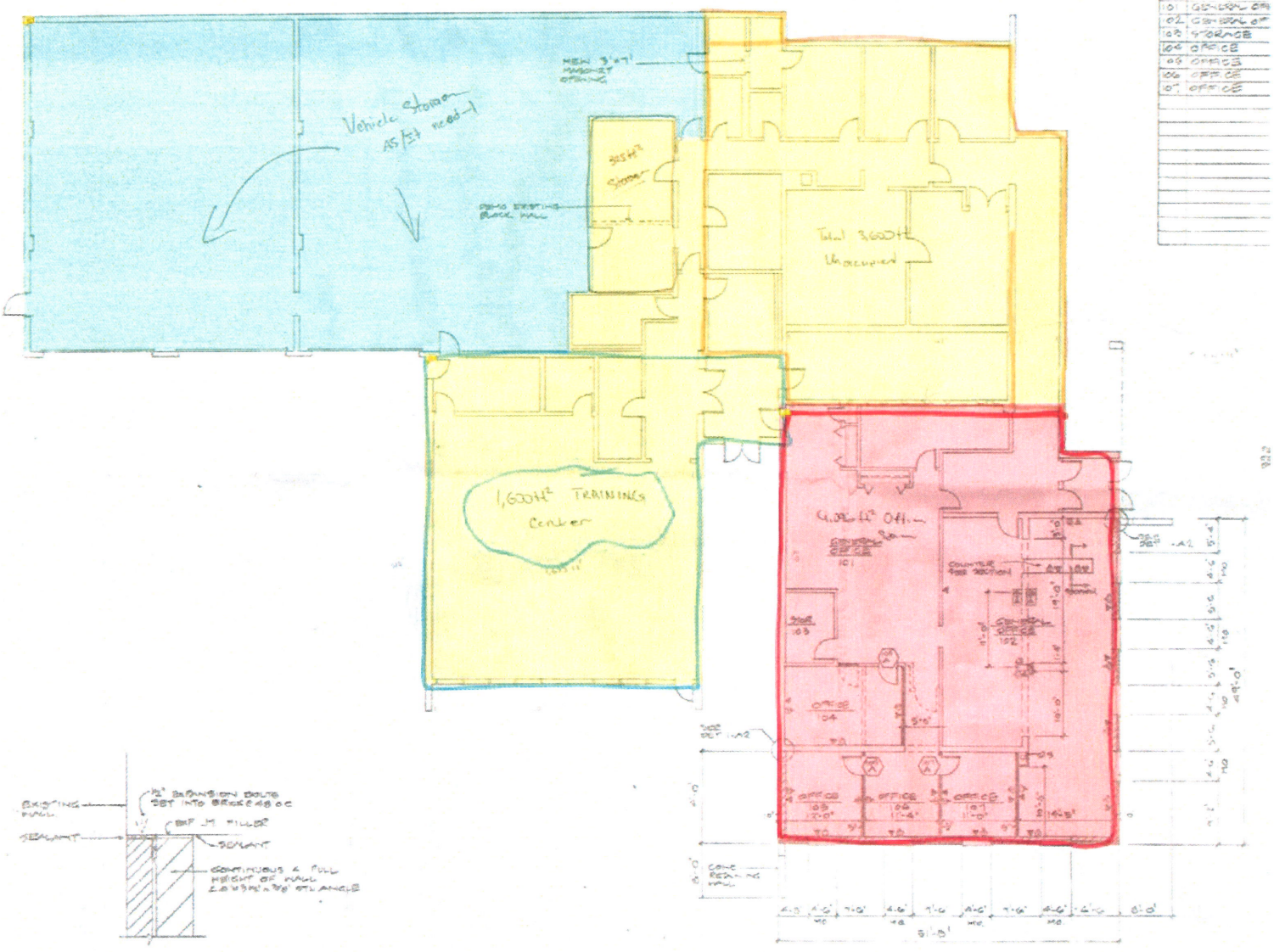
14. Please clarify the statement "with the property listed again, there is still no outside interest." Is the property now listed for sale? If so, how long has it been listed? Please provide a copy of the listing.

Prepared by: 

Garage/Vehicle Storage - 4,710 sq. ft.

Materials/Miscellaneous Storage - 5,848 sq. ft.

Office Area - 3,448 sq. ft.



1/A2 DETAIL

FLOOR PLAN

SCALE: 1/8" = 1'-0"

Paragon Mechanical - LUV Amendment
2400 S. Arlington Heights Road
PC #22-010
August 2, 2022

Landscape Comments

1) In order to evaluate any proposed removal of parking areas and reduced landscaping or landscaping alternatives, please provide a landscape plan that clearly shows the proposed parking areas and landscape improvements.

2) Per Chapter 28, Section 6.15, a landscape island equal in area to one parking space and a 4 inch caliper shade tree is required at the ends of all parking rows. Please incorporate the code required landscape island and shade tree at the end of each parking row per the approved phasing plan.

3) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. The code required screen is in poor condition and must be maintained.

Paragon Mechanical, Inc.
"Your Comfort Specialists"

2400 S. Arlington Heights Rd.
Arlington Heights, Illinois 60005
(847) 321-9428
www.pmcomfort.com

Engineering Department

2. Permits Required Other than Village: IDOT

Response:
We will reach out to IDOT as needed but may ask for assistance in this endeavor as we have never dealt with them before. Please provide contact information or guidance in reaching out to IDOT.

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

Response:
We, the petitioner, accept this understanding.

12. The existing parking lot is in disrepair with numerous potholes and pavement that shows signs of failure. The parking lot should be repaired/repaved to be brought into compliance with the 2018 International Property Maintenance Code.

Response:
We agree that the parking lot needs repairs which is why we view this as an opportunity to restripe to meet our current and realistic parking needs, thereby greatly reducing the necessary expense of landscaping modifications.

13. The petition discusses the possibility of restriping the lot. A striping plan shall be provided, showing the location of the stalls, the handicap accessible parking stall(s), including dimensions and aisle widths. Restriping the lot with the current condition of the pavement is not acceptable.

Response:
We can repair the parking lot however depending on cost/scope it may have to be delayed. We currently have an executable quote for landscaping that includes the installation of 4 new shade trees using the existing landscape areas, in addition to the removal of "Safety Town" to further improve the overall appearance of the property. We ask that, as part of the Round 1 revisions, our modified building use be considered, and we would like the Village's recommendation as to the minimum parking spaces we can account for within the marked areas (to include handicap spaces).

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Arlington Heights, Illinois 60005
(847) 321-9428
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14. In the event the entire parking lot and entrance is resurfaced, this will require work within the Arlington Heights Road right-of-way which is under the jurisdiction of the Illinois Department of Transportation (IDOT). The petitioner should be aware that detector loops for the traffic signal are located in the entrance to the parking lot. Work within the entrance will require IDOT permit.

Response:
We would like to address this during Round 2 as we don't yet have an estimated cost for repairing the parking lot as we await an agreed upon number of parking spaces. The parking lot repairs may need to wait if the proposed landscaping is most appealing as it takes up the majority of the budget.

Police Department

6a. Emergency information/contact card

Response:
Please see attached

6b. Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

Response:
We agree that maintaining open sightlines would be beneficial in achieving natural security for the front of the property. We believe our modified parking/landscaping plan, which would negate the need for the 3' screen while eliminating "Safety Town", would better facilitate the desired security.

Planning & Community Development Department

7b. Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(a), to waive the requirement for a 3' tall parking lot perimeter landscape screen along Arlington Heights Road. A determination on the necessity of this variation will be done once a plan has been provided to show the proposed landscape alternative "Option 2".

Response:
See included landscaping proposal. We would like to eliminate all parking on the East side of the building, and we request feedback from the Village regarding the number of required spaces/handicap spaces as part of Round 2 responses. We will then provide our asphalt contractor with that information to finalize that plan/proposal. By eliminating all parking along Arlington

2400 S. Arlington Heights Rd.
Arlington Heights, Illinois 60005
(847) 321-9428
www.pmcomfort.com

Heights Road we would eliminate the need for a screen and also help to facilitate the Police Department concerns of achieving open sightlines for natural surveillance.

7c. Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(b), to allow certain parking rows to terminate without the code required curbed landscape island including a 4" caliper shade tree. A determination on the necessity of this variation will be done once a plan has been provided to show the proposed landscape alternative "Option 2".

Response:
We seek elimination of specific islands only to facilitate the safe flow of traffic around the narrow corridors of the property. It is difficult to tell from aerial views/plat but there is very little space to maneuver around the corners of this property for delivery trucks.

8a. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

Response:
We feel as though we have demonstrated we are a significant improvement over the vacant and dilapidated properties that currently occupy much of the surrounding area.

8b. The plight of the owner is due to unique circumstances, which may include the length of time subject property has been vacant as zoned.

Response:
Paragon was the only viable bidder when we purchased the property initially and with the property listed yet again there remains no outside interest.

8c. The proposed variation is in harmony with the spirit and intent of this Chapter.

Response:
We feel as though our vision for the future of this property will fit well within the vision of the South Corridor. We cannot, however, be expected to be the first to redevelop in the area given the state of disrepair in the entire surrounding areas.

8d. The variance requested is the minimum variance necessary to allow reasonable use of the property.

Response:
We will always disagree that we need be considered a "Contractor Shop," given the type of inventory we house onsite so, ultimately, we do not feel as though any variation is truly necessary. We also understand this is not our decision so long as inventory of any kind is stored onsite, and therefore, this

2400 S. Arlington Heights Rd.
Arlington Heights, Illinois 60005
(847) 321-9428
www.pmcomfort.com

would be the minimum variance required to allow our reasonable use of the property in the eyes of the Village. If a variation for elimination of additional parking islands is also approved or deemed necessary, we do feel as though that is solely a safety concern and directly relates to reasonable use, primarily by 3rd party delivery services.

9. Please confirm the accuracy of the usage areas and sizes as depicted in the attached floorplan.

Response:
The provided floorplan accurately depicts our usage.

9a. How many total employees work at Paragon?

Response:
16 total employees

9b. How many employees work in the office areas of the building (i.e. work out of the building for the duration of their shift).

Response:
5 total employees work out of the building for the duration of their shift

9c. How many employees work out in the field during the day (i.e. technicians that may only come and go from the site on an as needed basis)

Response:
4 total (office) employees come-and-go throughout the week on an as-needed basis
7 total (technician) employees exclusively work in the field and do not come to the office

9d. Other than office employees or technicians as identified above, are there any other employees at Paragon?

Response:
No, all our employees are accounted for in the breakdown. We have 16 total employees.

10. If the onsite parking is reduced to the minimum as required by code (based on the modified business operations as outlined in the project narrative), please acknowledge that if additional employees are hired or if usage of the building areas change, a parking deficit may exist relative to code requirements. Any such change would likely require an amendment to the Land Use Variation and/or a parking variation.

2400 S. Arlington Heights Rd.
Arlington Heights, Illinois 60005
(847) 321-9428
www.pmcomfort.com

Response:
Given the surplus of available office space within the areas we currently occupy, we do not envision a future where the current building would need to be utilized differently than it is today. A more likely outcome would be our need to apply for a building permit to install an additional parking stall if the number of office employees were ever to grow. If for some reason we do need to change the use of the building in any way, we agree we would apply for the necessary Land Use Variation amendment(s).

11. Please clarify what has changed at Paragon to where Phase 2 office expansion is no longer contemplated, and the conference/training room is no longer used as such.

Response:
The COVID-19 pandemic changed how we conduct our business now and how we plan to grow in the future. Given the labor shortages, we were forced to consolidate our office work and entrust more of the sales responsibilities in our field workers. This is something we previously envisioned hiring dedicated salespeople to do. The training room is no longer needed because of the cost of building it, the cost of paying technicians to use it, and the lack of desire from customers to come and see our equipment firsthand (which would have ultimately funded the project). The reality is that nobody has the desire to gather if it is not necessary, and we can provide customers with virtual demonstrations and technicians with remote training these days.

12. Should landscape option 1, as outlined in the project narrative, no longer be contemplated, please revise the project narrative to clearly outline what alternatives are proposed.

Response:
Please see the revised narrative.

13. Please provide a plan that clearly shows how landscape Option 2 would be achieved. If certain parking areas will be removed, landscape islands added, and landscaping be proposed, the plan shall clearly show these site alterations.

Response:
Please see the attached landscaping quote. We would like to come together with the Village on the number of parking spaces/handicap spaces before we finalize the quote for restriping and/or parking lot repairs. We request that as part of Round 1 the Village review our modified use and confirm the minimum number of spaces (regular and handicap) we need to include in the final plan we bring before the Plan Commission.

14. Please clarify the statement "with the property listed again, there is still no outside interest." Is the property now listed for sale? If so, how long has it been listed? Please provide a copy of the listing.

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Response:
See attached. It has been listed since June 2022.

Landscape Comments

1. In order to evaluate any proposed removal of parking areas and reduced landscaping or landscaping alternatives, please provide a landscape plan that clearly shows the proposed parking areas and landscape improvements

Response:
See included landscaping proposal which we believe can accommodate up to 3 parking stalls, if necessary. This should allow for far more than our current parking needs (9 spaces) and more than we will ever need to fill the office space in its current form.

2. Per Chapter 28, Section 6.15, a landscape island equal in area to one parking space and a 4 inch caliper shade tree is required at the ends of all parking rows. Please incorporate the code required landscape island and shade tree at the end of each parking row per the approved phasing plan.

Response:
Please review the provided landscape proposal. We seek to utilize the existing garden beds in lieu of building additional concrete islands. To hopefully make the plan more appealing, we are also proposing to remove "Safety Town" and replace it with green space.

3. Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. The code required screen is in poor condition and must be maintained.

Response:
We seek to completely remove all parking along Arlington Heights Road (on the East side of the building), which would nullify the need for a landscaping barrier altogether. Elimination of this screen would also satisfy the Police Department Comment #6 to provide "open sightlines to increase natural surveillance."

PLAN COMMISSION PC #22-010
Paragon Mechanical LUV Amendment
2400 S Arlington Heights Rd
Round 2

15. The petitioner's response to comment no. 11 is acceptable.

16. The petitioner's response to comment no. 12 is noted. Repairs / resurfacing of the parking lot will be required before the lot can be restriped with a new parking configuration.

17. The petitioner's response to comment no. 13 is noted. The striping plan must include dimensions for the stalls, the location of the handicap accessible parking, and aisle widths. It should be noted that the property could be cited on section 302.3 of the 2018 International Property Maintenance Code at this time for the condition of the parking lot.

18. The petitioner's response to comment no. 14 is noted. The individual at IDOT that oversees permit applications for Cook County is Jonathan Karabowicz, email address Jonathan.Karabowicz@Illinois.gov.

8/17/22

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

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Paragon Mechanical
2400 S Arlington Heights Rd

Round 2 Review Comments **08/23/2022**

1. **Character of use:**
   Nothing further.
2. **Are lighting requirements adequate?**
   Nothing further
3. **Present traffic problems?**
   Nothing further.
4. **Traffic accidents at particular location?**
   Nothing further.
5. **Traffic problems that may be created by the development.**
   Nothing further.
6. **General comments:**
   Nothing further.

A-O #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

583

Supervisor's Signature

Planning & Community Development Dept. Review

August 25, 2022

REVIEW ROUND 2

Project: Paragon Mechanical LUV Amendment – 2400 S. Arlington Heights Rd.
Amendment to LUV Ordinance #20-022

Case Number: PC 22-010

General:

15. The response to comments #11 and #12 is acceptable.

16. The response to comment #7b and #7c is noted. Based on a recalculation of the code required parking, a total of 19 off-street parking stalls are required. The Village has prepared a revised landscape concept, which provides the minimum number of parking stalls required by code, shows elimination of certain parking rows as outlined in the Paragon Landscape Proposal, and conforms to all landscape requirements. Deviations from this plan would likely trigger the need for variations from the landscape requirements.

17. The response to comment #8 is noted. As indicated above, if deviations from the Village landscape concept are proposed, variations to the landscape requirements will likely be required.

18. The response to comment #9 is noted. Thank you for confirming the sizes and uses of the areas within the building.

19. The response to comment #10 is noted. Should substantial chances occur to the usage of the interior building areas or to the site, a Land Use Variation amendment shall be required. Should any such changes cause the onsite parking to fall below code requirements, a parking variation shall be required.

20. The response to comment #13 is noted. The Paragon Landscape Proposal does not conform to code requirements and would require a variation to waive the code required 3' tall screen along Arlington Heights Road and to eliminate the requirement for landscape islands (including a shade tree) at the ends of certain parking rows. Based on the stated objective to eliminate certain parking stalls while maintaining limited parking areas on the north and south side of the building, the Village has prepared a code compliant landscape concept. Should the Village Board opt to amend LUV Ordinance #20-022 to allow Paragon to continue operating on the subject property, staff will recommend that implementation of the Village landscape concept be completed within a certain time period. Please note that any parking lot restriping and modifications must comply with all requirements relative to ADA parking stalls and accessible routes, minimum size of parking stalls, minimum widths for drive aisles, applicable stormwater requirements, fire lanes, etc.

21. The response to comment #14 is noted.

Prepared by:

Paragon Mechanical - LUV Amendment
2400 S. Arlington Heights Road
PC #22-010
August 23, 2022

Landscape Comments

1) The Village is not supportive of the requested variations. In order to comply with code, landscaping must be installed per the Landscape Concept prepared by the Village. In order to comply with code, provide the three foot tall screen along Arlington Heights Road and four inch caliper shade trees at the ends of each parking row.

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Engineering Department

16. The petitioner's response to comment no. 12 is noted. Repairs/Resurfacing of the parking lot will be required before the lot can be restriped with a new parking configuration.

Round 2 Response:
We understand that the parking lot needs repairs, and we have an executable quote ready and attached. To finalize the quote to include the requested parking space dimensions, we need clarification on the Village Parking plan which only accounts for 16 spaces. Our asphalt contractor will also complete the restriping/painting.

17. The petitioner's response to comment no. 13 is noted. The striping plan must include dimensions for the stalls, the location of the handicap accessible parking, and aisle widths. It should be noted that the property could be cited on section 302.3 of the 2018 International Property Maintenance Code at this time for the condition of the parking lot.

Round 2 Response:
As mentioned above, we have a resurfacing quote ready to execute upon final determination. Our asphalt contractor has included restriping in their quote/scope. We are requesting that the Planning & Community Development Department provide some additional clarification as their proposed plan does not account for enough parking spaces. (See below) Once we establish a final layout then we will request our asphalt contractor to provide the requested drawing.

Planning & Community Development Department

16. The response to commend #7b and #7c is noted. Based on a recalculation of the code required parking, a total of 19 off-street parking stalls are required. The Village has prepared a revised landscape concept, which provides the minimum number of parking stalls required by code, shows elimination of certain parking rows as outlined in the Paragon Landscape Proposal, and conforms to all landscape requirements. Deviations from this plan would likely trigger the need for variations from the landscape requirements.

Round 2 Response:
We are hoping to find a compromise and we are actively waiting for quotes back to better understand the cost associated with the Village Landscape concept, but we are inclined to believe the Village's plan will be cost prohibitive. If the Village were to force us to expand the boulevard next to Arlington Heights Road and make a 2nd attempt to install a landscape screen, we would not likely have the ability to do anything to Safety Town (which we feel would be the most impactful change to the property) If the Village would be open to assisting in the beautification project with TIF funds, then

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perhaps we could fulfill their complete vision. If the Village is not willing to assist, then we will proceed to seek additional Variations to remove the requirement for any landscape screen along Arlington Heights Road and the termination of parking stalls with landscape islands, instead offering to install shade trees in existing landscape areas already installed on the property. If it helps, it also seems that the code for a parking lot with less than 20 spaces nullifies the need for landscape islands and calls for a "proportional amount of live greenery," which our proposed tree plan will satisfy. As noted, we also need clarification on the Village's concept as it does not allow for the 19 suggested parking spaces.

17. The response to comment #8 is noted. As indicated above, if deviations from the Village landscape concept are proposed, variations to the landscape requirements will likely be required.

Round 2 Response:
We would like to find a compromise, but we are also willing to implement the Village's complete plan with financial support from the Village. We understand that additional Variations may be required to negate the need for a landscape screen along Arlington Heights Road and to implement our alternative shade tree plan if the Village continues to impose the landscape island rule for a lot featuring less than 20 spaces. If no financial support is extended or if the Village insists on imposing the landscape island rule despite us having less than 20 spaces, then we will proceed by requesting the necessary Variations.

19. The response to comment #10 is noted. Should substantial changes occur to the usage of the interior building areas or to the site, a Land Use Variation amendment shall be required. Should any such changes cause the onsite parking to fall below code requirements, a parking variation shall be required.

Round 2 Response:
We understand and agree.

20. The response to comment #13 is noted. The Paragon Landscape Proposal does not conform to code requirements and would require a variation to waive the code required 3' tall screen along Arlington Heights Road and to eliminate the requirement for landscape islands (including a shade tree) at the ends of certain parking rows. Based on the stated objective to eliminate certain parking stalls while maintaining limited parking areas on the north and south side of the building, the Village has prepared a code compliant landscape concept. Should the Village Board opt to amend LUV Ordinance #20-022 to allow Paragon to continue operating on the subject property, staff will recommend that implementation of the Village landscape concept be completed within a certain time period. Please note that any parking lot restriping and modifications must comply with all requirements relative to ADA parking stalls and accessible routes, minimum size of parking stalls, minimum widths for drive aisles, applicable stormwater requirements, fire lanes, etc.

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Round 2 Response:

3' Tall Screen:
We respectfully disagree with the Village's interpretation of the code requiring a landscape screen at all once the adjacent parking spaces are removed. When asked for clarification on this rule, the only explanation we received was that the code is vague enough to allow for the interpretation that a "parking aisle" also constitutes parking spaces. The code does not mention anything about "parking aisles." This understanding is what lead us to propose removal of the spaces along Arlington Heights Road.

We already installed a Village approved 3' tall screen against the guidance of multiple landscape professionals, we installed a watering mechanism for the screen, and still the landscape screen did not survive the first winter as we were told and expressed to village staff. When we proposed our plan to remove the spots to avoid the need for additional wasted cost on a potential screen based on how the code is written, the Village instead suggested additional cost in the form of expanding the boulevard to facilitate another attempt at installing a screen. To avoid repeating the same outcome, we feel as though removing "Safety Town" and applying a different interpretation of the code would be a much better solution to demonstrate tangible progress in beautifying this property. That said, if the Village persists in seeking a landscape screen, we suggest accepting the already installed and approved screen as a sufficient screen to meet code or we will have no choice but to proceed with a landscape screen Variation request. Again, we would also be happy to proceed with the Village's complete plan if financial support from the Village is offered to us.

Shade Trees/Islands
We appreciate the Village confirming that only 19 parking spaces are needed, to include 1 handicap space. We seek clarification on the Village's proposed plan as it accounts only for 16 spaces. We also see in the Village Code that by reducing the number of required spots to less than 20, we no longer require any landscape islands but rather a "proportional amount of live greenery" (Chapter 28 Section 6.16-1.2). We feel as though our plan proposed in Round 1 will allow for far more than a proportional amount of live greenery as we are very much willing to install trees where they may be safely placed so as not to obstruct vehicle clearances around the property while also controlling cost of the overall project. Specifically, we would like to install a total of four (4) shade trees in existing landscape beds as depicted in our drawing.

Parking
As mentioned, our asphalt contractor will also be painting the parking spaces and we will request they confirm parking space dimensions once we have confirmed the exact layout of the 19 parking spaces. The Village plan accounts for only 16 parking spaces.

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Landscape Comments

1. The Village is not supportive of the requested variations. In order to comply with code, landscaping must be installed per the Landscape Concept prepared by the Village. In order to comply with code, provide the three-foot-tall screen along Arlington Heights Road and four-inch caliper shade trees at the ends of each parking row.

Round 2 Response:
The Village's response is noted. As detailed in our Planning & Community Development response, we hope the Village sees mutual benefit in removing Safety Town instead of further attempts to install landscape screen. There is enough leeway in the code to allow for a different interpretation of the landscape screen given the impending removal of the parking spaces along Arlington Heights Road. If the Village declines to modify their opinion, then we would have to proceed with a Variation to eliminate the need for this landscape screen or simply expect the currently installed and approve screen as sufficient for the code. As for the four-inch caliper trees, per Chapter 28 Section 6.16-1.2, a reduction to 19 parking spaces should eliminate the need for us to install any islands and we feel as though our proposal to install shade trees in existing beds while removing Safety Town and replacing it with green space will more than provide "proportional amounts of live greenery."

PLAN COMMISSION PC #22-010
Paragon Mechanical LUV Amendment
2400 S Arlington Heights Rd
Round 3

19. The petitioner's response to comment nos. 16 and 17 is noted. This can be addressed at permit.

20. The Public Works Department and Engineering Division have no further comments.

Michael L. Pagones, P.E. — Date 10/19/22
Village Engineer

Planning & Community Development Dept. Review

October 21, 2022

REVIEW ROUND 3

Project: Paragon Mechanical LUV Amendment – 2400 S. Arlington Heights Rd.
Amendment to LUV Ordinance #20-022

Case Number: PC 22-010

General:

22. The response to comments #16 is noted. Assistance provided for landscaping on private property is not a TIF eligible expense and could not be provided under the State of Illinois regulations for TIF assistance. The 16 surface parking stalls shown in the Village landscape concept are supplemented by the 13 interior garage parking stalls, whereby totaling 29 parking stalls and complying with the code required minimum of 19 stalls. Unless the pavement for the un-used parking areas is removed and landscaping is installed in its place, a proportional amount of greenery is not provided and the landscape islands would still be required regardless of the fact that only 16 spaces are striped on the Village Landscape Concept (or the 17 stalls striped on the Paragon Landscape Proposal). Should approval of the modification to LUV Ord. #20-022 be granted, the Village continues to recommend that the Village Landscape Concept be implemented and notes that no estimates have been provided for the work shown in the Village Landscape Concept.

23. The response to comment #17 is noted. Please see #22 above. Unless both the pavement ***and*** striping for parking stalls in excess of 20 has been removed and proportional landscaping has been installed, a variation to waive the requirement for the curbed landscaped islands (which include a shade tree) is required.

24. The response to comment #19 is acceptable.

25. The response to comment #20 is noted. With regards to the 3' tall screen, the Village maintains our position that the screen is required around all asphalt areas of the parking lot regardless of whether there is a striped parking space marked on the asphalt. As mentioned above, landscaping on private property is not a TIF eligible expense. With regards to the parking lot landscape islands and proportional greenery, please see the response to comment #22 and #23. With regards to parking, please see the response to comment #22 above. A striping plan for the parking lot can be provided at time of permit.

Prepared by: _____

Paragon Mechanical - LUV Amendment
2400 S. Arlington Heights Road
PC #22-010
October 21, 2022

Landscape Comments

1) The existing three foot tall screen has died and needs to be replaced. The landscaping bed must be maintained. If the code required screen is not replaced and maintained a variation is required. In addition, the four inch caliper shade tree within a landscape island must be provided at the ends of each parking row per the approved plan.

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Planning & Community Development Department

22. The response to comment #16 is noted. Assistance provided for landscaping on private property is not a TIF eligible expense and could not be provided under the State of Illinois regulations for TIF assistance. The 16 surface parking stalls shown in the Village landscape concept are supplemented by the 13 interior garage parking stalls, whereby totaling 29 parking stalls and complying with the code required minimum 19 stalls. Unless the pavement for the un-used parking areas is removed and landscaping is installed in its place, a proportional amount of greenery is not provided and the landscape islands would still be required regardless of the fact that only 16 spaces are striped on the Village Landscape Concept (or the 17 stalls striped on the Paragon Landscape Proposal). Should approval of the modification to LUV Ord. #20-2022 be granted, the Village continues to recommend that the Village Landscape Concept be implemented and notes that no estimates have been provided for the work shown in the Village Landscape Concept.

Round 3 Response:
Applicable Code as Referenced in Response:

Section 6.16-1.2
Landscaped islands equal in area to at least one parking space, protected by durable materials, and containing at least one live shade tree at a minimum of four inches in diameter shall be located at the end of every twenty parking spaces or beneath every light pole, whichever results in the greater amount of planted islands. In addition, these islands shall be located at each end of all rows of car stalls. Open parking areas larger than four but smaller than twenty spaces shall provide proportional amounts of live greenery. No shade tree will be required on landscaped islands containing light poles. Design and plant selection shall be approved by the appropriate departments as directed by the Village Manager.

Comments:

Throughout this Plan Commission process, we sincerely feel as though we have made every effort to find reasonable solutions that both meet the needs of the Village, while working within the financial constraints of our business, in a South Corridor that falls more decrepit every day, all while navigating an economy with a highly uncertain future. Not only has the Village proven unwilling to work towards a compromise of any kind with a longstanding community-grown business (a business with a willingness to stay in Arlington Heights while others are not), the Village has also responded with loose interpretations of the applicable codes while requesting exorbitant, if not blatantly unreasonable, changes to the property in response to our numerous offers to make mutually beneficial improvements.

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We have had several conversations regarding the code via e-mail with Sam Hubbard (the most important of which are included as an attachment to this round of responses) and despite Sam's interpretation and use of words that simply are not included within the code at all, we feel as though Section 6.16-1.2 couldn't be more clear in stating that by reducing the number of parking spaces to less than twenty, we will no longer require landscape islands on the property at all. This would allow us to (financially) proceed with razing Safety Town (the biggest eye sore on the property), replacing it with grass (a significantly more than proportional amount of live greenery), and planting four new shade trees in existing landscape beds throughout the property as proposed in the Paragon Landscape Plan. This should also mean that no variation request for the landscape islands is necessary at all. We feel as though we are being forced to apply for a Variation that is not required by code after we have come up with solutions that negate the need for additional Variations while also presenting a tangible opportunity to beautify the property immediately. We have executable quotes for this plan.

Regarding the Village Landscape Plan quote remark: We requested updated proposals from the same people who provided our existing quotes but given the drastically expanded scope and significantly higher level of complexity of the Village proposal, those contractors have not yet provided new proposals in return. We requested more time from Village Staff to obtain the quotes, but they mandated that we proceed with the process without the pending quotes. Without formal quotes, our expectation is that The Village Landscape Proposal will cost a minimum of 4 times more than the Paragon Landscape Plan. In addition, the Village Landscape Plan will prohibit any possibility of redevelopment for this property. Given the lack of progress with the 2018 Village proposed South Arlington Heights Corridor Plan, we cannot make this investment but feel our proposed plan is a better starting point. Our goal is help improve the overall characteristic of the Southern Corridor our investment cannot be on a whim or without careful planning and consideration.

If the Village continues to insist upon enforcing their interpretation of the code, insists on forcing us to apply for additional Variations, and the Village Board subsequently rules against us, the number of improvements to the property will simply be less significant than what we can accomplish by agreeing that the landscape islands are not necessary.

23. The response to comment #17 is noted. Please see #22 above. Unless both the pavement and striping for parking stalls in excess of 20 has been removed and proportional landscaping has been installed, a variation to waive the requirement for the curbed landscaped islands (which include a shade tree) is required.

Round 3 Response:
To further elaborate on our response to #22, this is not written anywhere within the code as the code solely refers to the number of parking spaces and the number of parking stalls. There is no mention of pavement or blacktop at all within the code cited above. Since we will now have less than 20 spaces, the code explicitly says landscape islands are not required, however, we are still willing to install

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shade trees in the locations marked on the Paragon Landscape Plan. The suggested curbed islands not only pose a safety concern (expressed in writing and verbally to Village Staff throughout this process and consistently ignored), but also require funding which will only delay other needed improvements. Beyond the safety concerns and the fact that the code states we no longer need them, adding more concrete curbs will undoubtedly not visually enhance this property, do not visually enhance a property, but trees and green space as proposed on the Paragon Landscape Plan does.

25. The response to comment #20 is noted. With regards to the 3' tall screen, the Village maintains our position that the screen is required around all asphalt areas of the parking lot regardless of whether there is a striped parking space marked on the asphalt. As mentioned above, landscaping on private property is not a TIF eligible expense. With regards to the parking lot landscape islands and proportional greenery, please see the response to comment #22 and #23. With regards to parking, please see the response to comment #22 above. A striping plan for the parking lot can be provided at time of permit.

Round 3 Response:
Applicable Code as Referenced in Response:

6.15-1.2
a. All paved service areas abutting a residential district or street or off-street parking areas containing more than four parking spaces, shall be effectively screened on each side adjoining or fronting on any property situated in a residence district or any institutional premises or adjoining any public way by a well-maintained wall, fence, densely planted compact hedge designed to provide year round opacity or berm and hedge.

Comments:

Similarly to our response to #22 and as documented via the attached e-mails, by removing the parking stall next to Arlington Heights Road entirely, this should negate the need to plant another landscape screen along Arlington Heights Road. This is not an interpretation of the code but plainly what the code states above. By removing the Easternmost parking stall, we will no longer have a parking area containing 4 or more spaces that abuts, adjoins, or fronts any public way. All of the remaining stalls will be located on the sides of the building, well off of Arlington Heights Road.

For this reason, we again feel as though no Variation request is necessary at all for the 3' high landscape screen. To reiterate, the landscape screen we previously gained approval from the Village for, subsequently installed, installed a dedicated watering system for, was ultimately killed by the harsh conditions of winter paired with its proximity to Arlington Heights Road (Not because of lack of any reasonable maintenance as repeatedly suggested by the Village). Instead of repeating the same folly twice, we would much prefer to proceed with an agreeable solution that avoids further wasted funds from Paragon while also accomplishing the immediate beautification desire of the Village. It is

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also worth noting that there is no existing precedent of a 3' landscape screen anywhere in the Southern Corridor, so coming to an agreement on what the code states would also not deviate from what the appearance of surrounding properties, and our plan to raze Safety Town and install four new shade trees in existing landscape beds would be a marked improvement to the property and the South Corridor at large.

Landscape Comments

1. The existing three foot tall screen has died and needs to be replaced. The landscaping bed must be maintained. If the code required screen is not replaced and maintained a variation is required. In addition, the four inch caliper shade tree within a landscape island must be provided at the ends of each parking row per the approved plan.

Round 3 Response:
To reiterate our response to #25, by removing the parking spaces abutting, adjoining, and fronting Arlington Heights Road, we no longer require a 3' landscape wall and therefore no Variation should be necessary. We hope to find a reasonable compromise to improve the property instead and we feel as though razing Safety Town and installing four new shade trees in existing landscape beds is a great solution.

In addition to the code indicating a screen is no longer necessary, it is not reasonable to expect to replace a landscape screen every year, nor is it reasonable to expand the boulevard to accommodate such a request. The existing landscape screen was designed and implemented by a professional landscaping company and was explicitly reviewed and approved by the Village Staff without consideration of its long-term viability. To our knowledge, this approved plan was executed exactly as specified and as approved by the Village Staff. Several landscape companies warned that the approved design would not survive a winter being so close to the main road and that is exactly what happened. We hope for a more realistic and mutually-beneficial solution, such as the elimination of Safety Town and the installation of four new shade trees in existing landscape beds.

Steve Pfaff

From: Hubbard, Sam <shubbard@vah.com> on behalf of Hubbard, Sam
Sent: Thursday, August 25, 2022 5:34 PM
To: Steve Pfaff
Cc: Kevin Polka
Subject: Re: Variations
Attachments: Dept Comments - Round 2.pdf; Landscape Concept - Village Proposal.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Steve,

The zoning code is full of regulations and circumstances that require interpretation of the rules, and the application of a single section of the code across multiple different situations. It cannot possibly spell out a specific and tailored method of application to each unique situation.

Historically, the Village has required the landscape screening around all paved areas of all a parking field, which includes drive aisles.

Accordingly, the Village standpoint is that the 3' tall screen is required along the full ROW frontage of the property that provides access to the parking areas. As such, you must request a variation to omit this requirement.

I have attached our 2 round of review comments to this email. Please prepare a point by point response to the comments, and if any revisions to the plans are proposed, please provide a set of revised plans for our review. In order to provide ample time for review of your response and any revisions to your proposal prior to the targeted Sept. 14th Plan Commission hearing date, please provide said response/revisions by Sept. 2nd (both in paper and electronic format - 3 paper sets are required).

Should you have any further questions, please let me know.

Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

P: 847-368-5223
F: 847-368-5988

From: Steve Pfaff
Sent: Thursday, August 25, 2022 12:15 PM
To: Hubbard, Sam <shubbard@vah.com>

Cc: Kevin Polka ·
Subject: RE: Variations

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]
Sam,

Thanks for the reply. Your reply does make logical sense, but there is no mention of anything called a "parking lot drive aisle" in the code. How can we request a code Variation to something that is not written in the code or in any ordinance? If we submit this, I fear it will appear as though we are asking the Village to vote on something that isn't a rule.

If I'm just not seeing it, please let me know the exact sentence within the code that we are requesting variation from.

I keep reading it over again and to me the code is very clear: Landscape barriers apply only to parking stalls and parking areas containing four or more spaces which front or adjoin a public way. There will be no such area after those spots are removed.

That being said, I would agree with the paved area being classified a "service area" after the stall is removed, but we are not in a residential district so that is also inapplicable by the letter of the code.

I truly hope I am explaining the problem here clearly: I honestly cannot see any words written in 6.15-1.2a.1 for us to request variance from.

Steve Pfaff
Paragon Mechanical, Inc.
Office: (847) 321-9428 Ext: 410
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Main Office / Showroom:
2400 S. Arlington Heights Rd
Arlington Heights IL 60005

Google Plus Facebook LinkedIn Yelp

From: Hubbard, Sam <shubbard@vah.com>
Sent: Wednesday, August 24, 2022 5:16 PM
To: Steve Pfaff · _____
Cc: Kevin Polka <_____
Subject: Re: Variations

Steve,

The variation applies based on the Paragon Landscape proposal. If for some reason the variation is deemed unnecessary, then when it comes time for the hearing, it doesn't need to be part of the discussion/request or staff report.

However, you still have parking areas on the north side and the south side of the building, with the parking lot drive aisles all across the site. If you want to actually remove the asphalt and replace it with greenspace

(rather than just eliminate the striping), then we wouldn't consider that area to be a part of the parking lot and the size of the required 3' landscape screen would be reduced.

-Sam

From: Steve Pfaff <_____>
Sent: Wednesday, August 24, 2022 4:37 PM
To: Hubbard, Sam <shubbard@vah.com>
Cc: Kevin Polka <_____>
Subject: RE: Variations

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]
Thanks for sending this over, Sam.

I want to make sure we're all on the same page here before I proceed with the letter because we are not actually requesting a variation to Chapter 28 6.15-1.2a.1 (3" Screen) of the code. Our goal is to completely eliminate the parking area fronting/abutting Arlington Heights Road to ensure this section doesn't apply to us at all. There should be no variation to request since we don't need that parking area/parking stall.

As you provided below, 6.15-1.2a.1 states:
All **paved service areas abutting a residential district** *(Does not apply in general)* or **street or off-street parking areas containing more than four parking spaces** *(Will no longer apply when East stall is removed)*, shall be effectively screened on each side **adjoining or fronting** *(will not apply)* on any property situated in a residence district or any institutional premises or adjoining any public way by a well-maintained wall, fence, densely planted compact hedge designed to provide year round opacity or berm and hedge.

In summary, we are obviously not in a residential district and, more importantly, by eliminating the east side parking stall, we will no longer have adjoining, fronting, or abutting parking spaces on along Arlington Heights Road to have the need to screen.

I tried to convey that clearly in all of our responses and in the narrative so I apologize if it wasn't clear enough.

Can you please confirm that we can proceed without that variation request?

Steve Pfaff
Paragon Mechanical, Inc.
Office: (847) 321-9428 Ext: 410
www.pmcomfort.com
Main Office / Showroom:
2400 S. Arlington Heights Rd
Arlington Heights IL 60005

Google Plus Facebook LinkedIn Yelp

From: Hubbard, Sam <shubbard@vah.com>
Sent: Wednesday, August 24, 2022 3:20 PM

To: Steve Pfaff <
Subject: Variations

Steve,

Got your voicemail. See below and let me know if you have any additional questions.

(Ord. #04-059)
6.15-1.2 New Landscaping Requirements.

ZONING REGULATIONS

a. All paved service areas abutting a residential district or street or off-street parking areas containing more than four parking spaces, shall be effectively screened on each side adjoining or fronting on any property situated in a residence district or any institutional premises or adjoining any public way by a well-maintained wall, fence, densely planted compact hedge designed to provide year round opacity or berm and hedge.

1. Such screening shall be three-feet high on the frontage of a public way, except that in the interests of safety, so the line of sight will not be obstructed, the minimum height shall be lowered at street intersections and driveways to not less than 18-inches as determined by the Director of Planning and Community Development or designee.

2. Such screening shall be 6-foot high if adjoining a residential district or any institutional premises.

b. Landscaped islands equal in area to at least one parking space, protected by durable materials, and containing at least one live shade tree at a minimum of four inches in diameter shall be located at the end of every twenty parking spaces or beneath every light pole, whichever results in the greater amount of planted islands. In addition, these islands shall be located at each end of all rows of car stalls. Open parking areas larger than four but smaller than twenty spaces shall provide proportional amounts of live greenery. Design and plant selection shall be as directed by the Director of Planning and Community Development or designee.

-Sam

To: Hubbard, Sam <shubbard@vah.com>; Kevin Polka <
Subject: RE: Round 2 Comments - As Provided on Aug. 25th

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

~~Thank you, Sam.~~

~~As long as we have the ability to respond one more time and formally make the differing interpretations of the code a clear exhibit in the form of a Round 3 response, then we can proceed. You have no issues with the signage or letter as I previously provided besides the dates, correct?~~

Steve Pfaff
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Arlington Heights IL 60005

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From: Hubbard, Sam <shubbard@vah.com>
Sent: Friday, October 21, 2022 11:56 AM
To: 'Steve Pfaff' <
Subject: RE: Round 2 Comments - As Provided on Aug. 25th

Hi Kevin,

The Village stance on the need for the referenced variation remains unchanged. The variation is necessary from our perspective and therefore must be included on the sign and notification letter.

The Village will be moving forward with the required legal notice publication for the Nov. 9th hearing, which the Village will need to send out this afternoon by 3:30pm. **Please confirm by 3:30pm today that you're able to complete the signage and notification letter obligations by the end of the day on Oct. 25th.**

Once we provide you with our 3rd round of review comments (by end of the day today), you can prepare a response that will be documented within the departmental reviews/petitioner response materials that will get transmitted to the Plan Commission and Village Board - with one caveat: your response must be received no later than October 30th to be considered and transmitted to the Plan Commission.

Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
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From: kevin@pmcomfort.com <
Sent: Thursday, October 20, 2022 11:14 AM
To: 'Steve Pfaff' < Hubbard, Sam <shubbard@vah.com>
Subject: RE: Round 2 Comments - As Provided on Aug. 25th

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Steve / Sam,

I think Steve's suggestion though great and very reasonable will likely not happen as Sam is speaking on behalf of the village. In light of the difference I would like to add this situation to the comments in the rounds. I think this is at the very core of the argument and when presented to the trustees it needs to be documented as such. I am all for another opinion if possible but then would nullify all need for this variation. I am not optimistic that the village will allow this seeing it will discredit the process.. However I think we need to have this put into the comments.

How do we add this into our comments.

I do not want to move forward until we can add the situation and the two interpretation to the comments

Kevin Polka
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2400 S. Arlington Heights Rd
Arlington Heights IL 60005

From: Steve Pfaff <
Sent: Thursday, October 20, 2022 10:27 AM
To: Hubbard, Sam <shubbard@vah.com>
Cc: Kevin Polka <
Subject: RE: Round 2 Comments - As Provided on Aug. 25th

Sam,

Before we formally request Variations for items the code doesn't actually state we need, is it possible to get an unbiased opinion or interpretation? Is there precedent for this? We don't want to apply for either of these Variations because the code simply doesn't say what you are implying it does. The major difference between our "arguments" is that you are truly providing a completely new interpretation of the code as it is written, and I honestly don't feel as though I'm interpreting anything at all. The words are plainly written exactly as I interpret it and as you once again pasted below. Again, it plainly says that 4-20 spaces requires a proportional amount of live greenery. I'm not sure how there even could be room for interpretation on this other than to come to an agreement on the definition of "proportional." We are certainly not requesting a Variation for that. The same exact scenario applies to the 3' landscape screen requirement that now applies to "parking aisles," something also not mentioned in the code at all.

How can we get another opinion on this before proceeding? There doesn't seem to be a clear procedure on how to proceed with Variation request(s) that the Village insists upon but the property owner does not agree with based on what is written/published.

Thanks again and please let me know.

Steve Pfaff
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2400 S. Arlington Heights Rd
Arlington Heights IL 60005

Google Plus Facebook LinkedIn Yelp

From: Hubbard, Sam <shubbard@vah.com>
Sent: Thursday, October 20, 2022 8:22 AM
To: _____ 'Steve Pfaff' <
Subject: RE: Round 2 Comments - As Provided on Aug. 25th

Hi Kevin,

The section of code that Steve has inquired about is section 6.15-1.2b. I've included it below for reference.

b. Landscaped islands equal in area to at least one parking space, protected by du materials, and containing at least one live shade tree at a minimum of four inch diameter shall be located at the end of every twenty parking spaces or beneath every pole, whichever results in the greater amount of planted islands. In addition, these isl shall be located at each end of all rows of car stalls. Open parking areas larger than but smaller than twenty spaces shall provide proportional amounts of live greenery. D and plant selection shall be as directed by the Director of Planning and Comm Development or designee.

The Village has determined that since the Paragon landscape plan doesn't show the code required landscape islands at the ends of all rows of parking (which each must include a 4" caliper shade tree), then a variation from the above code section is required.

Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
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www.vah.com

From: k <[redacted]>
Sent: Thursday, October 20, 2022 8:13 AM
To: Hubbard, Sam <shubbard@vah.com>; 'Steve Pfaff' <[redacted]>
Subject: RE: Round 2 Comments - As Provided on Aug. 25th

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Steve,
It might be helpful for you to site the section of code you are referring to and provide a copy within this email and given the difference I think it will be important to add this within the comments of the rounds. Please provide within the email the copy of the section of the code which you are referring too.

Kevin Polka
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2400 S. Arlington Heights Rd
Arlington Heights IL 60005

From: Hubbard, Sam <shubbard@vah.com>
Sent: Wednesday, October 19, 2022 10:15 PM
To: Steve Pfaff <[redacted]>
Cc: Kevin Polka <[redacted]>
Subject: Re: Round 2 Comments - As Provided on Aug. 25th

Hi Steve,

The Village does not agree with that interpretation. Simply removing the stripes of the parking spaces is not complete elimination of the parking spaces from a landscape perspective. If Paragon were to remove the entire pavement area along with the striping and plant a proportional amount greenery in that area (or elsewhere on the site), then we could verify for compliance with that code provision.

This spirit and intent of this code section is for properties that are tight on land and may not have sufficient space onsite to both 1) comply with the amount of code required parking while also 2) including the necessary code required landscape islands at the ends of all parking rows (which typically causes a reduction in parking). In these situations, provided that there are other areas on the site where a proportional amount of greenery can be installed, the parking lot landscape islands can be eliminated and parking spaces can be constructed/preserved in their place in order to comply with parking regulations. This is not the situation that Paragon is in, and unless the pavement is removed and replaced with proportional greenery (which would include shade trees), the Village interpretation is that the code section doesn't apply. The Variation is therefore necessary and must be included on the public notification letter and signage.

-Sam

From: Steve Pfaff <
Sent: Wednesday, October 19, 2022 5:41 PM
To: Hubbard, Sam <shubbard@vah.com>
Cc: Kevin Polka <
Subject: RE: Round 2 Comments - As Provided on Aug. 25th

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Sam,

For parking areas with fewer than 20 spaces, landscape islands are not required per the code. So what I'm specifically referring to is inclusion or exclusion of that 2nd variation request. If the code is followed then we will only need to establish what constitutes as "proportional amounts of live greenery" with no variation necessary.

Please confirm.

Thank you,

Steve Pfaff
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Office: (847) 321-9428 Ext: 410
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Main Office / Showroom:
2400 S. Arlington Heights Rd
Arlington Heights IL 60005

From: Hubbard, Sam <shubbard@vah.com>
Sent: Wednesday, October 19, 2022 4:05 PM
To: Steve Pfaff <s
Cc: Kevin Polka <
Subject: RE: Round 2 Comments - As Provided on Aug. 25th

Hi Steve,

Based on the attached Paragon Landscape plan, Paragon is requesting the variations as outlined in the attached letter.

Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
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From: Steve Pfaff <
Sent: Wednesday, October 19, 2022 4:00 PM
To: Hubbard, Sam <shubbard@vah.com>
Cc: Kevin Polka <
Subject: RE: Round 2 Comments - As Provided on Aug. 25th

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Sam,

Thanks for following-up. My understanding is that I need to know exactly what variations we are requesting in order to finalize the sign and letter. I don't think I can do that until you respond.

Please correct me if I am mistaken about that.

Thanks again,

Steve Pfaff
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From: Hubbard, Sam <shubbard@vah.com>
Sent: Wednesday, October 19, 2022 3:53 PM
To: Steve Pfaff <s
Cc: Kevin Polka <|
Subject: RE: Round 2 Comments - As Provided on Aug. 25th

Hi Steve,

I wanted to circle back with you on the required notification letter and signage.

The Village is preparing to proceed with a public hearing on your application at the Nov. 9th Plan Commission meeting. You will need to complete the signage and notification letter obligations no later than Oct. 25th. Please confirm that you will send out the letters and place the two signs on the property no late than end of the day on Oct. 25th.

I will follow up with you on Friday with the final Village review comments on your application. We will not need a response to our 3rd round of review comments and we will proceed with your request as outlined in the attached documents.

Sam Hubbard
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www.vah.com

From: Hubbard, Sam
Sent: Wednesday, October 12, 2022 2:18 PM
To: Steve Pfaff <s
Cc: Kevin Polka <k
Subject: RE: Round 2 Comments - As Provided on Aug. 25th

Hi Steve,

Thanks for sending. No hardcopies are needed. I will route these for review and provide you with our comments back by the end of next week or early the following week.

In the interim, we should be prepared to proceed at the Nov. 9th Plan Commission meeting date for a public hearing on this application. This would require your notification signs to be installed and notification letters mailed no later than Oct. 25th. Please be prepared to meet this deadline and I will circle back toward the end of next week to confirm that there is space for you on Nov. 9th PC agenda.

Of note, interior garage spaces count towards the Village's parking requirements, so while there may be only 16 exterior parking stalls shown on the Village's landscape concept, the property has well over the 19 spaces required by code when taking into account the interior spaces within the various buildings on the property.

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Village of Arlington Heights
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Arlington Heights, IL 60005

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www.vah.com

From: Steve Pfaff <
Sent: Wednesday, October 12, 2022 12:51 PM
To: Hubbard, Sam <shubbard@vah.com>
Cc: Kevin Polka <
Subject: RE: Round 2 Comments - As Provided on Aug. 25th

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PLAN COMMISSION PROJECT TIMELINE

Project Name: Paragon LUV Amendment
PC Number: 22-010
Location: 1515-1519 W. Dundee Rd.

Requested Action:

1. Special Use Permit for a Day Care Center on the subject property.
2. Chapter 28, Section 6.5-2, to allow accessory structures (playground structures) in a front yard.
3. Chapter 28, Section 6.5-7b, to allow an accessory structure (playground structure) in excess of 300 square feet.
4. Chapter 28, Section 6.13-3a, to allow a 6' tall solid fence within a front yard.

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	06/08/22	
Conceptual Plan Review Meeting (CPRC)	07/27/22	34
PC Application Submittal Date	07/19/22	-
1st Round Department Comments	08/04/22	12
Petitioner's Response – 1st Round	08/16/22	8
2nd Round Department Comments	08/25/22	7
Petitioner's Response – 2nd Round	10/12/22	33
PC Hearing	11/09/22	80 days from application date
Village Board	12/05/22	19

Village Board
9/18/2023

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

Department: Village Manager's Office

Ordinance - Code Amendment - Chapter 13 - Alcohol Liquor Dealers

The Committee of the Whole recommendation for a Class A liquor license to Sushi De Tapas, Inc dba Kaido Sushi located at 45 W Golf Road, will be reported under the Old Business portion of the agenda. In the event the Board desires to approve the requested Class A license, staff recommends adoption of the attached ordinance, amending the Village Code to increase the number of authorized Class A liquor license from 30 to 31

ATTACHMENTS:

Description	Type
A increase - Kaido	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 Section 13-502 of the Arlington Heights Municipal Code, pertaining to the number of liquor licenses, is hereby amended to increase the number of Class "A" liquor licenses authorized, with the amended entry for Class "A" licenses to read as follows:

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
A	$3,800.00	31

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

AYES:

NAYS:

PASSED AND APPROVED this 18th day of September, 2023.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
9/18/2023

Item: Resolution – Illinois Criminal Justice Authority Grant – CARE Program Funding

Department: Police

The Village of Arlington Heights has been selected as a recipient of grant funding through the Illinois Criminal Justice Information Authority's (ICJIA) Community-Law Enforcement Partnership Deflection Program. The amount of the grant is $149,254.
Pursuant to the Agreement, it is required that the funds be used solely for the purpose of the Village's current deflection program, the Community Addiction and Recovery Effort (CARE). Program elements include: the provision of co-coordinator positions, marketing and public awareness, initial intake and emergency treatment from a medical provider. The Village plans to execute these elements by contracting with current CARE partners or other qualified entities that have extensive knowledge of the Village's program and the overall landscape of the substance misuse environment.

The grant award term is based on the State's fiscal year (July 1, 2023 – June 30, 2024). The grant period ends June 30, 2024. This requires a concurrent ordinance requesting an amendment to the 2023 Budget to expend roughly half of these funds in the current FY2023 operating budget. The remaining grant balance will be identified in the preparation of the Police Department's FY2024 budget submission.

RECOMMENDATION
It is recommended that the Village Board approve the attached Resolution Accepting an Illinois Criminal Justice Information Authority Grant in the amount of $149,254 for the Village of Arlington Heights' CARE Program and authorize execution of all necessary documentation.

ATTACHMENTS:

Description	Type
Resolution ICJIA Grant CARE Program FY23	Resolution

A RESOLUTION ACCEPTING A
ILLINOIS CRIMINAL JUSTICE INFORMATION AUTHORITY COMMUNITY-LAW ENFORCEMENT PARTNERSHIP DEFLECTION PROGRAM GRANT

WHEREAS, the Village of Arlington Heights has been selected as a recipient of a grant administered through the Illinois Criminal Justice Information Authority's (ICJIA) Community-Law Enforcement Partnership Deflection Programs in pursuit of improved public safety in Cook County,

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

SECTION ONE: That the Village Board hereby approves the acceptance of the Illinois Criminal Justice Information Authority's (ICJIA) Community-Law Enforcement Partnership Deflection Programs grant in the amount of $149,254.00 to be expended by June 30, 2024.

SECTION TWO: That the Village agrees that the funds from the grant shall be utilized for a law enforcement Community Addiction and Recovery Effort (CARE) deflection program.

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

AYES:

NAYS:

PASSED AND APPROVED this 18th day of September 2023.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
9/18/2023

Item: Budget Amendment for the ICJIA Grant Funded Community Addiction and Recovery Effort (CARE) Program

Department: Police

The Village of Arlington Heights has been selected as a recipient of grant funding through the Illinois Criminal Justice Information Authority's (ICJIA) Community-Law Enforcement Partnership Deflection Program. The amount of the grant is $149,254.00 and the grant term is July 1, 2023 through June 30, 2024. The request for a budget amendment amount is an approximation for costs related to the program between the months of July and December 2023. This amount is for half of the grant award, the remaining half will be requested in a budget amendment in 2024 to fund the program through June 2024. Pursuant to the Agreement with ICJIA, it is required that the funds be used solely for the purpose of the Village's current deflection program, the Community Addiction and Recovery Effort (CARE). Program elements include: the provision of co-coordinator positions, marketing and public awareness, initial intake and emergency treatment from a medical provider. The Village plans to execute these elements by contracting with current CARE partners or other qualified entities that have extensive knowledge of the Village's program and the overall landscape of the substance misuse environment.

ATTACHMENTS:

Description	Type
Ordinance ICJIA Grant CARE Program Budget Amendment FY23	Ordinance

AN ORDINANCE AMENDING THE ANNUAL BUDGET OF THE VILLAGE OF ARLINGTON HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2023 AND ENDING DECEMBER 31, 2023

WHEREAS, by Ordinance 2022-066, the President and Board of Trustees of the Village of Arlington Heights, Illinois adopted the Annual Budget of the Village of Arlington Heights for the fiscal year beginning January 1, 2023, and ending December 31, 2023; and

WHEREAS, the President and Board of Trustees has determined that it will serve and be in the best interest of the Village to adopt an Ordinance amending the Annual Budget;

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

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the President and Board of Trustees.

SECTION TWO: ADOPTION OF AMENDMENTS. The Annual Budget shall be, and it is hereby, amended as follows:

Account Being Amended	Original	Amendment Incr./(Decr.)	Revised
101-0000-411700-	$397,100	$74,700	$471,800
101-3001-521650- PG1901-POL GRANT-	$74,700	$74,700	$149,400

SECTION THREE: PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS 18th of September, 2023.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
9/18/2023

Item: An Ordinance Approving A Purchase And Sale Agreement For, And The Purchase Of, Certain Real Property - 6 North Hickory Avenue

Department: Planning and Community Development

Background

The Village Board previously adopted the Hickory Kensington Tax Increment Financing District in July, 2014 in order to implement the redevelopment plan for the area. These efforts led to a Redevelopment Agreement between the Village and 4 North Hickory, LLC for the construction of a 76-unit apartment building with approximately 3,500 square feet of commercial space that is currently being constructed at 4 Hickory Avenue. Village Ordinance 18-024 was formally adopted and the agreement was signed on June 18, 2018. Among the terms of the redevelopment agreement was the land north of the Campbell Street roadway would be acquired by the Village from the developer for $700,000.00. The purpose was to landbank the excess property for possible future development.

To date the developer has made significant progress in the construction of the building as well as the public improvements eligible for TIF funding.

As per the Redevelopment Agreement the Village was provided the opportunity to review all environmental studies and the purchase would not take place unless the Village is satisfied with the environmental. To that end the developer created a remediation plan that addressed Village concerns based on a third-party environmental review. As a result, the developer was issued an Environmental No Further Remediation (NFR) Letter from the Illinois EPA based on the remediation plan.

The developer and village were restricted from conducting any investigation, through soil borings, or remediation along the alignment of the freight rail spur on the western edge of the property. Out of an abundance of caution the Village retained environmental consultant developed a cost estimate in the event remedial actions may be needed if the rail spur is decommissioned and removed at a future date. The cost estimate was used to negotiate the purchase price accordingly from $700,000.00 to $620,000.00.

Village staff has coordinated through Village Counsel on a final negotiated Real Estate Contract, attached for review, outlining all the requirements for closing, including but not limited to:

1. All completed work that meets the requirements of the IEPA NFR letter.

2. An updated property survey.
3. All other elements required of closing.

Recommendation

It is recommended that the Village Board approve the attached Ordinance Approving a Purchase and Sale Agreement for, and the Purchase of, Certain Real Property at 6 North Hickory Avenue for a purchase price of $620,000.00, and to authorize the Village Manager to execute a Real Estate Contract with 4 N. Hickory, LLC. for the same.

ATTACHMENTS:

Description	Type
Draft Purchase and Sale Agreement Ordinance	Ordinance
Real Estate Contract 6 N. Hickory Ave.	Agreement
Property Exhibit	Exhibits

AN ORDINANCE APPROVING A PURCHASE AND SALE AGREEMENT FOR,
AND THE PURCHASE OF, CERTAIN REAL PROPERTY
(6 North Hickory Avenue)

WHEREAS, 4 N. Hickory, LLC, an Illinois limited liability company (*"Seller"*), is the owner of certain real property located at 6 North Hickory Avenue, in the Village of Arlington Heights (*"Property"*); and

WHEREAS, the Village desires to purchase the Property from Seller for a purchase price of $620,000 (*"Purchase Price"*), pursuant to, and in accordance with, the terms, provisions, and conditions of a purchase and sale agreement (*"Purchase and Sale Agreement"*); and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village to enter into the Purchase and Sale Agreement with the Seller and authorize the purchase of the Property for the Purchase Price;

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

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

SECTION 2. APPROVAL OF PURCHASE AND SALE AGREEMENT. The President and Board of Trustees hereby approve the Purchase and Sale Agreement with the Seller for the purchase of the Property for the Purchase Price, in substantially the form attached to this Ordinance as **Exhibit A**, and in a final form to be approved by the Village Manager and the Village Attorney.

SECTION 3. EXECUTION OF PURCHASE AND SALE AGREEMENT. The Village Board hereby authorizes and directs the Village Manager to execute, on behalf of the Village, the Purchase and Sale Agreement upon receipt by the Village Clerk of at least one original copy of the Purchase and Sale Agreement executed by Seller; provided, however, that if the executed copy of the Purchase and Sale Agreement is not received by the Village Clerk within 30 days after the effective date of this Ordinance, then this Ordinance will, at the option of the Village Board, be null and void.

SECTION 4. APPROVAL OF THE PURCHASE OF THE PROPERTY. Pursuant to the home rule authority of the Village, the Village Board hereby approves the purchase of the Property from Seller, in the manner and upon such terms as are set forth in the Purchase and Sale Agreement.

SECTION 5. IMPLEMENTATION OF PURCHASE AND SALE AGREEMENT. The Village Manager, Village Clerk, Village Finance Director, and the Village Attorney are hereby authorized and directed to initiate and take all other steps and obligations required of the Village under the Purchase and Sale Agreement, and to execute all documentation for, and take all action necessary to consummate, the purchase of the Property, as may be required by applicable law and by the Purchase and Sale Agreement.

SECTION 6. PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION 7. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2023.

_____
Village President

ATTEST:

_____
Village Clerk

REAL ESTATE CONTRACT

Purchaser: The Village of Arlington Heights, an Illinois municipal corporation ("**VILLAGE**")

Seller: 4 N. Hickory, LLC, an Illinois limited liability company **("SELLER")**

The **VILLAGE** agrees to purchase and **SELLER** agrees to sell at a price of **$620,000.00 ("Purchase Price")** on the terms set forth herein, the following described real estate in Cook County, Illinois commonly known as 6 N. Hickory Ave, Arlington Heights, Illinois, and all easements, tenements, hereditaments, privileges and appurtenances that run with or are appurtenant to the Parcel, whether or not of record, (collectively the "Property"): PIN: 03-29-405-006-0000 (formerly 03-29-405-003-0000).

1. **SELLER** shall deliver a recordable special warranty deed by all parties entitled thereto sufficient to convey the Property to the **VILLAGE** in fee simple absolute, subject only to exceptions permitted herein ("Warranty Deed"), at the Closing (as defined in Paragraph 8 of this Contract) of this transaction upon the **VILLAGE'S** compliance with the terms of this Contract. **SELLER** shall deliver **SELLER'S** Affidavit of Title in standard form and ALTA form as required by title insurer and a Grantor- Grantee Statement to be attached to the Warranty Deed. **SELLER** shall also provide, at its expense, the State and county transfer declarations and any other transfer tax declaration or exemption that may be necessary for recording.

2. **VILLAGE** shall order and pay for a Commitment of Title Insurance ("Title Commitment") issued by Chicago Title Insurance Company ("Title Company"), committing the Title Company to issue an ALTA Owner's Title Insurance Policy (2006 version) in the amount of the Purchase Price, with the following endorsements: an extended coverage endorsement over all standard exceptions; Access and Location Endorsements insuring access to the Campbell Street and North Hickory Avenue rights-of-way; insuring good, marketable, and insurable title to the Property; and with coverage over any "gap" period, all subject only to the Permitted Exceptions (as defined in Paragraph 3) (the "***Title Policy***"). Seller will take all actions necessary for the Village to obtain this Title Policy.

3. Permitted Exceptions to the Title Policy shall include only: (a) the lien of general taxes not yet due; (b) zoning laws and building ordinances; (c) easements of record provided they do not interfere with the Village's intended use, as determined by the Village in its discretion; and (d) covenants and restrictions of record that are acceptable to the Village, in its discretion.

4. Not less than ten business days before closing, **SELLER** shall provide the **VILLAGE** ALTA/NSPS standard survey ("***Survey***") of the Property, that (a) will be certified in favor of Seller, Village, and the Title Company, (b) complies with all requirements of the Title Company that are conditions to the removal of the survey exception from the standard printed exceptions in the Title Policy, (c) contains a certification as to the total acreage of the Property, (d) includes the Table A Items 1, 2, 3, 4, 7a, 7b, 8 (which Item 8 must include,

without limitation, the Engineered Barrier (as defined in Paragraph 7 of this Contract)), 9, 10a, 11, and 19 (one million dollars), and (e) is provided to Village in digital format in NAD 83 State Plane Coordinates. Seller shall provide four copies of the Survey to Village. Seller shall pay the cost for the Survey. The Survey must not be dated more than six months prior to the date of Closing, and must be prepared by a licensed land surveyor, showing any encroachments, measurements of all lot lines, easements, setback lines, and location of all improvements, including fences, all recorded and visible easements, and drainage ditches, streams, or creeks as of the date of this Contract and certified subsequent to the date hereof. The Survey shall show all corners staked, flagged, or otherwise monumented.

5. If the Title Commitment or Survey discloses either impermissible exceptions or survey matters that render the title unmarketable ("Title Defects"), the **SELLER** shall have 30 days from the date of receipt by **SELLER** of a notice thereof to cause their removal from the title commitment or to correct such survey defects or to provide evidence that the title insurer will commit to insure against loss or damage that may be occasioned by such Defects. If the **SELLER** fails within the 30-day period to have these Defects removed or corrected, or, in the alternative, to obtain the commitment for title insurance that insures against loss or damage that may be occasioned by such Defects, the **VILLAGE** may terminate this Contract or may elect upon notice to **SELLER** to take title as it is then with the right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount that is agreeable to Seller. If the **VILLAGE** does not so elect, this Contract becomes null and void without further action of the parties.

6. Real estate taxes and any special service district taxes (collectively, "Real Estate Taxes") shall be prorated through and including the date of possession and a credit for the same allowed the **VILLAGE**. If the amount of such taxes is not then ascertainable, then Seller shall give to Village a credit at the Closing based on 110% of the last tax bill. There will be no proration of Real Estate Taxes. All water, sewer, and other utility charges, if any, shall be prorated as of Closing.

7. The **VILLAGE** conducted Phase 1 and Phase 2 Environmental Studies ("Environmental Studies ") of the Property at the **VILLAGE'S** expense. The results of the Environmental Studies indicate that a portion of the Property requires an engineered barrier, consisting of the removal of and proper disposal of three feet of soil, and the installation of three feet of clean topsoil in the location shown on Exhibit A and as more fully described in the approved Illinois Environmental Protection Agency ("IEPA") Remediation Action Plan attached as Exhibit B ("Engineered Barrier"). The **VILLAGE** and **SELLER** agree that the Engineered Barrier has been completed to the Village's satisfaction, and a No Further Remediation letter that includes the Village as a protected party has been issued by the IEPA. If **SELLER** does not comply with all conditions of the No Further Remediation Letter, the **VILLAGE** may terminate this Contract.

8. The time of Closing shall be no later than October 31, 2023, on a specific date and time to be mutually agreed upon by both parties, at the Chicago Title office located at 500 Skokie Boulevard, Suite 290, Northbrook, IL. The parties do not need to attend and it can be handled as a remote closing. Possession shall be delivered at Closing.

9. This sale shall be closed through a New York Style escrow with Chicago Title. The cost of the escrow shall be divided equally between the parties. The **VILLAGE** will pay for recording fees for the Deed, and Seller will pay for the costs of recording the No Further Remediation Letter and any release of mortgage or other liens. **SELLER** must deliver the Property clear of all debris, and must grade and seed the Property prior to Closing; provided, however, that **SELLER** is not required to clear, grade, or seed any portion of the Property improved with finished concrete in good condition.

10. **SELLER** warrants and represents:

(i) that neither **SELLER** nor its agents have received notices from any governmental authority of zoning, building, environmental, safety, fire or health code violations in respect to the Property that have not been corrected.

(ii) The Seller is in compliance with the USA Patriot Act of 2001, 107 Public Law 56 (October 26, 2001) ("***Patriot Act***") and in other statutes and all orders, rules and regulations of the United States government and its various executive departments, agencies and offices related to the subject matter of the Patriot Act, including, but not limited to, Executive Order 13224 effective September 24, 2001, and the USA FREEDOM Act dated June 2, 2015 and all similar laws or regulations.

(iii) Seller has not entered into and will not enter into any agreements with any third party affecting the Property which will be binding upon Village or the Property after the Closing, excepting, however, the Remediation Plan with the IEPA attached hereto as Exhibit B.

(iv) The Property is not affected by or subject to any pending or, to the best of Seller's knowledge, threatened condemnation suits, or other threatened claims, charges, complaints, petitions, or unsatisfied orders by or before any administrative agency or court or any third party.

(v) Seller is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code of 1986 and the Seller will provide at the Closing a FIRPTA Affidavit to this effect to relieve Village of any and all withholding obligations under Section 1445 of the Internal Revenue Code.

(vi) Seller has the requisite power and authority to enter into and perform the terms of this Contract and the Closing, and each person executing this Contract, the Deed and the other Closing documents on behalf of Seller is or will be fully authorized to do so and, by doing so, to bind Seller to its obligations under this Contract.

11. At or prior to the Closing, Seller shall deliver to Village evidence that the sale of the Property to Village hereunder is not subject to, and does not subject Village to liability under, 35 ILCS 5/902(d) or 35 ILCS 120/5j, Cook County Code Section 34-92, or Section 2600 of the Illinois Unemployment Insurance Act.

(i) At least 25 days prior to the Closing, Village shall, with Seller's full cooperation, notify the Illinois Department of Revenue (the "***IDOR***") of the intended sale of

the Property and request IDOR to make a determination as to whether Seller has an assessed, but unpaid, amount of tax, penalties, or interest under 35 ILCS 5/902(d) or 35 ILCS 120/5j.

(ii) At least 35 days prior to the Closing, Village shall, with Seller's full cooperation, notify the Cook County Department of Revenue ("***Cook County Dept.***") of the intended sale of the Property and request the Cook County Dept. to make a determination as to whether Seller has an assessed, but unpaid, amount of tax, penalties, or interest under the Cook County Code Section 34-92.

(iii) At least 20 days prior to the Closing, Village shall, with Seller's full cooperation, notify the Illinois Department of Employment Security (the "***IDES***") of the intended sale of the Property and request the IDES to make a determination as to whether Seller has an assessed, but unpaid, amount of tax, penalties, or interest under Section 2600 of the Illinois Unemployment Insurance Act.

The Village agrees to simultaneously deliver to Seller copies of all notices issued by the Village as required by this Paragraph 11.

In the event that, as of the Closing any of IDOR, the Cook County Dept., or IDES have not yet issued their respective determinations concerning unpaid taxes, penalties, or interest, then Seller agrees to indemnify the Village for any amounts of unpaid taxes, penalties, or interest unpaid as of the Closing and subsequently assessed against the Village by one or more of IDOR, the Cook County Dept., or IDES. If Seller does not reimburse the Village for any amounts of unpaid taxes, penalties, or interest paid by the Village pursuant to this Paragraph 11, within 30 days after receipt of a demand therefor, then the Village may (i) file a lien against Seller's property located at 4 North Hickory, Arlington Heights, Illinois, and foreclose such lien in the manner provided for mortgage foreclosures pursuant to Article XV of the Illinois Code of Civil Procedure, and (ii) pursue any other remedy available at law or equity, including without limitation an action for specific performance.

12. Any notice required under this Contract shall be in writing and shall be deemed served upon the parties when personally delivered or mailed by registered or certified mail, return receipt requested at the address noted in the signature lines with a copy emailed to the parties' attorneys.

13. This Contract constitutes the entire agreement between the parties pertaining to the Property and supersedes all prior agreements, understandings, and negotiations pertaining thereto. This Contract may be modified only by a written amendment or other agreement that is lawfully approved and executed by the Parties. The invalidity of any provision of this Contract shall not impair the validity of any other provisions. Any provision of this Contract determined by a court of competent jurisdiction to be unenforceable will be deemed severable, and the Contract may be enforced with that provision severed or as modified by the court.

14. If the Village fails to perform an obligation under this Contract, and does not, within 5 days after receiving written notice from Seller of such failure, either (i) cure such failure or (ii) if

such failure cannot reasonably be cured within 5 days, commence and diligently pursue a cure for such failure, then Village will be in default of this Contract and Seller may (i) terminate this Contract or (ii) pursue any other remedy available at law or equity, including without limitation an action for specific performance. If Seller fails to perform an obligation under this Contract or any representation or warranty made by Seller hereunder is untrue and Seller does not, within 5 days after receiving written notice from Village of such failure, either cure such failure or take action to cause such representation or warranty to become materially true or if such failure cannot reasonably be cured within 5 days or if such action cannot reasonably be completed within 5 days, commence and diligently pursue a cure for such failure or such action, then Seller will be in default of this Contract and the Village may (i) terminate this Contract or (ii) pursue any other remedy available at law or equity, including without limitation an action for specific performance.

15. This Contract is binding upon and inures to the benefit of the parties hereto and their respective successors and assigns.

16. Time is of the essence of this Contract.

IN WITNESS WHEREOF, the parties have signed this Contract on the date set forth.

VILLAGE OF ARLINGTON HEIGHTS

By: _____
Randy Recklaus

Title: Village Manager
Date: _____

33 South Arlington Heights Rd
Arlington Heights, IL 60005

Hart Passman, Village Attorney
hart.passman@elrodfriedman.com

SELLER
4 N. Hickory LLC, an Illinois limited liability company

By: _____

Name: Biagio Pecoraro, Sole Manager
Date:_____

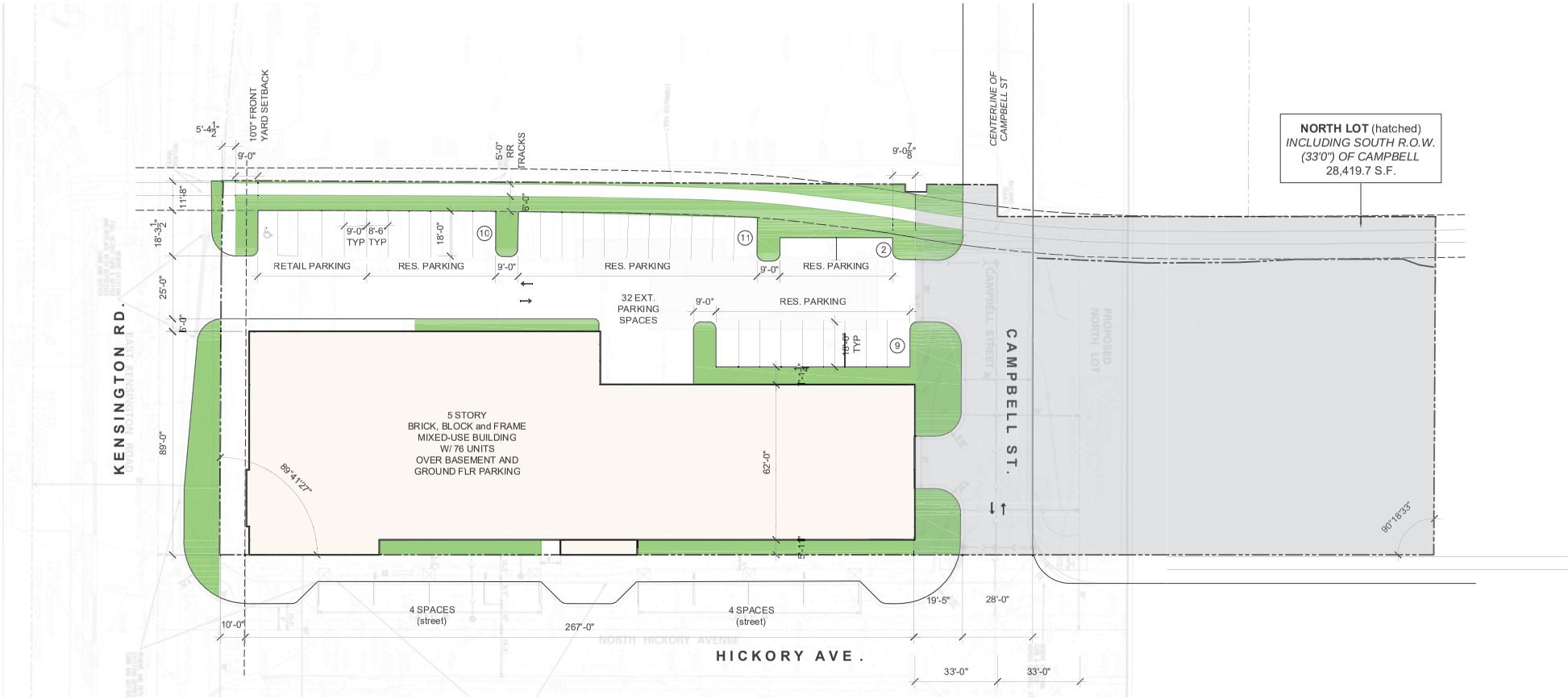
725 E. Dundee Rd Suite 206
Arlington Heights, Il 60004

Mark Lenz, Seller's Attorney

mlenz@swkattorneys.com

EXHIBIT A
DEPICTION OF ENGINEERED BARRIER LOCATION

EXHIBIT B
APPROVED EPA REMEDIATION ACTION PLAN



CONCEPTUAL SITE PLAN

03

SCALE: 1" = 40'-0"

N E R I
ARCHITECTS, pc
444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.5400

Village Board
9/18/2023

Item: Proceed at Own Risk Request – Verizon Cell Phone Tower, 1500 W Shure Drive

Department: Planning and Community Development

Please find a request to authorize the Village Manager to execute a "Proceed At Own Risk" Declaration with PI Arlington, LLC and Verizon Wireless regarding the issuance of a building permit to proceed with construction of a temporary cell phone tower located in the parking lot area of 1500 W Shure Drive. The agreement is from the petitioner and the property owner. Also included are the plans for the temporary cell phone tower as well as the permanent antennas that are proposed to be installed on the top of the commercial office building at 1500 W Shure Drive. The letter is from Jessica DeWalt, Senior Manager of Network Regulatory and Real Estate with Verizon Wireless, and is requesting the ability to deploy a Temporary Cell Phone Antenna Facility at 1500 W Shure Drive while both the temporary and permanent installations at the same address are reviewed through the Plan Commission process. An executed declaration has not been received to date from the land owner or Verizon and the Village reserves the right to pull the item from agenda if the signed declaration is not received before the meeting date.

Project Background:

Verizon Wireless, in conjunction with YPI Arlington, LLC, the property owner, has submitted a request for approval of a "Proceed At Risk" for a temporary cell phone tower antenna in the parking lot of 1500 W Shure Rd while they pursue approval for a permanent cell phone antenna installation on the façade of the top floor and roof of the eight-story building currently on the site. Please see the attached letter (Proceed at Risk Request JDW 8.23.23) for reference.

On June 2, 2022 Verizon Wireless was informed by Crown Castle that their lease and co-location agreement at was being terminated and would end on September 30, 2023. As referenced in the attached letter (Termination Letter Rand 53) this would require Verizon Wireless to remove all equipment and thus impact the level of service in the area.

Subsequently, Verizon Wireless began searching for suitable sites and willing

landowners to begin securing a location and applying to build a new permanent cell phone tower to mitigate the service impacts of removing the existing facility. Verizon Wireless began coordinating with Village staff on the process for approving a new permanent antenna structure and a potential temporary facility in June of 2023. Staff has been provided technical drawings of the temporary and permanent cell phone installations which have been attached for your consideration. The information has been circulated to all relevant departments with no major concerns expressed on these conceptual drawings.

Typically, a temporary installation of this nature would not be permitted in the Village. The unique circumstance of this situation is that the request was tied to a permanent installation of a cell phone antennas on the top-floor façade and roof of the eight-story office building at 1500 W Shure Drive. The fact that Verizon Wireless must vacate their existing facility by September 30th also presented a challenge in that obtaining the approval for the permanent facility and construction would not be complete by that date and thus potentially impact customer and first responder services before completion, thus necessitating a temporary tower. Verizon wireless has submitted coverage maps and details that indicate there will be decreased coverage along Dundee Road and the surrounding service area. This may impact reliable coverage and call capacity. Emergency calls do receive priority on the network, but a reduced overall capacity may have an impact on all remaining calls, including communication between first responders.

The property is currently occupied by two existing cell phone antenna installations. The permanent installation would modify the current equipment as well as add new equipment to the façade of the top level of the building that currently occupies 1500 W Shure Drive. The proposed permanent installation would be reviewed to ensure it conforms with the standards used during all other application of this nature. In addition, the temporary tower would be reviewed in order to require any appropriate variances needed until it is removed.

Verizon has acknowledged in their request that if they do not make application, the permanent application is not approved, or when the permanent tower comes online, they would cease operation and remove the temporary installation within seven days. The temporary installation would still require building permits and department review to ensure it meets all building codes and life safety concerns.

Recommendation

It is recommended that the Village Board approve authorizing the Village Manager to execute a Proceed At Own Risk declaration for Verizon to "Proceed At Own Risk" with construction of the temporary cell phone antenna while the petitioner submits an application to the Plan Commission for a Special Use and all required Variations for consideration of the permanent cell phone antenna on the current building at 1500 W Shure Drive.

This approval shall be subject to the conditions as outlined in the attached Procced at Own Risk Declaration by YPI Arlington, LLC and Verizon Wireless, including but not limited to:

1. Owner and Tenant understand that they are proceeding at their own risk since both the temporary tower and permanent cell phone antenna installations will require a Plan Commission Application to request approvals for a Special Use Permit and/or any other requirements of the Zoning Code. Additionally, the application must be filed by October 30, 2023.

2. The Temporary Use must cease, be removed, and any impacts remediated to bring the property in compliance with the Zoning Code at the sole cost of the Owner and Tenant. This will occur as outlined in the agreement.
3. Issuance of a building permit shall be subject to compliance with all applicable building permit procedures, Letter of Credit requirements, and any other required approvals.

ATTACHMENTS:

Description	Type
Proceed At Risk Declaration Verizon 1500 W Shure Dr	Agreement
Proceed At Risk Request Letter	Exhibits
Temporary Antenna Exhibits	Exhibits
Lease Termination Letter	Exhibits

Prepared by and return to:

Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005
Attention: Village Clerk

PROCEED AT OWN RISK DECLARATION

BY

YPI ARLINGTON, LLC AND _____

(1500 Shure Drive, Arlington Heights, Illinois
Property Index Number 03-07-102-013)

PROCEED AT OWN RISK DECLARATION

THIS PROCEED AT OWN RISK DECALARATION (***"Declaration"***) is made this ___ day of September, 2023, by **YPI ARLINGTON, LLC**, a Delaware limited liability company (***"Owner"***), the owner of property located in the Village of Arlington Heights, Cook County, Illinois (***"Village"***) commonly known as 1500 Shure Drive and legally described in **Exhibit A** attached to and, by this reference, made a part of this Declaration (***"Property"***), and _____, a _____ (***"Tenant"***), the tenant of a portion of the Property.

W I T N E S S E T H:

WHEREAS, the Property includes an office building (***"Building"***) and a parking lot (***"Parking Lot"***); and

WHEREAS, the Property is located in the M-1 Research, Development, and Light Manufacturing District (***"M-1 District"***); and

WHEREAS, Tenant desires to erect a temporary cellular antenna on wheels in the Parking Lot as generally depicted in the plans in **Exhibit B** attached hereto and made a part of this Declaration, with modifications as directed by Village staff (***"Temporary Use"***), and a permanent cellular antenna installation on the Building (***"Permanent Use"***); and

WHEREAS, Tenant desires that the Temporary Use be temporarily permitted on the terms and conditions in this Declaration while it pursues approvals for the Permanent Use, with the Temporary Use ceasing when and as set forth in Section 6 of this Declaration; and

WHEREAS, in order to carry out the Temporary Use and the Permanent Use, Tenant will file an application with the Village for a special use permit for both the Temporary Use and Permanent Use as well as relief from "The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights," as amended (***"Zoning Code"***), including, without limitation, a height variation (collectively, the ***"Requested Approvals"***); and

WHEREAS, as of the date of this Declaration, Tenant's application for the Requested Approvals has neither been filed nor adjudicated by the Village Plan Commission or the President and Board of Trustees, as required pursuant to the Zoning Code; and

WHEREAS, Owner and Tenant voluntarily desire to execute this Declaration in order to secure a temporary Zoning Code allowance to permit the Temporary Use on the Property at Owner's and Tenant's own risk;

NOW, THEREFORE, Owner and Tenant voluntarily agree that the Property will be used, improved, and occupied subject to the following restrictions and provisions:

1. Owner and Tenant acknowledge and agree that: (a) the installation and operation of the Temporary Use is proceeding at Owner's and Tenant's sole and absolute risk; (b) Tenant must file an application for the Requested Approvals with the Village on or before October 30, 2023; (c) except for the temporary operation of the Temporary Use, Owner and Tenant must comply with all provisions of the "Municipal Code of Arlington Heights, Illinois, 1995," as amended, and the Zoning Code with respect to the Temporary Use, including, without limitation, obtaining a Village-issued business license and building permits; and (d) Tenant is not entitled to its Requested Approvals by the Village, regardless of expenditures incurred by Owner and Tenant

in proceeding prior to the date of, or pursuant to, this Declaration, unless and until Tenant has satisfied all of the terms and conditions of this Declaration, or imposed in connection with the approval of any of the Requested Approvals, or required by all other applicable Village codes and ordinances.

2. Owner and Tenant acknowledge and agree that the Village's consent to this Declaration is not to be deemed or construed as requiring the Village to either: (a) issue any further approvals for operation of the Temporary Use or the Permanent Use on the Property; or (b) approve any or all of the Requested Approvals.

3. The Temporary Use may not be carried out except in strict compliance with: (a) the terms of any and all Village approvals including, without limitation, a special use permit, issued therefor; and (b) this Declaration.

4. The Village has the right to enter the Property at all times from and after the execution of this Declaration to ascertain compliance with the terms, conditions, restrictions, and limitations contained in this Declaration.

5. Tenant must continuously and promptly apply for and pursue every approval required for the Temporary Use and Permanent Use including, without limitation, the Requested Approvals.

6. The Temporary Use must cease upon the earliest of the following to occur:

a. Tenant failing to file an application for the Requested Approvals on or before October 30, 2023;

b. The Village President and Board of Trustees denying the Temporary Use portion of the Requested Approvals;

c. The Village President and Board of Trustees denying the Permanent Use portion of the Requested Approvals;

d. The Permanent Use commencing; or

e. March 31, 2024.

When the Temporary Use is required to cease, Tenant and Owner at their sole cost and expense, must perform, or cause to be performed, all remedial actions necessary to bring the Property into compliance with the Zoning Code, in a manner satisfactory to the Village

7. Owner and Tenant acknowledge and agree that the remedial actions that may be required pursuant to Paragraph 6 of this Declaration will include, without limitation, the ceasing of the Temporary Use and removal from the Property of all equipment, fixtures, and improvements related to the Temporary Use.

8. In the event that Owner or Tenant fail to perform, or cause to be performed, all remedial actions that may be required pursuant to Paragraph 6 of this Declaration, the Village will have the right, but not the obligation, to: (a) enter the Property and cause to be performed all such remedial actions; (b) charge Owner and Tenant for all costs incurred by the Village in the course of such remediation, plus an administrative fee of 20% of such costs, which sum will be owed

jointly and severally by Owner and Tenant (collectively, the ***"Remediation Costs"***); and (c) record and enforce a lien against the Property for the Remediation Costs.

9. Owner and Tenant expressly acknowledge and agrees that they are jointly and severally and absolute liable and responsible, and the Village has no liability or responsibility whatsoever, for the costs and expenses incurred in connection with the remediation that may be required pursuant to Paragraph 6 of this Declaration.

10. Owner and Tenant each hereby agree to release, indemnify, defend, and hold harmless the Village, its agents, servants, officials, attorneys, and employees from and against any and all injuries, damages, claims, liabilities, demands, causes of action, losses, suits, expenses, liabilities, and judgments of any and all nature and kind whatsoever, including without limitation costs, expenses, and attorneys' fees, arising out of, occasioned by, connected with, or in any way attributable to: (a) this Declaration; (b) any action taken by the Village pursuant to or in connection with this Declaration; or (c) the review and approval by the Village of the Requested Approvals.

11. Owner and Tenant agree to reimburse the Village, promptly upon receipt of an invoice therefor, for the costs and expenses incurred by the Village, including specifically legal fees, in connection with the drafting and execution of this Declaration.

12. This Declaration may not be modified, amended, or annulled without the express, prior written approval of the Village Manager.

13. The provisions of this Declaration run with and bind the Property, and are binding upon Owner and Tenant, and their respective heirs, successors, assigns, agents, licensees, invitees, and representatives, including, without limitation, all subsequent owners of any portion of the Property, and all persons claiming under them. If any of the rights or restrictions imposed by this Declaration would otherwise be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing time limits, then such provision will continue only until 21 years after the death of the survivor of the now living lawful descendants of the current President of the United States as of the date of this Declaration.

14. This Declaration will be recorded with the Cook County Clerk's Recording Division, Illinois, and all conveyances relating to the Property, or any part thereof, are subject to the provisions of this Declaration.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Owner and Tenant have caused this Declaration to be executed by a duly authorized representative on the date first above written.

OWNER:

ATTEST:	**YPI ARLINGTON, LLC**
By:_____	By:_____
Its:_____	Its:_____

TENANT:

ATTEST:	_____
By:_____	By:_____
Its:_____	Its:_____

Accepted this ___ day of September, 2023.

_____
Randall R. Recklaus
Village Manager
Village of Arlington Heights

ACKNOWLEDGEMENT – OWNER

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that _____ and _____, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of Tenant, appeared before me this day in person and acknowledged to me that they, being thereunto duly authorized, signed and delivered said instrument as their own free and voluntary acts, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this _____ day of _____, 2023.

_____
Notary Public

My Commission expires:_____

ACKNOWLEDGEMENT – TENANT

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that _____ and _____, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of Tenant, appeared before me this day in person and acknowledged to me that they, being thereunto duly authorized, signed and delivered said instrument as their own free and voluntary acts, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this _____ day of _____, 2023.

_____
Notary Public

My Commission expires:_____

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

[INSERT LEGAL DESCRIPTION]

Property Index Number 03-07-102-013

Commonly known as: 1500 Shure Drive, Arlington Heights, Illinois

EXHIBIT B

TEMPORARY USE PLANS

(attached)

Jessica DeWalt
Sr. Manager – Network Regulatory/Real Estate
1701 Golf Road
Rolling Meadows, IL 60008

August 22, 2023

Via E-mail

Michael Lysicatos
Assistant Director
Village of Arlington Heights
Planning and Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Verizon Wireless - Request for Approval to Proceed at Risk for Temporary Wireless Telecommunications Facility ("Temporary Facility") at 1500 Shure Drive, Arlington Heights, IL 60004 ("Property")

Dear Mr. Lysicatos,

As a follow-up to our recent conversation and per your e-mail correspondence dated August 18, 2023, I request on behalf of Verizon Wireless to "Proceed at Risk" with deployment of the above-referenced Temporary Facility. We respectfully request that the Arlington Heights Village Board allow Verizon Wireless to proceed with its placement and operation from September 6, 2023 to March 31, 2024.

Proof of Hardship

Verizon Wireless currently operates a wireless telecommunications facility collocated on a telecommunications tower at 1116 N Claremont Dr, Palatine, IL 60074. A third-party tower company, Crown Castle, leased space from the property owner and installed a communications tower that Verizon Wireless utilizes as a subtenant. Verizon Wireless has maintained a communications site (with use of tower space for antennas and adjacent ground space for base station equipment) since August, 2000. On August 3, 2022, Verizon Wireless was notified the underlying property owner elected to terminate its lease with Crown Castle. As a result of the termination of the Crown Castle lease, the Verizon Wireless subtenant interest also shall be effectively terminated.

Upon receiving the notice of termination, Verizon Wireless began a search for a replacement site as customer and public safety needs require a new permanent communications site location in the immediate area. Following an extensive search for not only a suitable location but a willing landowner, Verizon Wireless identified a candidate in Arlington Heights. Although Verizon Wireless was able to secure a location, it was not soon enough to allow Verizon Wireless to construct the new facility before September 6, 2023 due to the lengthy real estate process, performing necessary due diligence,

completing negotiations on a lease agreement and applying for the applicable regulatory and permit approvals. This includes applying to Village for necessary Special Use Permit waiver and building permits, which Verizon Wireless intends to apply for by October, 2023. Thus, in order to ensure that the Temporary Site is properly installed and integrated into the Verizon Wireless network so that there is not a degradation of service to the area, installation must begin on or about September 6, 2023.

Verizon Wireless forecasts that the new, permanent facility will be complete by March 2024. Until that time, Verizon Wireless needs to place the Temporary Facility at Property. In order to minimize the aesthetic impact to the Property and adjacent area, the Temporary Facility shall be placed in the parking lot area behind the multi-story building located at Property. We have included drawings depicting the location and specifications of the Temporary Facility.

Proof of Potential Public Safety Impacts

Verizon Wireless has a variety of business and residential customers in Arlington Heights that include local public safety customers, the Arlington Heights Police Department and Arlington Heights Fire Department. If Verizon Wireless is unable to activate the temporary wireless telecommunications facility, Verizon Wireless customers will experience a reduction in service availability and quality in some areas.

Specifically, there will be decrease in coverage inside the residential and commercial areas along Dundee Road. Wireless network coverage inside buildings and residences will be much weaker and may even be unavailable in some residential areas. For instance, users in the center of a building home, garage or basement will not have the same reliability due to attenuation created by the structure. The lack of a strategically placed network site, even if temporary, would have such impact in the area. Attenuation is the reduction of radio signal strength after passing though a material, such as brick and other walls of a home. This can result in slow data speeds or dropped calls for these users.

We note there will also be negative impacts to data throughput speeds. Throughput is the actual amount of data passing through a device. In cases where there is poor coverage, the existing surrounding wireless facilities within range of a device will have difficulty communicating to the device to transmit data which results in customers experiencing slow response times on the devices when using the internet or sending messages or other data. Additionally, if Verizon Wireless is unable to activate the Temporary Wireless Telecommunications Facility, it may impact reliable coverage and capacity in some areas for E-911 calls. Emergency calls have priority routing on cellular communication networks. However, with loss of coverage and capacity, the congestion on the remaining wireless network during a natural and/or man-made disaster can affect emergency response capabilities by limiting call completion for public safety and emergency prepared personnel. Please see the enclosed coverage maps for your reference that further demonstrate the impact to Verizon Wireless's Network and impact to Verizon Wireless's customers in those areas. Needless to say, the inability of Verizon Wireless to operate a Temporary Facility at Property will severely impact customers within portions of the Village.

Village Approval of Permanent Facility and Subsequent Removal of Temporary Wireless Telecommunications Facility

Verizon Wireless has negotiated a lease for a permanent facility at the subject Property. Currently, it is estimated the permanent facility will be ready for Verizon Wireless installation and use in March 2024. Verizon Wireless is finalizing remaining details on site plans and construction drawings and, once complete, will be applying for the appropriate building and zoning approvals for the permanent site. We expect to be ready to submit for the building and zoning approvals for the permanent facility by October, 2023. If the permanent facility is completed and activated ahead of the current estimated activation date, then the temporary facility will be removed within seven (7) days of activation. Otherwise, Verizon Wireless will remove the temporary Wireless Telecommunications Facility by March 31, 2024.

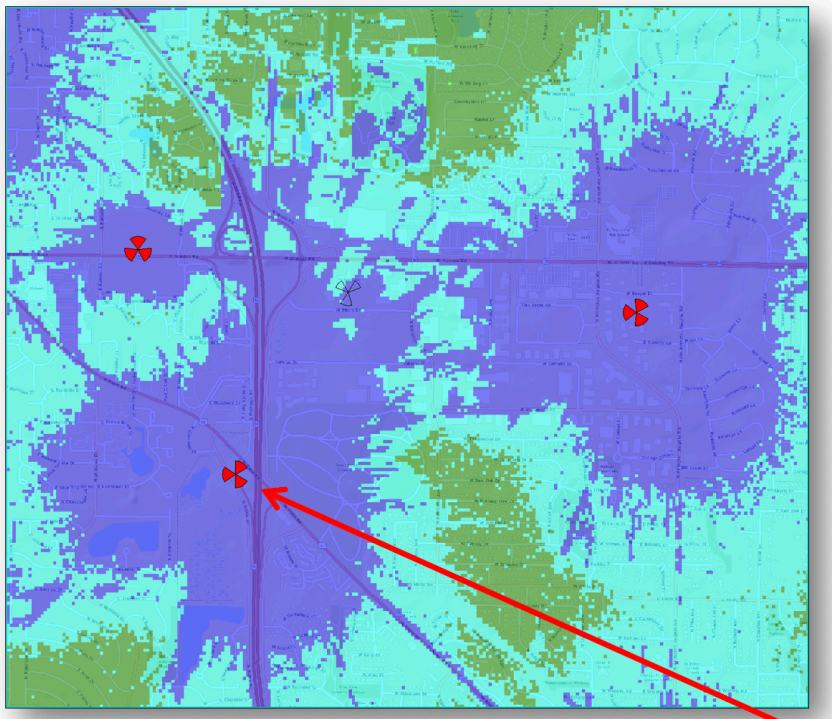
Verizon also acknowledges that if the permanent facility is not approved by the Village of Arlington Heights, that the temporary installation will be removed within seven (7) days of said determination. Verizon also acknowledges that if an application for the permanent facility is not made by October, 2023 that Village can require Verizon Wireless to remove the Temporary Facility within seven (7) days of said date.

Your consideration of our request for approval to proceed at risk for the placement and operation of the Temporary Facility is greatly appreciated. Verizon Wireless values its relationship with Village and its' residents and seeks to invest in its network to improve service for the community. This includes providing vital communications services to its customers, including law enforcement and emergency service providers. Please feel free to contact me should you have any additional questions or concerns regarding this request. You may contact me via email at jessica.dewalt@verizonwireless.com.

Sincerely,

Jessica DeWalt

Existing Site Live – 100 ft CL

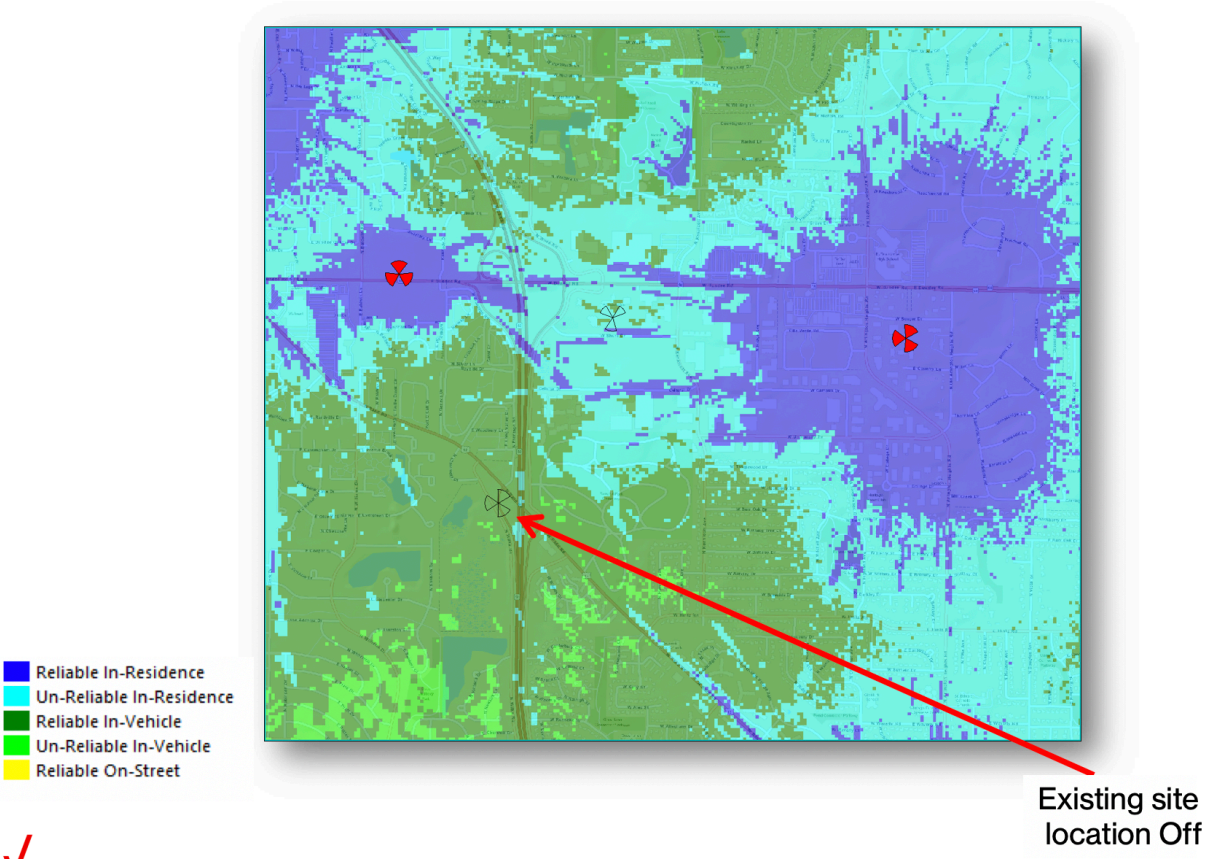


Reliable In-Residence
Un-Reliable In-Residence
Reliable In-Vehicle
Un-Reliable In-Vehicle
Reliable On-Street

Existing site location Live

Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

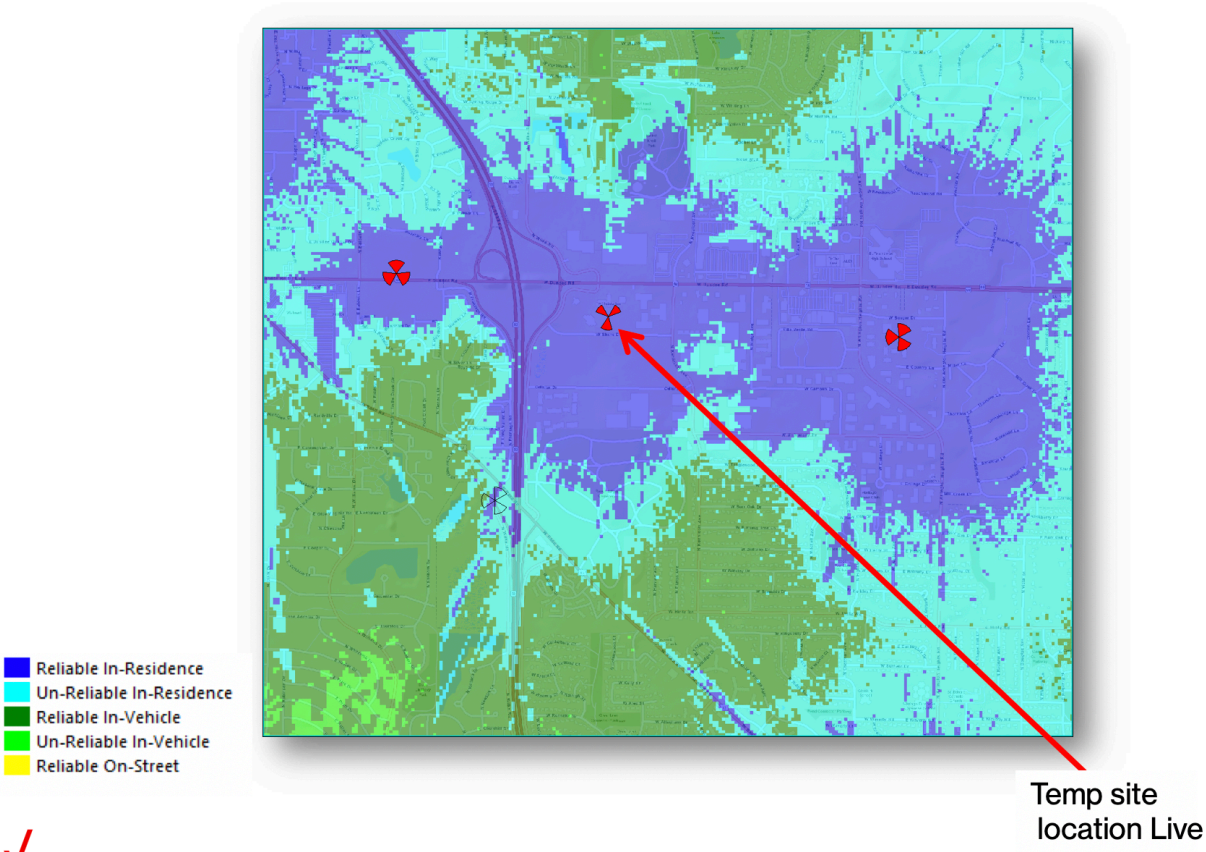
Existing Site Off



√

Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

With Proposed Temp Site Live – 50 ft CL



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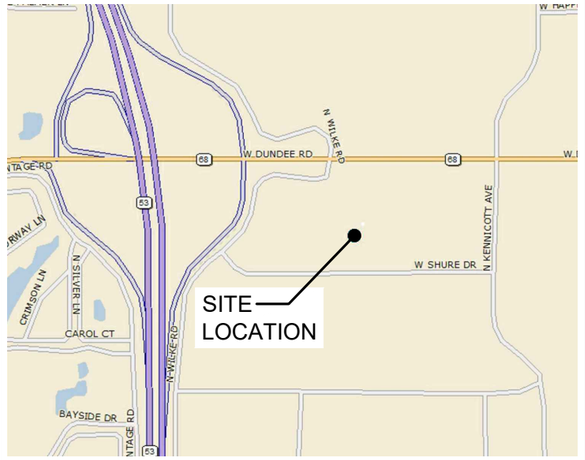
CONSULTANT TEAM

PROJECT CONSULTANT:	TERRA CONSULTING GROUP, LTD. 600 BUSSE HIGHWAY PARK RIDGE, IL 60068 (847) 698-6400
STRUCTURAL: (TOWER ANALYSIS)	HUTTER TRANKINA ENGINEERING 32 W 273 ARMY TRAIL RD, SUITE #100 WAYNE, IL 60184 (630) 513-6711
STRUCTURAL ANALYSIS DATE:	06/20/2023

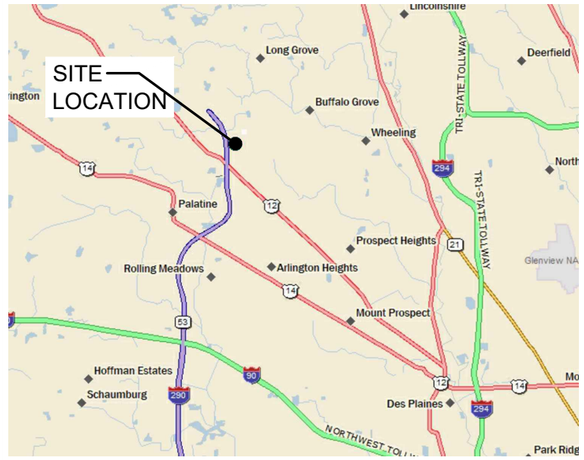
VICINITY MAP

N.T.S.



REGIONAL MAP

N.T.S.



PROJECT TYPE

PROPOSED VERIZON ANTENNAS TO BE MOUNTED ON TEMPORARY COLT.

PROJECT INFORMATION

SITE COORDINATES:	LATITUDE: 42° 08' 15.57" N LONGITUDE: 87° 59' 58.81" W
ADDRESS:	1500 SHURE DRIVE ARLINGTON HEIGHTS, IL 60004
JURISDICTION:	VILLAGE OF ARLINGTON HEIGHTS
OCCUPANCY:	UNINHABITED
CONSTRUCTION TYPE:	COLT
PROPERTY OWNER:	VILLAGE OF ARLINGTON HEIGHTS
TOWER OWNER:	VERIZON WIRELESS 1701 GOLF ROAD, TOWER 2 SUITE 400 ROLLING MEADOWS, IL 60008
APPLICANT:	VERIZON WIRELESS 1701 GOLF ROAD, TOWER 2 SUITE 400 ROLLING MEADOWS, IL 60008
REAL ESTATE MANAGER:	ALLEN WAITES (630) 291-7845
CONSTRUCTION MANAGER:	JEREMIAH SAURIOL (847) 706-1765

verizon

1701 GOLF ROAD, TOWER 2, SUITE 400
ROLLING MEADOWS, ILLINOIS 60008
PHONE: (847) 619-5397 FAX: (847) 706-7415

MGD LOCATION NUMBER: 5000926022
SITE NAME: RAND & 53_TEMP_ASSET
1500 SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

Call Before You Dig
JULIE
ILLINOIS ONE CALL SYSTEM
CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG

LICENSED PROFESSIONAL ENGINEER
JOHN ZIMMERMANN
062-047267
OF ILLINOIS

6/30/2023
Exp 11/30/2023

DRAWING INDEX

SHEET	DRAWING INDEX	REVISION
T-1	TITLE SHEET	1,2,3
A-1	SITE PLAN	1
A-2	ENLARGED SITE PLAN	1
ANT-1	SITE ELEVATION	-
ANT-1A	ANTENNA ORIENTATION (PLAN VIEWS)	-
ANT-2	ANTENNA INFORMATION	3
E-1	GROUNDING DETAILS	-

22" x 34" IS FULL SCALE | 11" x 17" IS HALF SCALE

ATTACHMENTS

RFFS (BY OTHERS)

verizon

1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	05/08/23	JJR
1	UPDATE PER REVISED COMPOUND SIZE/DISCONNECT LOCATION	05/22/23	JJR
2	ISSUED FOR FINAL	06/22/23	APD
3	REVISED PER NEW RFDS	06/30/23	TJS

MGD LOC. # 5000926022

RAND & 53_ TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

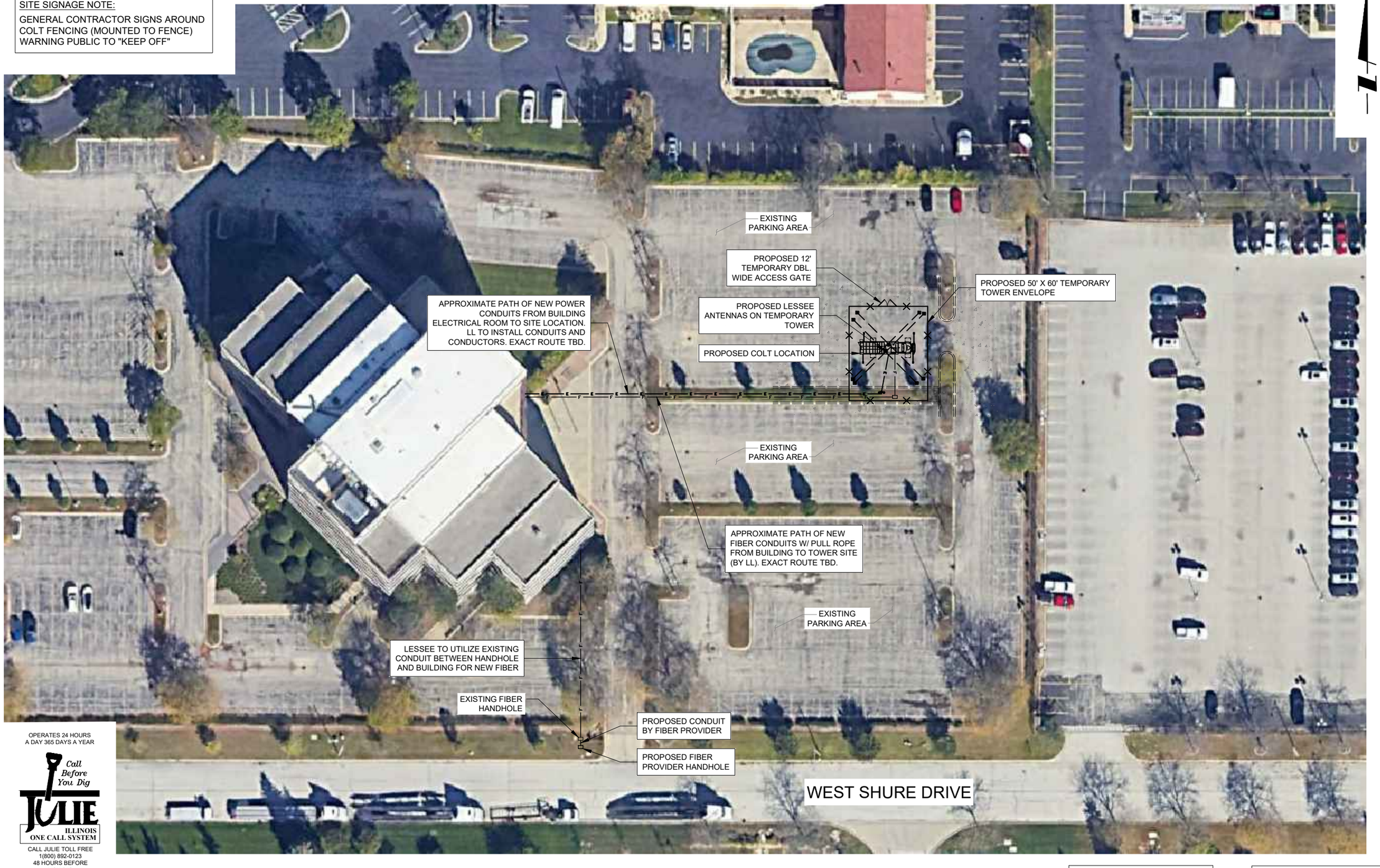
DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

SITE SIGNAGE NOTE:

GENERAL CONTRACTOR SIGNS AROUND COLT FENCING (MOUNTED TO FENCE) WARNING PUBLIC TO "KEEP OFF"



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A DAY 365 DAYS A YEAR

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48 HOURS BEFORE
YOU DIG

THIS SITE PLAN WAS CREATED OFF OF FIELD MEASUREMENTS BY THE DESIGNER, AS BOUNDARY SURVEY WAS NOT SUPPLIED FOR PURPOSES OF SITE LAYOUT.

1 SITE PLAN
SCALE: 1" = 50'

POWER INFORMATION:

PRIMARY POWER:
PROVIDED BY LANDLORD

FIBER INFORMATION:

FIBER:
PROVIDED BY LANDLORD

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
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1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
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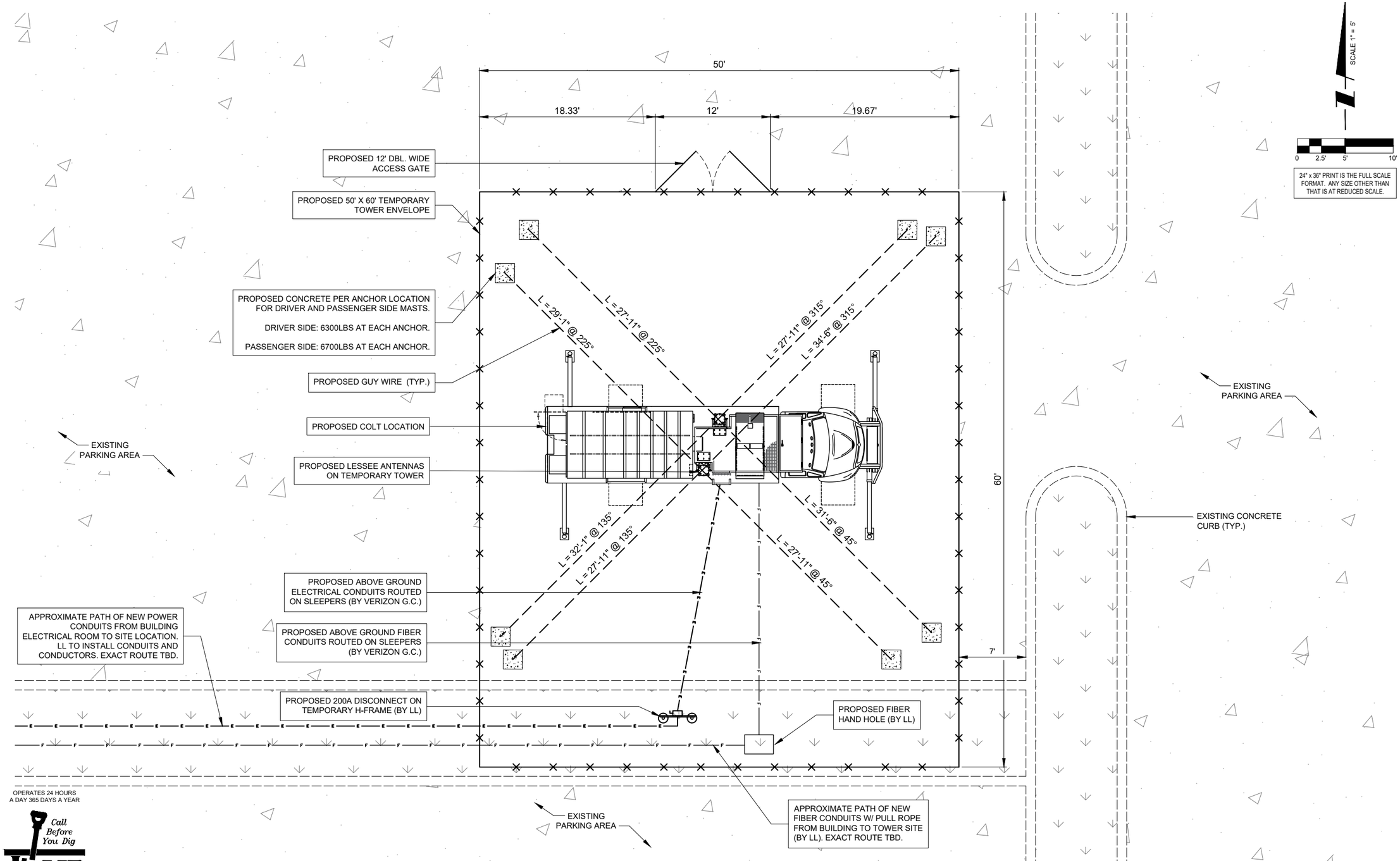
PROJECT #:	194-072

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1



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A DAY 365 DAYS A YEAR

Call Before You Dig
JULIE
ILLINOIS ONE CALL SYSTEM
CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG

1 ENLARGED SITE PLAN
SCALE: 1" = 5'

POWER INFORMATION:

PRIMARY POWER:
PROVIDED BY LANDLORD

FIBER INFORMATION:

FIBER:
PROVIDED BY LANDLORD

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
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MGD LOC. # 5000926022

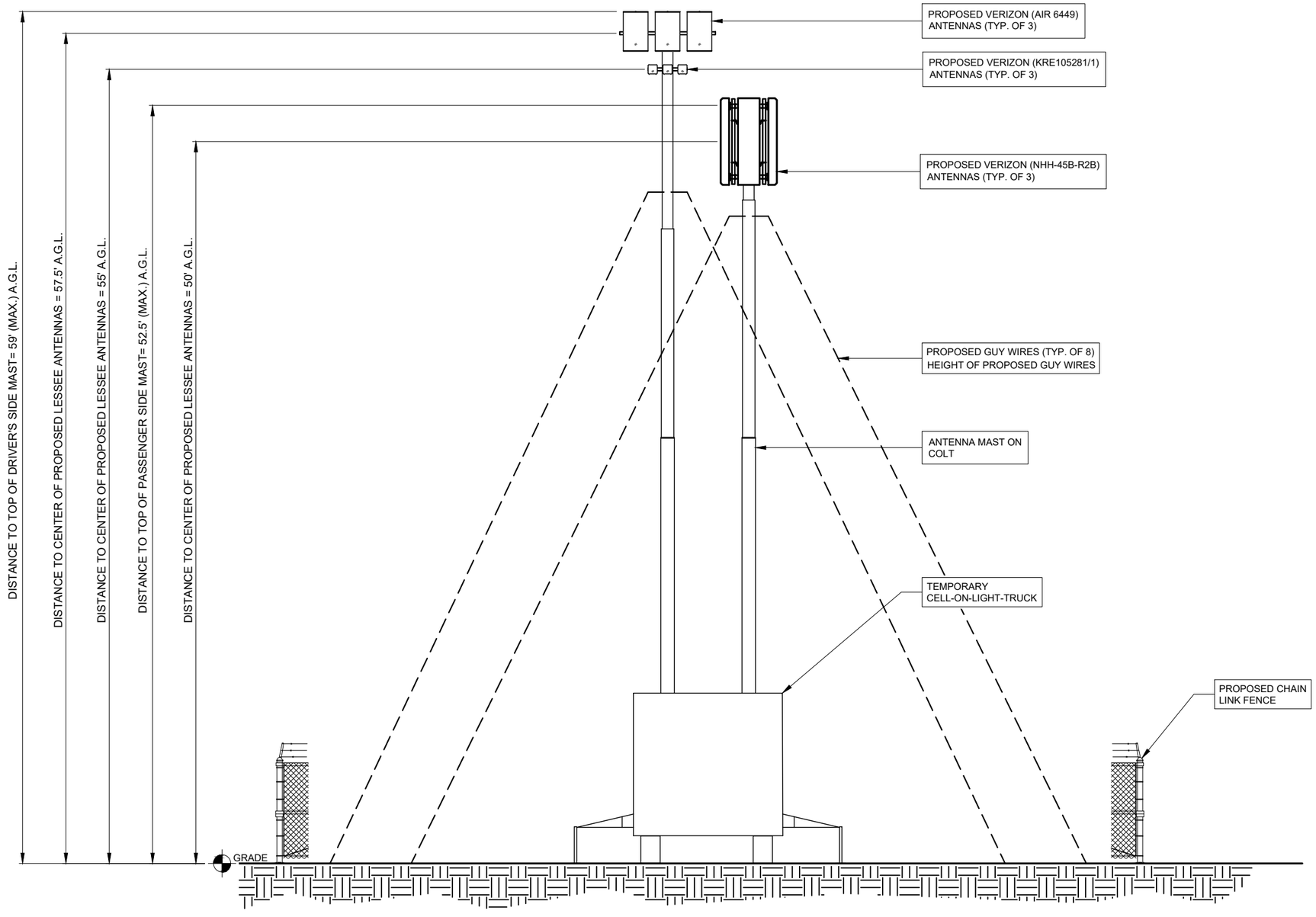
RAND & 53_ TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2



1 SITE ELEVATION
SCALE: 1/4" = 1'-0"

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA CONSULTING, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
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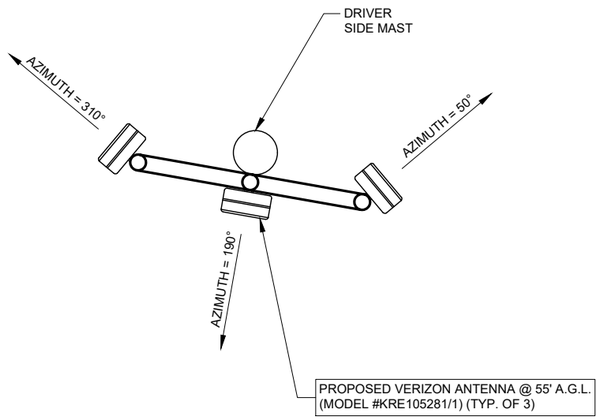
RAND & 53_ TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

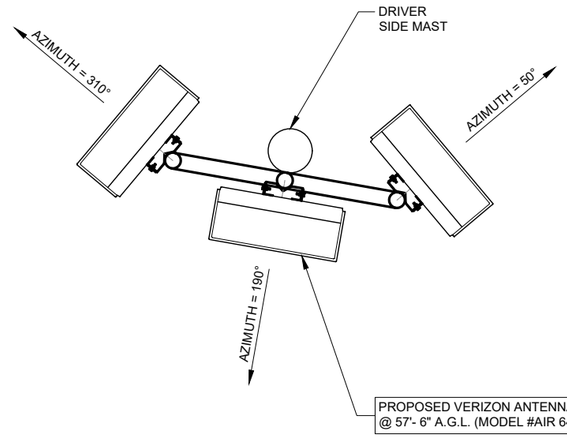
DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
SITE ELEVATION

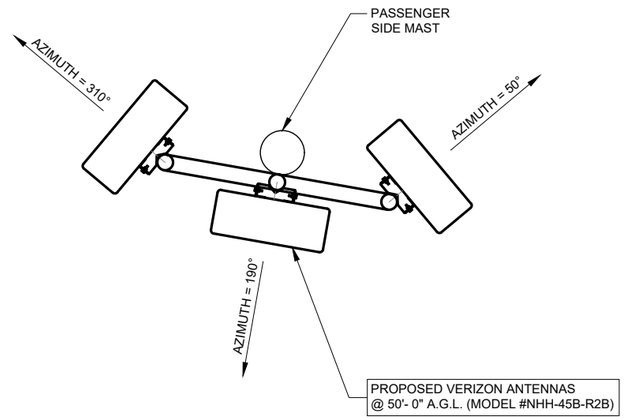
SHEET NUMBER
ANT-1



1 DRIVER SIDE MAST:
ELEVATION @ 55'-0"
SCALE: 1" = 1'-0"



2 DRIVER SIDE MAST:
ELEVATION @ 57'-6"
SCALE: 1" = 1'-0"



3 PASSENGER SIDE MAST:
ELEVATION @ 50'-0"
SCALE: 1" = 1'-0"

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1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
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MGD LOC. #
5000926022

RAND & 53_
TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
ANTENNA ORIENTATION
(PLAN VIEWS)

SHEET NUMBER
ANT-1A

verizon
NPP RFDS

WEST > Upper Midwest > Illinois/Wisconsin > Elgin-1 > RAND&53_Temp_Asset

Mcdaniel, Jessie - jessie.mcdaniel@verizonwireless.com - 20230627_102037

Project Details		Location Information	
Carrier Aggregation	N	Site Id	617386575
Ecip	N	Search Ring#	
Project Name	COW SPECIAL EVENT	E-NodeB ID#	null
Project Alt Name	COW SPECIAL EVENT	PSLC#	0
Project Id	17064021	Switch Name	Elgin-1
Designed Sector Carrier 4G	24	Tower Type	
Designed Sector Carrier 5G	6	Site Type	TEMPORARY
Additional Sector Carrier 4G	0	Street Address	1500 Shure Drive
Additional Sector Carrier 5G	0	City	Arlington Heights
Suffix		State	IL
FP Solution Type & Tech Type	MCR;4G_700;4G_850;5G_850;4G_AWS;4G_CBRS;5G_L-Sub6;4G_PCS	Zip Code	60004
		County	Cook
		Latitude	42.13765
		Longitude	-87.99967

1 RFDS TITLE SHEET
N.T.S.

Antenna Summary

Added Antenna

700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Center line	Tip Height	Azimuth	Install Type	Quanti ty
LTE	5G,LTE	LTE	LTE			COMMSCOPE	NHH-45B-R2B	50	53	50(1),190(2),3 10(3)	PHYSICAL	3
				LTE		ERICSSON	KRE105281/1	55	55.3	50(19),190(20) ,310(21)	PHYSICAL	3
					5G	Ericsson	AIR6449	57.6	58.9	50(1),190(2),3 10(3)	PHYSICAL	3

Removed Antenna

700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Cente rline	Tip Heigh	Azimuth	Instal l Type	Quant ity

Retained Antenna

700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Cente rline	Tip Heigh	Azimuth	Instal l Type	Quant ity

Added: 9	Removed: 0	Retained: 0

2 ANTENNA SUMMARY
N.T.S.

Non Antenna Summary

Added Non Antenna

Equipment Type	Locatio	700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Install Type	Quantit
Hybrid Cable	Tower							N/A	1x1 Hybrid Jumper	PHYSICAL	6
Diplexer	Ground (Outdoor							Commscope	CDX1923Q-DS-43	PHYSICAL	3
Coaxial Cables	Tower							N/A	1/2"" Coax	PHYSICAL	18
RRU	Tower					LTE		Ericsson	4408 B48 DC	PHYSICAL	3
RRU	Tower			LTE	LTE			Ericsson	8843	PHYSICAL	3
RRU	Tower	LTE	5G,LTE					Ericsson	4449	PHYSICAL	3
RRU	Tower						5G	Ericsson	AIR6449	PHYSICAL	3

Removed Non Antenna

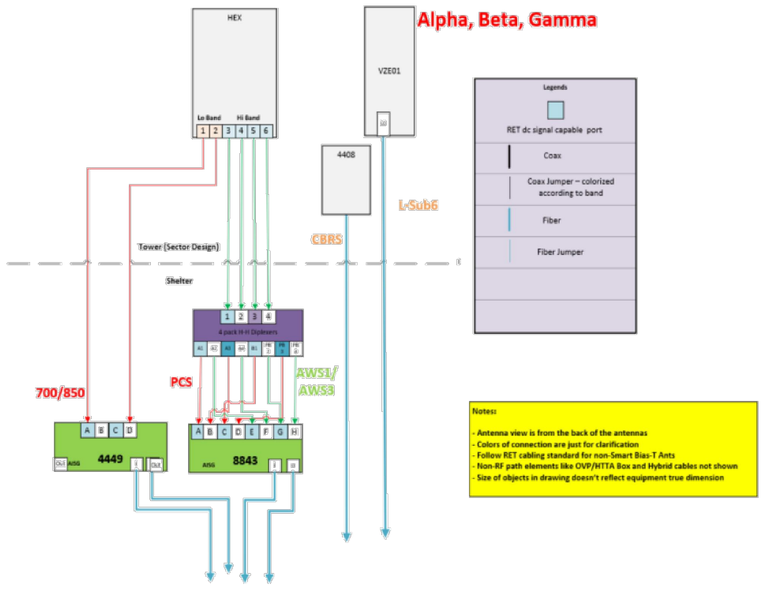
Equipment Type	Location	700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Cable Lengt	Cable Size	Instal l Type	Quant ity

Retained Non Antenna

Equipment Type	Location	700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Cable Lengt	Cable Size	Instal l Type	Quant ity

Added: 39	Removed: 0	Retained: 0

3 EQUIPMENT SUMMARY
N.T.S.



4 CABLE DIAGRAM
N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA CONSULTING, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

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MGD LOC. # 5000926022

RAND & 53_ TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
ANTENNA INFORMATION

SHEET NUMBER
ANT-2

GROUNDING ELECTRODE SYSTEM NOTES:

1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES.GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.

2. ALL EXOTHERMIC CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN- WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL). ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION

3. FENCE/GATE: GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE EXOTHERMIC PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.

4. AFTER INSTALLATION OF THE CANOPY AT THE DOOR, GC/EC IS TO BOND THE CANOPY TO THE DOOR FRAME WITH A #2 CONDUCTOR. USE DOUBLE-LUG CONNECTION. PREP AND PAINT SURFACE TO MATCH AFTER INSTALLATION.

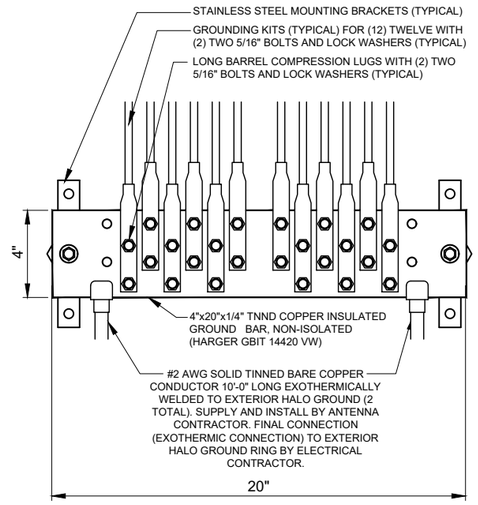
5. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.

6. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.

7. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
   ONE (1) COPY TO OWNER REPRESENTATIVE
   ONE (1) COPY TO ENGINEER
   ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

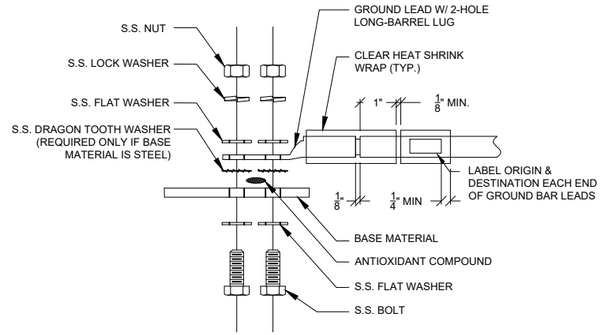
NOTE:

DO NOT ATTACH GROUND BARS ON ANY OF THE TANKS COATED SURFACES



1 EXTERIOR GROUND BAR DETAIL
N.T.S.

NOTES:
1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH KOPR-SHIELD.
3. GROUND BARS, INSTALL BOLT HEAD TOWARD WALL
4. ENCLOSURES, INSTALL BOLT HEAD ON OUTSIDE OF ENCLOSURE



2 GROUND LUG INSTALLATION DETAIL
N.T.S.

verizon
1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	05/08/23	JJR
1	UPDATE PER REVISED COMPOUND SIZE/DISCONNECT LOCATION	05/22/23	JJR
2	ISSUED FOR FINAL	06/22/23	APD
3	REVISED PER NEW RFDS	06/30/23	TJS

MGD LOC. # 5000926022

RAND & 53_ TEMP_ASSET

1500 SHURE DR.
ARLINGTON HEIGHTS, IL 60004

DRAWN BY:	JJR
CHECKED BY:	DS
DATE:	04/19/23
PROJECT #:	194-072

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
E-1

Type GT
THROUGH CABLE TO TOP OF GROUND ROD.

Type TA
TEE OF HORIZONTAL RUN AND TAP CABLES.

Type HS
HORIZONTAL CABLE TAP TO HORIZONTAL STEEL SURFACE OR PIPE. CABLE OFF SURFACE.

Type VV
THROUGH VERTICAL CABLE TO VERTICAL STEEL SURFACE OR TO THE SIDE OF EITHER HORIZONTAL OR VERTICAL PIPE

Type XB
CROSS OF HORIZONTAL CABLES. LAPPED AND NOT CUT

Type VN
HORIZONTAL CABLE TAP TO VERTICAL STEEL SURFACE OR THE SIDE OF HORIZONTAL PIPE

Type VS
CABLE TAP DOWN AT 45° TO VERTICAL STEEL SURFACE OR SIDE OF HORIZONTAL OR VERTICAL PIPE.

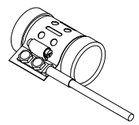
Type GY
THROUGH CABLE TO SIDE OF GROUND ROD

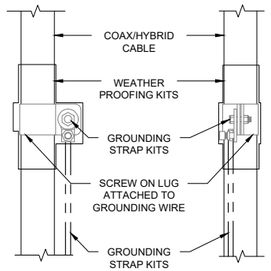
Type GR
CABLE TAP TO TOP OF GROUND ROD

Type NC
THROUGH AND TAP CABLES TO GROUND ROD

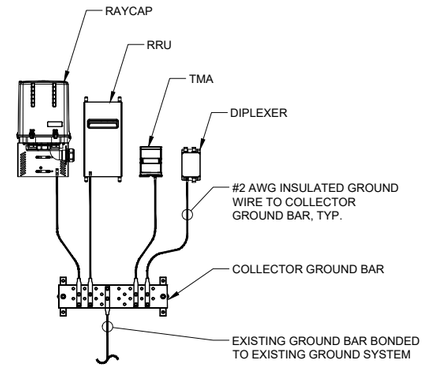
3 EXOTHERMIC WELD DETAILS
EXOTHERMIC AND HARGER ULTRAWELD OR APPROVED EQUAL

NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. THIS DETAIL IS TYPICAL FOR EACH COAX CABLE WHERE IT IS SPECIFIED TO BE GROUNDED
3. CABLE TO BE GROUNDED AT ANTENNA LEVEL AND PRIOR TO ENTERING SHELTER ENTRY PANEL.
4. CABLE ALSO TO BE GROUNDED TO GROUND BAR AT TOWER BASE IF APPLICABLE.
5. USE ONLY TIN PLATED GROUNDING KITS.





4 COAX / HYBRID CABLE GROUND KIT DETAIL
N.T.S.



NOTES:
1. DETAIL IS CONCEPTUAL ONLY. PLEASE SEE ECR AND LAYOUT SHEETS FOR ACTUAL EQUIPMENT CONFIGURATION.
2. GROUND CONNECTIONS MUST BE DOUBLE HOLE CONNECTION. SPECIAL EXCEPTION ONLY TO EQUIPMENT THAT WILL NOT ALLOW FOR A DOUBLE HOLE CONNECTION.

5 TYPICAL APPURTENANCE GROUNDING
SCALE: N.T.S.

verizon NPP RFDS

WEST > Upper Midwest > Illinois/Wisconsin > Elgin-1 > RAND&53_Temp_Asset

Mcdaniel, Jessie - jessie.mcdaniel@verizonwireless.com - 20230627_102037

Project Details		Location Information	
Carrier Aggregation	N	Site Id	617386575
Ecip	N	Search Ring#	
Project Name	COW SPECIAL EVENT	E-NodeB ID#	null
Project Alt Name	COW SPECIAL EVENT	PSLC#	0
Project Id	17064021	Switch Name	Elgin-1
Designed Sector Carrier 4G	24	Tower Type	
Designed Sector Carrier 5G	6	Site Type	TEMPORARY
Additional Sector Carrier 4G	0	Street Address	1500 Shure Drive
Additional Sector Carrier 5G	0	City	Arlington Heights
Suffix		State	IL
FP Solution Type & Tech Type	MCR;4G_700;4G_850;5G_850;4G_AWS;4G_CBRS;5G_L-Sub6;4G_PCS	Zip Code	60004
		County	Cook
		Latitude	42.13765
		Longitude	-87.99967

Project Scope

Non Antenna Summary

Added Non Antenna

Equipment Type	Locatio	700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Install Type	Quantit
Hybrid Cable	Tower							N/A	1x1 Hybrid Jumper	PHYSICAL	6
Diplexer	Ground (Outdoor							Commscope	CDX1923Q-DS-43	PHYSICAL	3
Coaxial Cables	Tower							N/A	1/2"" Coax	PHYSICAL	18
RRU	Tower					LTE		Ericsson	4408 B48 DC	PHYSICAL	3
RRU	Tower			LTE	LTE			Ericsson	8843	PHYSICAL	3
RRU	Tower	LTE	5G,LTE					Ericsson	4449	PHYSICAL	3
RRU	Tower						5G	Ericsson	AIR6449	PHYSICAL	3

Removed Non Antenna

Equipment Type	Location	700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Cable Lengt	Cable Size	Install Type	Quantity

Retained Non Antenna

Equipment Type	Location	700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Cable Lengt	Cable Size	Install Type	Quantity

Added: 39	Removed: 0	Retained: 0

Antenna Summary

Added Antenna

700	850	1900	AWS	CBRS	L-Sub6	Make	Model	Center line	Tip Height	Azimuth	Install Type	Quantity
LTE	5G,LTE	LTE	LTE			COMMSCOPE	NHH-45B-R2B	50	53	50(1),190(2),310(3)	PHYSICAL	3
				LTE		ERICSSON	KRE105281/1	55	55.3	50(19),190(20),310(21)	PHYSICAL	3
					5G	Ericsson	AIR6449	57.6	58.9	50(1),190(2),310(3)	PHYSICAL	3

Removed Antenna

700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Centerline	Tip Heigh	Azimuth	Install Type	Quantity

Retained Antenna

700	850	1900	AWS	AWS3	CBRS	LAA	L-Sub	28GHz	31GHz	39GHz	Make	Model	Centerline	Tip Heigh	Azimuth	Install Type	Quantity

Added: 9	Removed: 0	Retained: 0

Services

1900 LTE	CAND		
Sector	01	02	03
Azimuth	50	190	310
Cell/Enodeb-Id			
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Centerline	50	50	50
DLEARFCN	925	925	925
Mech Down-tilt	0	0	0
Elect Down-tilt	2	1	2
Tip Height	53	53	53
Regulatory Power	1111.70 (W/MHz) EIRP	1111.70 (W/MHz) EIRP	1111.70 (W/MHz) EIRP
Cell Max Power	47.78 dBm	47.78 dBm	47.78 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	8843	8843	8843
Number of Tx,Rx	4 , 4	4 , 4	4 , 4
Position			
Transmitter Id	16806590	16806593	16806596
Source	VZNPP	VZNPP	VZNPP
Bandwidth	5	5	5
Ant. Dimensions H x W x D(inch)	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0
Weight(lb)	73.44	73.44	73.44

Services			
700 LTE		**CAND**	
Sector	01	02	03
Azimuth	50	190	310
Cell/Enodeb-Id			
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Centerline	50	50	50
DLEARFCN	5230	5230	5230
Mech Down-tilt	0	0	0
Elect Down-tilt	4	2	2
Tip Height	53	53	53
Regulatory Power	167.40 (W/MHz) ERP	167.40 (W/MHz) ERP	167.40 (W/MHz) ERP
Cell Max Power	47.78 dBm	47.78 dBm	47.78 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4449	4449	4449
Number of Tx,Rx	4 , 4	4 , 4	4 , 4
Position			
Transmitter Id	16806589	16806592	16806595
Source	VZNPP	VZNPP	VZNPP
Bandwidth	10	10	10
Ant. Dimensions H x W x D(inch)	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0
Weight(lb)	73.44	73.44	73.44

Services			
850 NR		**CAND**	
Sector	0001	0002	0003
Azimuth	50	190	310
Cell/Enodeb-Id			
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Centerline	50	50	50
DLEARFCN	2561	2561	2561
Mech Down-tilt	0	0	0
Elect Down-tilt	4	2	2
Tip Height	53	53	53
Regulatory Power	392.48 (W/MHz) ERPSD	392.48 (W/MHz) ERPSD	392.48 (W/MHz) ERPSD
Cell Max Power	44.7 dBm	44.7 dBm	44.7 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4449	4449	4449
Number of Tx,Rx	4 , 4	4 , 4	4 , 4
Position			
Transmitter Id	16806610	16806611	16806612
Source	VZNPP	VZNPP	VZNPP
Bandwidth	10	10	10
Ant. Dimensions H x W x D(inch)	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0
Weight(lb)	73.44	73.44	73.44

Services			
850 LTE		**CAND**	
Sector	01	02	03
Azimuth	50	190	310
Cell/Enodeb-Id			
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Centerline	50	50	50
DLEARFCN	2561	2561	2561
Mech Down-tilt	0	0	0
Elect Down-tilt	4	2	2
Tip Height	53	53	53
Regulatory Power	392.48 (W/MHz) ERPSD	392.48 (W/MHz) ERPSD	392.48 (W/MHz) ERPSD
Cell Max Power	44.7 dBm	44.7 dBm	44.7 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4449	4449	4449
Number of Tx,Rx	4 , 4	4 , 4	4 , 4
Position			
Transmitter Id	16806610	16806611	16806612
Source	VZNPP	VZNPP	VZNPP
Bandwidth	10	10	10
Ant. Dimensions H x W x D(inch)	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0
Weight(lb)	73.44	73.44	73.44

Services			
AWS LTE		**CAND**	
Sector	01	02	03
Azimuth	50	190	310
Cell/Enodeb-Id			
Antenna Model	NHH-45B-R2B	NHH-45B-R2B	NHH-45B-R2B
Antenna Make	COMMSCOPE	COMMSCOPE	COMMSCOPE
Centerline	50	50	50
DLEARFCN	2050	2050	2050
Mech Down-tilt	0	0	0
Elect Down-tilt	2	1	2
Tip Height	53	53	53
Regulatory Power	327.21 (W/MHz) EIRP	327.21 (W/MHz) EIRP	327.21 (W/MHz) EIRP
Cell Max Power	47.78 dBm	47.78 dBm	47.78 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	8843	8843	8843
Number of Tx,Rx	4 , 4	4 , 4	4 , 4
Position			
Transmitter Id	16806591	16806594	16806597
Source	VZNPP	VZNPP	VZNPP
Bandwidth	20	20	20
Ant. Dimensions H x W x D(inch)	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0	72.0 x 17.99 x 7.0
Weight(lb)	73.44	73.44	73.44

Services			
CBAND NR		**CAND**	
Sector	0001	0002	0003
Azimuth	50	190	310
Cell/Enodeb-Id			
Antenna Model	AIR6449	AIR6449	AIR6449
Antenna Make	Ericsson	Ericsson	Ericsson
Centerline	57.6	57.6	57.6
DLEARFCN	648672	648672	648672
Mech Down-tilt	0	0	0
Elect Down-tilt	6	6	6
Tip Height	58.9	58.9	58.9
Regulatory Power	1365.07 (W/MHz) EIRP	1365.07 (W/MHz) EIRP	1365.07 (W/MHz) EIRP
Cell Max Power	50.8 dBm	50.8 dBm	50.8 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	AIR6449	AIR6449	AIR6449
Number of Tx,Rx	2 , 2	2 , 2	2 , 2
Position			
Transmitter Id	16806613	16806614	16806615
Source	VZNPP	VZNPP	VZNPP
Bandwidth	60	60	60
Ant. Dimensions H x W x D(inch)	30.8 x 16.1 x 10.8	30.8 x 16.1 x 10.8	30.8 x 16.1 x 10.8
Weight(lb)	88.0	88.0	88.0

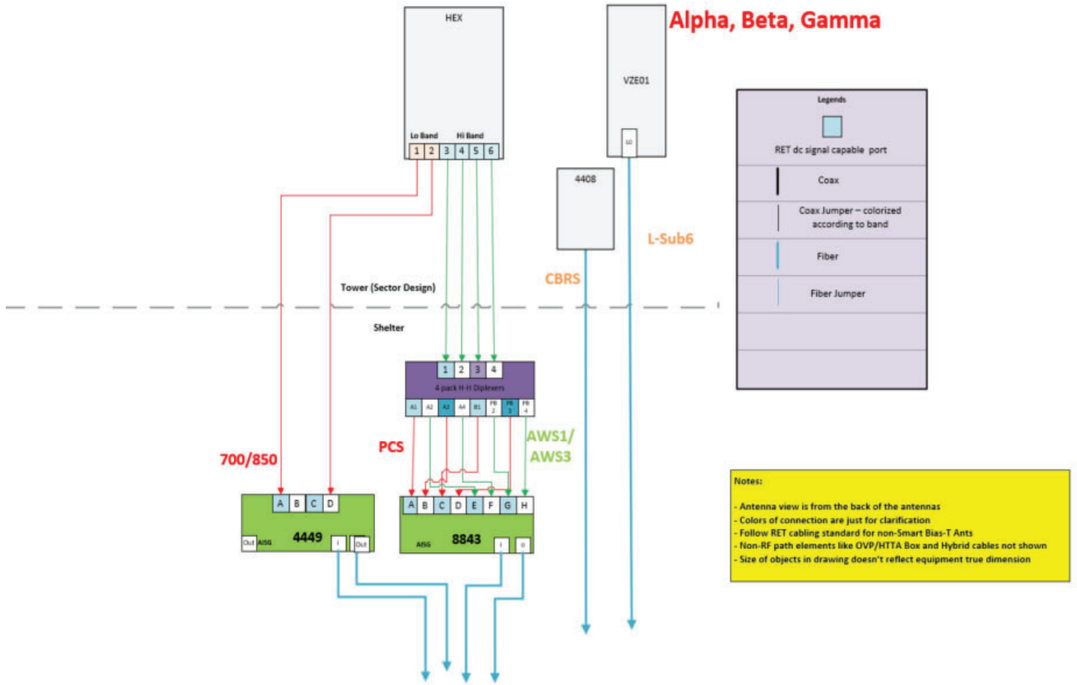
Services			
CBRS LTE		**CAND**	
Sector	19	20	21
Azimuth	50	190	310
Cell/Enodeb-Id			
Antenna Model	KRE105281/1	KRE105281/1	KRE105281/1
Antenna Make	ERICSSON	ERICSSON	ERICSSON
Centerline	55	55	55
DLEARFCN	55790, 55890, 55990, 56090	55790, 55890, 55990, 56090	55790, 55890, 55990, 56090
Mech Down-tilt	0	0	0
Elect Down-tilt	8, 8, 8, 8	8, 8, 8, 8	8, 8, 8, 8
Tip Height	55.3	55.3	55.3
Regulatory Power	28.03 (W/MHz) EIRPSD	28.03 (W/MHz) EIRPSD	28.03 (W/MHz) EIRPSD
Cell Max Power	37.0 dBm	37.0 dBm	37.0 dBm
TMA Make			
TMA Model			
RRU Make	Ericsson	Ericsson	Ericsson
RRU Model	4408 B48 DC	4408 B48 DC	4408 B48 DC
Number of Tx,Rx	4 , 4	4 , 4	4 , 4
Position			
Transmitter Id	16806598, 16806599, 16806600, 16806601	16806602, 16806603, 16806604, 16806605	16806606, 16806607, 16806608, 16806609
Source	VZNPP	VZNPP	VZNPP
Bandwidth	10, 10, 10, 10	10, 10, 10, 10	10, 10, 10, 10
Ant. Dimensions H x W x D(inch)	7.87 x 7.87 x 0.98	7.87 x 7.87 x 0.98	7.87 x 7.87 x 0.98
Weight(lb)	1.76	1.76	1.76

Callsigns Per Antenna

Sector	Make	Model	Ant CL Height AG	Ant Tip Height	Azimuth	Elect Down-tilt	Mech Down-tilt	Gain	Bandwidth	Regulatory Power	700	850	1900	2100	28 GHz	31 GHz	39 GHz
20	ERICSSON	KRE105281/1	55	55.3	190	8	0	8.848	62	28.03							
19	ERICSSON	KRE105281/1	55	55.3	50	8	0	8.848	62	28.03							
0003	COMMSCOPE	NHH-45B-R2B	50	53	310	2	0	15.09	42.75	392.48		KNKA200					
21	ERICSSON	KRE105281/1	55	55.3	310	8	0	8.848	62	28.03							
02	COMMSCOPE	NHH-45B-R2B	50	53	190	2	0	15.09	42.75	392.48		KNKA200					
01	COMMSCOPE	NHH-45B-R2B	50	53	50	2	0	17.531	44.5	1111.7			KNLF207				
03	COMMSCOPE	NHH-45B-R2B	50	53	310	2	0	14.365	47.5	167.4	WQJQ691						
20	ERICSSON	KRE105281/1	55	55.3	190	8	0	8.848	62	28.03							
19	ERICSSON	KRE105281/1	55	55.3	50	8	0	8.848	62	28.03							
21	ERICSSON	KRE105281/1	55	55.3	310	8	0	8.848	62	28.03							
0002	Ericsson	AIR6449	57.6	58.9	190	6	0	22.95	95	1365.07							
03	COMMSCOPE	NHH-45B-R2B	50	53	310	2	0	17.531	44.5	1111.7			KNLF207				
03	COMMSCOPE	NHH-45B-R2B	50	53	310	2	0	15.09	42.75	392.48		KNKA200					
0002	COMMSCOPE	NHH-45B-R2B	50	53	190	2	0	15.09	42.75	392.48		KNKA200					
01	COMMSCOPE	NHH-45B-R2B	50	53	50	4	0	14.399	47.5	167.4	WQJQ691						
02	COMMSCOPE	NHH-45B-R2B	50	53	190	2	0	14.365	47.5	167.4	WQJQ691						
19	ERICSSON	KRE105281/1	55	55.3	50	8	0	8.848	62	28.03							
21	ERICSSON	KRE105281/1	55	55.3	310	8	0	8.848	62	28.03							
0001	COMMSCOPE	NHH-45B-R2B	50	53	50	4	0	15.184	43	392.48		KNKA200					
0001	Ericsson	AIR6449	57.6	58.9	50	6	0	22.95	95	1365.07							
01	COMMSCOPE	NHH-45B-R2B	50	53	50	4	0	15.184	43	392.48		KNKA200					
20	ERICSSON	KRE105281/1	55	55.3	190	8	0	8.848	62	28.03							
0003	Ericsson	AIR6449	57.6	58.9	310	6	0	22.95	95	1365.07							
02	COMMSCOPE	NHH-45B-R2B	50	53	190	1	0	17.982	39.75	327.21				WQGA952;WQB264			
20	ERICSSON	KRE105281/1	55	55.3	190	8	0	8.848	62	28.03							
21	ERICSSON	KRE105281/1	55	55.3	310	8	0	8.848	62	28.03							
02	COMMSCOPE	NHH-45B-R2B	50	53	190	1	0	17.458	44.5	1111.7			KNLF207				
01	COMMSCOPE	NHH-45B-R2B	50	53	50	2	0	18.149	39.25	327.21				WQGA952;WQB264			
03	COMMSCOPE	NHH-45B-R2B	50	53	310	2	0	18.149	39.25	327.21				WQGA952;WQB264			
19	ERICSSON	KRE105281/1	55	55.3	50	8	0	8.848	62	28.03							

Callsigns

Callsign	Market	Radio Code	Market #	Block	State	County	License Name	Wholly Owner	Total MHZ	Freq Range 1	Freq Range 2	Freq Range 3	Freq Range 4	Regulatory Power	Threshold (W)	POPs/Sq. mil	Status	Action	Approve for lnsvc
WQJQ691	Great Lakes	WU	REA003	C	IL	17031	Cellco Partnershi	Yes	22.000	746.000 - 757.000/.000 - .000	776.000 - 787.000/.000 - .000	746.000 - 757.000/.000 - .000	776.000 - 787.000/.000 - .000	167.4	1000	5580.63	proposed	added	1
KNKA200	Chicago, IL	CL	CMA003	B	IL	17031	Chicago SMSA LP	No	25.000	835.000 - 845.000/84 6.500 - 849.000	880.000 - 890.000/89 1.500 - 894.000	835.000 - 845.000/84 6.500 - 849.000	880.000 - 890.000/89 1.500 - 894.000	392.48	400	5580.63	proposed	added	1
KNLF207	Chicago	CW	MTA003	B	IL	17031	Cellco Partnershi	Yes	10.000	1880.000 - 1885.000/.000 - .000	1960.000 - 1965.000/.000 - .000	1880.000 - 1885.000/.000 - .000	1960.000 - 1965.000/.000 - .000	1111.7	1640	5580.63	proposed	added	1
CBRS_CALLSIGN	UNLICENSED	3.5 GHz	UNLICENSED	UNLICENSED	IL	UNLICENSED	UNLICENSED	UNLICENSED	UNLICENSED	UNLICENSED /UNLICENSED /UNLICENSED - UNLICENSED	UNLICENSED /UNLICENSED /UNLICENSED - UNLICENSED	- / -	- / -	28.03		5580.63	proposed	added	
WRLD569	D17031 - Cook, IL	PL	D17031	0	IL	17031	Verizon Wireless Network Procurement LP	Yes	100.000	3550.000 - 3650.000/.000 - .000	.000 - .000/.000 - .000	3550.000 - 3650.000/.000 - .000	.000 - .000/.000 - .000	28.03	501	5580.63	proposed	added	1
WRLD571	D17031 - Cook, IL	PL	D17031	0	IL	17031	Verizon Wireless Network Procurement LP	Yes	100.000	3550.000 - 3650.000/.000 - .000	.000 - .000/.000 - .000	3550.000 - 3650.000/.000 - .000	.000 - .000/.000 - .000	28.03	501	5580.63	proposed	added	1
WRLD570	D17031 - Cook, IL	PL	D17031	0	IL	17031	Verizon Wireless Network Procurement LP	Yes	100.000	3550.000 - 3650.000/.000 - .000	.000 - .000/.000 - .000	3550.000 - 3650.000/.000 - .000	.000 - .000/.000 - .000	28.03	501	5580.63	proposed	added	1
WRLD572	D17031 - Cook, IL	PL	D17031	0	IL	17031	Verizon Wireless Network Procurement LP	Yes	100.000	3550.000 - 3650.000/.000 - .000	.000 - .000/.000 - .000	3550.000 - 3650.000/.000 - .000	.000 - .000/.000 - .000	28.03	501	5580.63	proposed	added	1
WQGB264	Chicago, IL	AW	CMA003	A	IL	17031	Cellco Partnershi	Yes	20.000	1710.000 - 1720.000/.000 - .000	2110.000 - 2120.000/.000 - .000	1710.000 - 1720.000/.000 - .000	2110.000 - 2120.000/.000 - .000	327.21	1640	5580.63	proposed	added	1
WRNE596	Chicago, IL	PM	PEA003	A1	IL	17031	Cellco Partnershi	Yes	20.000	3700.000 - 3720.000/.000 - .000	.000 - .000/.000 - .000	3700.000 - 3720.000/.000 - .000	.000 - .000/.000 - .000	1365.07	1640	5580.63	proposed	added	1
WRNE597	Chicago, IL	PM	PEA003	A2	IL	17031	Cellco Partnershi	Yes	20.000	3720.000 - 3740.000/.000 - .000	.000 - .000/.000 - .000	3720.000 - 3740.000/.000 - .000	.000 - .000/.000 - .000	1365.07	1640	5580.63	proposed	added	1
WRNE598	Chicago, IL	PM	PEA003	A3	IL	17031	Cellco Partnershi	Yes	20.000	3740.000 - 3760.000/.000 - .000	.000 - .000/.000 - .000	3740.000 - 3760.000/.000 - .000	.000 - .000/.000 - .000	1365.07	1640	5580.63	proposed	added	1
WQGA952	Chicago-Gary-Kenosha, IL-IN-WI	AW	BEA064	B	IL	17031	Cellco Partnershi	Yes	20.000	1720.000 - 1730.000/.000 - .000	2120.000 - 2130.000/.000 - .000	1720.000 - 1730.000/.000 - .000	2120.000 - 2130.000/.000 - .000	327.21	1640	5580.63	proposed	added	1


HEX
Lo Band
Hi Band
1 2 3 4 5 6
VZE01
Alpha, Beta, Gamma
4408
L-Sub6
CBRS
Tower (Sector Design)
Shelter
1 2 3 4
4 pack H-H Diplexers
700/850
PCS
AWS1/
AWS3
A B C D
4449
A B C D E F G H
8843
Legends
RET dc signal capable port
Coax
Coax Jumper – colorized according to band
Fiber
Fiber Jumper
Notes:
- Antenna view is from the back of the antennas
- Colors of connection are just for clarification
- Follow RET cabling standard for non-Smart Bias-T Ants
- Non-RF path elements like OVP/HTTA Box and Hybrid cables not shown
- Size of objects in drawing doesn't reflect equipment true dimension

Matthew Cercone
Client Service Manager
Crown Castle
2000 Corporate Drive
Canonsburg, PA 15317

Tel (724) 743-7786

Matthew.Cercone2@crowncastle.com

June 2, 2022

Verizon Wireless
Network Real Estate
180 Washington Valley Road
Bedminster, NJ 07921

Attention: Termination of Prime Lease and Co-Location Agreement

Re: *Lease Supplement (the "Co-Location Agreement")*
Date of Co-Location Agreement: June 27, 2001
Crown Castle Site Name: RAND/53
Crown Castle Site Address: 1100 N Wilke Road, Palatine, IL 60067 (the "Site")
Crown Castle Site ID: 817334 / License: 49438
Customer Site ID: CH Rand&53_HD/126874

To whom it may concern:

Crown Castle hereby notifies Verizon Wireless ("Customer") that, pursuant to the underlying ground lease or other instrument from which Crown Castle derives rights in the above-referenced Site (the "Prime Lease"), the landlord under the Prime Lease (the "Prime Lessor") has exercised its right to terminate said Prime Lease prior to the scheduled final term end date. The Prime Lease will now terminate on September 30, 2023 ("Termination Date"). As a result of the foregoing, the above-referenced Co-location Agreement will also terminate on the Termination Date.

Please arrange for all of Customer's equipment to be removed and for any utilities under Customer's control to be terminated and removed from the Site pursuant to the requirements set forth in the Co-Location Agreement on or before the Termination Date, so that Crown Castle may fulfill its Site decommissioning obligations to the Prime Lessor.

Please feel free to contact me at 724.743.7737 should you have any questions, wish to discuss any relocation options, or wish to receive updates regarding the status of the Site. Thank you for your cooperation.

Sincerely,

Matthew Cercone

Matthew Cercone
Client Service Manager
Matthew.Cercone2@crowncastle.com
724.743.7786

Village Board
9/18/2023

Item: Closed Session

Department: Village Manager's Office

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

-and-

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